

February 22, 2022

NOTICE OF ELECTRONIC PUBLIC HEARING

OFFICIAL COMMUNITY PLAN AMENDMENT AND REZONING APPLICATION NOTICE

Dear Resident,

There is an Official Community Plan amendment application and a rezoning application in your neighbourhood (See map below).

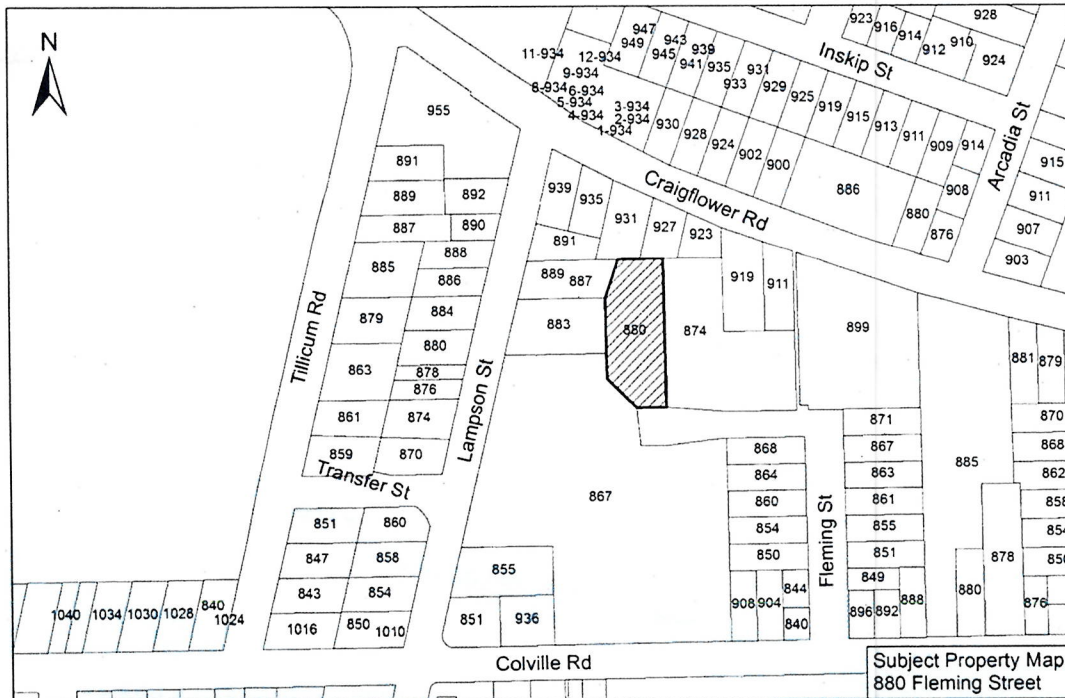
What does this mean?

As part of the application process, the public has an opportunity to provide input to Council regarding the proposed changes.

These changes need to be considered by Council because they require an amendment to the Township's Official Community Plan Bylaw, 2018, No. 2922 and its Zoning Bylaw, 1992, No. 2050. Find more information about the Official Community Plan at, <https://www.esquimalt.ca/business-development/official-community-plan> and the Zoning Bylaw at, <https://www.esquimalt.ca/business-development/building-zoning>.

Details

Site Location:



Description of Land: 880 Fleming Street [PID 030-353-556] Legally Described as; Lot 1, Section 10 Esquimalt District Plan EPP78715

Purpose of the application:

Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2021, No. 3041 amends Schedule 'H', being the Development Permit Areas Map by changing the designation of 880 Fleming Street [legal description above], shown hatched on the map above, from Development Permit Area No. 3 – Enhanced Design Control Residential to Development Permit Area No. 6 – Multi-Family Residential.

Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, No. 3042 provides for a change in the zoning designation of 880 Fleming Street [legal description above], shown hatched on the map above from RS-1 [Single Family Residential] to CD No. 145 [Comprehensive Development District No. 145].

The general purpose of this change in zoning is to accommodate a proposed 5-storey building comprised of forty-five (45) multi-family residential units, including 42 rental units, of which 14 must be affordable rental units, 14 would be market affordable units, and 14 would be rented at market rent. In addition, there would be three (3) stratified, two-storey penthouse units. The proposed zoning bylaw amendments would also establish new regulations for lot coverage, the siting of the building, open space requirements, and fencing. The rental units would be regulated through a Housing Agreement and a Section 219 (Land Title Act) Covenant. In addition, the Section 219 Covenant would secure the transportation demand management measures, visitor parking, landscaping, and the off-site works and services that are required for the development. The development will include 26 underground parking stalls, and stalls for bicycle parking.

Input opportunities:

The Municipal Council will consider this application at its **Regular Meeting of Council commencing at 7 p.m., March 7, 2022**. As authorized under the *Local Government Act*, this Public Hearing will be conducted by electronic means and can be viewed by our live stream webcast at <https://esquimalt.ca.legistar.com/Calendar.aspx> or the hearing can be listened to via telephone using **phone number 778-401-4464** and entering **conference ID 560 550 308#** to allow the public to make representations to the Municipal Council respecting matters contained in Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2021, No. 3041 and Zoning Bylaw, 1992, No. 2050 Amendment Bylaw No. 3042. Please note that there is no public in-person admittance to the Council Chambers during an electronic Hearing. Public participation during the Hearing is provided via telephone.

All persons believing their interest in property is affected by the proposed application will be given a reasonable opportunity to be heard and may indicate their support or opposition for the proposed bylaw changes in one of the following ways:

1. Written submissions received by 12:00 p.m. on March 7, 2022, will be included in the revised meeting agenda. Comments received after 12:00 p.m. will be circulated at the hearing. All correspondence submitted will form part of the public record and may be published in a meeting agenda. Comments may be submitted by:
 - Emailing comments to corporate.services@esquimalt.ca
 - Mailing comments to 1229 Esquimalt Road, Esquimalt, BC, V9A 3P1
 - Leaving comments in the drop box by the main entrance to Municipal Hall, 1229 Esquimalt Road
2. Register to speak at the Public Hearing prior to 4:30 p.m. on the day of the meeting by:
 - Emailing corporate.services@esquimalt.ca
 - Calling 250-414-7135
3. During the hearing, call in using phone number **778-401-4464** and entering conference ID **560 550 308#**. You will be identified by the last 4 digits of your phone number when it is your turn to speak. Please note there is an estimated one-minute delay in the live stream. Comments and personal opinions expressed during the Hearing will be webcast live, recorded, and included in the public record.

Copies of the proposed bylaws, relevant background documents, and other information related to this application may be reviewed from February 22, 2022, until March 7, 2022:

- online, by visiting the municipal website at www.esquimalt.ca/PublicHearing ; or
- at Municipal Hall, 1229 Esquimalt Road, Esquimalt, BC.

Personal information contained in communications to Council on this matter is collected under the authority of section 26 (c) of the Freedom of Information and Protection of Privacy Act and will be used to assist Council members in decision making. Comments expressed orally during the Hearing will be webcast live and recorded to form part of the public record. Written submissions will form part of the Township's public record and may be included in a public agenda and posted on our website. Your phone number and email address will not be disclosed; however, your address is considered relevant to this proposal and will be disclosed to inform Council of your opinion in relation to the proposed bylaw(s). Questions regarding the collection of personal information may be referred to the Corporate Officer at corporate.services@esquimalt.ca or 250-414-7135.

More information about the project, contact Bill Brown, Director of Development Services, at bill.brown@esquimalt.ca.

Thank you,
Debra Hopkins, Corporate Officer