



TOWN OF VIEW ROYAL

**MINUTES OF A COUNCIL MEETING
HELD ELECTRONICALLY ON TUESDAY, NOVEMBER 3, 2020
UNDER THE AUSPICES OF THE *EMERGENCY PROGRAM ACT* MINISTERIAL ORDER NO. M192**

PRESENT WERE: Mayor Screech
Councillor Kowalewich
Councillor Lemon
Councillor Mattson – by telephone
Councillor Rogers

PRESENT ALSO: K. Anema, Chief Administrative Officer
S. Jones, Director of Corporate Administration
D. Christenson, Director of Finance
L. Chase, Director of Development Services
J. Rosenberg, Director of Engineering
J. Chow, Senior Planner
J. Davison, Community Planner
G. Faykes, Building Official
E. Bolster, Deputy Corporate Officer
J. Cochrane, Executive Assistant

7 members of the public
0 members of the press

1. CALL TO ORDER – Mayor Screech called the meeting to order at 7:00 p.m.

The Mayor acknowledged that the meeting is being held on the traditional territory of the Songhees Nation and Esquimalt Nation.

2. APPROVAL OF AGENDA

MOVED BY: Councillor Lemon
SECONDED: Councillor Kowalewich

THAT agenda be amended to include items 9.2(d-e);

AND THAT the agenda be approved as amended.

CARRIED

3. MINUTES, RECEIPT & ADOPTION OF

a) Minutes of the Council meeting held October 20, 2020

MOVED BY: Councillor Lemon
SECONDED: Councillor Rogers

THAT the minutes of the Council meeting held October 20, 2020 be adopted as presented.

CARRIED

4. MAYOR'S REPORT

5. PETITIONS & DELEGATIONS

6. PUBLIC PARTICIPATION PERIOD

7. BUSINESS ARISING FROM PREVIOUS MINUTES

8. REPORTS

8.1 STAFF REPORTS

a) Section 57 Notice on Title – 17 Eaton Avenue

1. Report dated October 28, 2020 from the Corporate Officer
2. Report dated July 14, 2020 from the Building Official
3. Letter dated October 23, 2020 from J. Gereluk, Barrister & Solicitor, Re: 17 Eaton Avenue

The Corporate Officer gave an overview of the report to Council.

Council and staff discussed allowing the owners time to complete researching their options and then to carry out the solution to fully resolve the issue, which work will necessitate a building permit.

Mr. Gereluk, legal representative for the property owners, noted there has been challenges determining site coverage and retaining an architect to assist. He stated the property owners, Mr. Seisan and Ms. Manshadi, are hoping to conclude this issue as quickly as possible and feel it can be resolved fully by March 2, 2021. Mr. Gereluk confirmed that Mr. Seisan and Ms. Manshadi will keep the home off the real estate market until such time as the issue is resolved.

MOVED BY: Councillor Rogers
SECONDED: Councillor Mattson

THAT the matter of a Section 57 notice on title for 17 Eaton Avenue continue to be adjourned until December 1, 2020 provided the property owners, Mr. Seisan and Ms. Manshadi do not list the property for sale;

AND THAT the owners diligently pursue a satisfactory resolution prior to that date.

DEFEATED

Mayor Screech, Councillors Kowalewich, Lemon and Mattson opposed

MOVED BY: Councillor Kowalewich
SECONDED: Councillor Lemon

C-115-20 THAT the matter of a Section 57 notice on title for 17 Eaton Avenue continue to be adjourned until March 2, 2021 provided the property owners, Mr. Seisan and Ms. Manshadi, do not list the property for sale;

AND THAT the owners diligently pursue a satisfactory resolution prior to that date.

CARRIED

Councillor Rogers opposed

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

THAT the report dated October 28, 2020 from the Corporate Officer titled "Section 57 Notice on Title – 17 Eaton Avenue" be received.

CARRIED

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

THAT the letter dated October 23, 2020 from J. Gereluk, Barrister & Solicitor, Re: 17 Eaton Avenue be received.

CARRIED

8.2 COMMITTEE OF THE WHOLE RESOLUTIONS

8.3 OTHER REPORTS

a) Minutes of the Joint Advisory Committee meeting held October 27, 2020

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

THAT the minutes of the Joint Advisory Committee meeting held October 27, 2020 be received.

