



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT A PUBLIC HEARING will be held on Monday, March 7, 2022, at 7:00 p.m. to allow the public to make written or verbal representation to the Municipal Council respecting matters contained in the following proposed amendment bylaws. As authorized under the *Local Government Act*, this public hearing will be conducted by electronic means and can be viewed by our livestream webcast at <https://esquimalt.ca.legistar.com/Calendar.aspx> or heard via telephone by calling 778-401-4464 and entering Conference ID: 560 550 308#.

Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2021, No. 3041 which amends Schedule 'H', being the Development Permit Areas Map by changing the designation of 880 Fleming Street [legal description below], shown hatched on the map below, 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 which provides for a change in the zoning designation of 880 Fleming Street [legal description below], shown hatched on the map below 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.

Site Location:



Description of Land:

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

AND FURTHERMORE, TAKE NOTICE that 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, V9A 3P1.

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 enquiries and comments submitted by mail or email 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. You may register to speak via telephone at the Public Hearing prior to 4:30 p.m. on the day of the hearing by:

- Emailing corporate.services@esquimalt.ca
- Calling 250-414-7135

3. Additionally, during the hearing, you will have an opportunity to 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 that there is an estimated one-minute delay in the livestream.

DEBRA HOPKINS
CORPORATE OFFICER