



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes - Final
Council

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Monday, March 16, 2020

7:00 PM

Esquimalt Council Chambers

7. STAFF REPORTS

Development Services

- 5) [20-135](#) Rezoning Application - 1048 Tillicum Road, Staff Report No. DEV-20-019

Senior Planner provided an overview of rezoning application for 1048 Tillicum Road, presented a PowerPoint Presentation and responded to questions from Council regarding parking, size of lot and left turn access to Tillicum Road.

David Yamamoto, Zebra Designs, provided an overview of application, presented a PowerPoint Presentation and responded to questions from Council regarding design, storage, landscaping, parking and the size of the garage for each unit in particular the width of the garage to accommodate families that use a child car seat and ability to access the vehicle while parked in the that space.

Moved by Councillor Morrison, seconded by Councillor Hundleby:

1. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2994, attached as Appendix A to Staff Report DEV-20-019, which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 1048 Tillicum Road [PID 005-010-390, Lot D, Section 10, Esquimalt District, Plan 11683], shown cross-hatched on Schedule 'A' of Bylaw No. 2994, from Two Family Residential [RD-1] to Comprehensive Development District No. 132 [CD. No. 132], be given first and second reading; and
2. That Council authorizes the Corporate Officer to schedule a public hearing for Zoning Bylaw 1992, No. 2050, Amendment Bylaw No. 2994, and to advertise for same in the local newspaper.
3. That, as the applicant wishes to assure Council that uses and development will be restricted and amenities provided as identified in Staff Report DEV-20-019, the applicant has voluntarily agreed to register a Section 219 Covenant on the title of 1048 Tillicum Road [PID 005-010-390, Lot D, Section 10, Esquimalt District, Plan 11683] in favour of the Township of Esquimalt providing the lands shall not be subdivided, built upon or used (as appropriate to the requirement, as drafted by the Township's solicitor at the applicant's expense) in the absence of all of the following:
 - The existing buildings will only be used for their current uses prior to demolition,
 - The number of dwelling units in the new development will remain at no

more than five [5] units, as stated in Bylaw No. 2994,

- Three (3) visitor parking spaces will be provided and remain as illustrated in the Site Plan, SK-1, attached in Appendix D of Staff Report DEV-20-019,
- Installation of an electric vehicle charging station in each of the five [5] private garages and at each of the three [3] visitor parking spaces,
- Installation of screening around the garbage and recycling area,
- Installation of two visitor bicycle lockups within the parking area, and
- A constraint on the future strata corporation that the rental of the units will not be restricted.

To this end, Council direct staff and legal counsel for the Township to coordinate with the property owner to ensure a Section 219 Covenant addressing the aforementioned issues is registered against the property title, in priority to all financial encumbrances, prior to returning Amendment Bylaw No. 2994 to Council for consideration of adoption].

Moved by Councillor Hundleby, seconded by Councillor Helliwell: That the main motion be amended to strike parts (2) & (3) of the main motion and proceed with first reading only of Amendment Bylaw No. 2994. Carried.

In Favour: 5 - Mayor Desjardins, Councillor Brame, Councillor Helliwell, Councillor Hundleby, and Councillor Vermeulen

Opposed: 2 - Councillor Armour, and Councillor Morrison