CARRIED

b) Minutes of the Community Development Advisory Committee meeting held October 27, 2020

MOVED BY: Councillor Mattson
SECONDED: Councillor Rogers

THAT the minutes of the Community Development Advisory Committee meeting held October 27, 2020 be received.

CARRIED

MOVED BY: Councillor Mattson
SECONDED: Councillor Rogers

THAT the Community Development Advisory Committee recommendations (CDAC-01-20 and CDAC-02-20) regarding the Draft View Royal Park Master Plan be received.

CARRIED

MOVED BY: Councillor Mattson
SECONDED: Councillor Rogers

THAT the Community Development Advisory Committee recommendation (CDAC-03-20) regarding the 2019-2022 Strategic Plan be received.

CARRIED

MOVED BY: Councillor Mattson
SECONDED: Councillor Rogers

THAT the Community Development Advisory Committee recommendation (CDAC-04-20) regarding Rezoning Application No. 2020/05 – 9 Erskine Lane be received.

CARRIED

c) Minutes of the Parks, Recreation and Environment Advisory Committee meeting held October 27, 2020

MOVED BY: Councillor Lemon
SECONDED: Councillor Rogers

THAT the minutes of the Parks, Recreation and Environment Advisory Committee meeting held October 27, 2020 be received.

CARRIED

MVED BY: Councillor Kowalewich
SECONDED: Councillor Rogers

THAT the Parks, Recreation and Environment Advisory Committee recommendations (PREAC-01-20 and PREAC-02-20) regarding the Draft View Royal Park Master Plan be received.

CARRIED

MOVED BY: Councillor Kowalewich
SECONDED: Councillor Rogers

THAT the Parks, Recreation and Environment Advisory Committee recommendation (PREAC-03-20) regarding the 2019-2022 Strategic Plan be received.

CARRIED

MOVED BY: Councillor Kowalewich
SECONDED: Councillor Rogers

THAT the Parks, Recreation and Environmental Advisory Committee recommendation (PREAC-04-20) regarding Rezoning Application No. 2020/05 – 9 Erskine Lane be received.

CARRIED

9. CORRESPONDENCE

9.1 FOR ACTION

- a) Letter dated October 26, 2020 from A. Macdonald, Chair, Walk on Victoria, Re: Speed Limit Reductions

MOVED BY: Councillor Kowalewich
SECONDED: Councillor Lemon

THAT the letter dated October 26, 2020 from A. Macdonald, Chair, Walk on Victoria, Re: Speed Limit Reductions be received.

CARRIED

9.2 FOR INFORMATION

- a) Letter received October 29, 2020 from J. Adams, 9 Erskine Lane, Re: Proposed Development – 9 Erskine Lane

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

THAT the letter received October 29, 2020 from J. Adams, 9 Erskine Lane, Re: Proposed Development – 9 Erskine Lane be received for information.

CARRIED

- b) Email dated October 23, 2020 from M. Semenoff, 295 View Royal Avenue, Re: Proposed Development - 298 Island Highway

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

THAT the email dated October 23, 2020 from M. Semenoff, 295 View Royal Avenue, Re: Proposed Development – 298 Island Highway be received for information.

CARRIED

- c) Letter dated October 19, 2020 from G. Adams, 9 Erskine Lane, Re: Proposed Development – 9 Erskine Lane

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

THAT the letter dated October 19, 2020 from G. Adams, 9 Erskine Lane, Re: Proposed Development – 9 Erskine Lane be received for information.

CARRIED

- d) Letter dated October 28, 2020 from J. Adams, 2139 Meadowvale Drive, Re: Proposed Development – 9 Erskine Lane

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

THAT the letter dated October 28, 2020 from J. Adams, 2139 Meadowvale Drive, Re: Proposed Development – 9 Erskine Lane be received for information.

CARRIED

- e) Email dated November 3, 2020 from A. Baker, Re: Proposed Development – 298 Island Highway

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

THAT the email dated November 3, 2020 from A. Baker, Re: Proposed Development – 298 Island Highway be received for information.

CARRIED

10. BYLAWS

- a) Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1059 to Rezone 9 Erskine Lane to CD-25: Erskine Lane Residential**

- 1) Report dated October 27, 2020 from the Community Planner

Council, staff, and Mr. Hoff, applicant, discussed building heights, tree replanting, improvements to Erskine Lane to follow the Local 18m ROW Urban Class A standard, pedestrian safety, increase in traffic, two-phased building approach with a start date of May/June 2021 and completion within three years, and potential opportunity for a trail over the Capital Regional District's property that bisects 9 Erskine Lane and is a right-of-way over 2 Hospital Way.

MOVED BY: Councillor Lemon
SECONDED: Councillor Rogers

THAT the report dated October 27, 2020 from the Community Planner titled "Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1059 to Rezone 9 Erskine Lane to CD-25: Erskine Lane Residential" be received.

CARRIED

MOVED BY: Councillor Rogers
SECONDED: Councillor Lemon

C-116-20 THAT staff work with the developer of 9 Erskine Lane, the Capital Regional District (CRD) and the owner of 2 Hospital Way to install a gravel trail over the CRD property that bisects 9 Erskine Lane and is a right-of-way over 2 Hospital Way.

CARRIED

2) **Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1059, 2020**

A Bylaw to Amend the Town of View Royal Zoning Bylaw with Respect to Creating the CD-25 Zone and with Respect to the Rezoning of 9 Erskine Lane

MOVED BY: Councillor Rogers

SECONDED: Councillor Lemon

THAT Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1059, 2020 be given first and second reading.

CARRIED

MOVED BY: Councillor Kowalewich

SECONDED: Councillor Rogers

THAT a Public Hearing for Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1059, 2020 be scheduled for November 17, 2020.

CARRIED

Councillor Lemon recused herself from the meeting at 7:45 p.m. as she resides close to 298 Island Highway.

b) Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1060, 2020 and Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1061, 2020

1. Report dated October 29, 2020 from the Senior Planner

The Senior Planner and Director of Engineering gave a summary of the report to Council.

Council, staff, and J. Sengara, owner, discussed commercial uses for the development, the use of covenants and zoning, increase in traffic, access/egress into the development and visibility of parking.

The Director of Development Services noted that, to address Council's concerns, staff will write new definitions into the zone for commercial use and the application will be forwarded to the Community Development Advisory Committee for their input.

MOVED BY: Councillor Kowalewich

SECONDED: Councillor Rogers

THAT the report dated October 29, 2020 from the Senior Planner titled "Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1060, 2020 and Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1061, 2020" be received.

CARRIED

2. **Official Community Plan Bylaw No. 811, 2011, Amendment Bylaw No. 1060, 2020**

A Bylaw to Amend the Town of View Royal Official Community Plan with Respect to the Neighbourhood Centre Land Use Designation, the Neighbourhood Mixed Use Development Permit Area, and the Land Use Designation of 298 Island Highway

3. **Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1061, 2020**

A Bylaw to Amend the Zoning Bylaw with Respect to Creating the CD-26: Helmcken/Island Highway Comprehensive Development Zone and with Respect to Rezoning of 298 Island Highway

c) Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1057, 2020

A Bylaw to Amend the Town of View Royal Zoning Bylaw and the Land Use Bylaw

MOVED BY: Councillor Rogers

SECONDED: Councillor Kowalewich

THAT Zoning Bylaw No. 900, 2014, Amendment Bylaw No. 1057, 2020 be adopted.

CARRIED

11. NEW BUSINESS

12. QUESTION PERIOD

- a) S. Ghanem, 2255 Highland Road, wrote in on the chat feature to ask if Watkiss Way can support vehicles from Eagle View Elementary, the proposed BC Transit handyDART facility at 2401 Burnside Road West, and the new development at Erskine Lane. The Mayor noted that traffic studies suggest that Watkiss Way can support this vehicle traffic.

13. MOTIONS & NOTICES OF MOTION

14. CLOSED MEETING RESOLUTION

MOVED BY: Councillor Lemon

SECONDED: Councillor Rogers

THAT there is a need to have a meeting closed to the public and persons other than the immediate members of Council, officers and employees of the Town, and those identified under Section 91(2) of the *Community Charter* shall be excluded on the basis of Section 90 (1)(g) - legal.

CARRIED

15. RISING REPORT

16. TERMINATION

MOVED BY: Councillor Lemon

SECONDED: Councillor Rogers

THAT this meeting terminate.
Time: 8:31 p.m.

CARRIED

MAYOR

CORPORATE OFFICER