



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

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

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Monday, April 8, 2024

6:15 PM

Esquimalt Council Chambers

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**THE REGULAR MEETING OF COUNCIL RECONVENES AT 7:00 PM  
WITH MEMBERS OF THE PUBLIC IN ATTENDANCE**

**Present:** 7 - Mayor Barbara Desjardins  
Councillor Ken Armour  
Councillor Andrea Boardman  
Councillor Duncan Cavens  
Councillor Jacob Helliwell  
Councillor Tim Morrison  
Councillor Darlene Rotchford

**Staff:** Dan Horan, Chief Administrative Officer  
Deb Hopkins, Director of Corporate Services/Corporate Officer  
Bill Brown, Director of Development Services  
Ian Irvine, Director of Financial Services & IT  
Matt Furlot, Fire Chief  
Vicki Gannon, Director of HR & Community Relations  
Steve Knoke, Director of Parks & Recreation  
James Davison, Manager of Development Services  
Kulpreet Munde, Emergency Program Manager  
Sarah Holloway, Deputy Corporate Officer/Recording Secretary

**1. CALL TO ORDER**

Mayor Desjardins called the Regular Council meeting to order at 6:15 PM.

**I. RESOLUTION TO CLOSE THE MEETING PURSUANT TO  
SECTION 90 OF THE COMMUNITY CHARTER**

Moved by Councillor Rotchford, seconded by Councillor Boardman: That pursuant to Section 90(1)(i) of the Community Charter, the meeting be closed to the general public for the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose. Carried Unanimously.

**II. CLOSED MEETING****III. RECONVENE THE REGULAR MEETING OF COUNCIL AT 7:00 PM WITH MEMBERS OF THE PUBLIC IN ATTENDANCE**

Mayor Desjardins called the Regular Council meeting to order at 7:00 PM.

**2. INTRODUCTION OF LATE ITEMS**24-196 Late Correspondence

1) Item No. 7 1) 900 Carlton and 900 Esquimalt - DP and DVP - Staff Report No.

DEV-24-024

- Maureen Mitchell-Starkey - received April 4, 2024
- Anna K - received April 4, 2024
- Marie and Corey Payne - received April 4, 2024
- Diane Adolph - received April 4, 2024
- Elizabeth McKay - received April 4, 2024
- Rory Kulmala, CEO Vancouver Island Construction Association- received April 4, 2024
- Caitlin McKenzie, President & CEO Monk Office Supply Ltd.- received April 4, 2024
- Jenean Tucker - received April 5, 2024
- Cassie Doyle - received April 5, 2024
- West Bay Residents Association - received April 5, 2024
- Jackie Carlé, Military Family Resource Centre - received April 5, 2024
- West Bay Residents Association - received April 5, 2024 check with Deb to see if this should be included.
- Scott White - received April 5, 2024
- Scott White - received April 5, 2024
- Ashleigh Ward - received April 5, 2024
- Sylvia Stauffer - received April 5, 2024
- Siobhan McGoldrick - received April 5, 2024
- Ally Hoffman - received April 5, 2024
- Joe and Sandy Rozon - received April 5, 2024
- Henry Kamphof, Senior Manager CRD Housing Secretariat - received April 5, 2024
- Philip MacKellar - received April 5, 2024
- The Homes for Living Team - received April 5, 2024
- Julie Flatt - received April 5, 2024
- Peter Jeffrey, Grifflyn Electric - received April 5, 2024
- Traviss Ram - received April 5, 2024
- Kelly and Jennifer Hawes - received April 5, 2024
- Gillian Larsen - received April 6, 2024

- Kim Bellefontaine - received April 6, 2024
- Doug Hughes - received April 6, 2024
- Connie Carter and River Chandler - received April 6, 2024
- Maureen Gross - received April 6, 2024
- Fei Die Hu - received April 6, 2024
- Gisele Relitz - received April 6, 2024
- Craig Miller - received April 6, 2024
- Lucy Martin - received April 6, 2024
- Dean Polvi - received April 6, 2024
- Mike Sheward - received April 7, 2024
- Lorin Goshinmon - received April 7, 2024
- Patrick Johnstone - received April 7, 2024
- Heather Aked - received April 7, 2024
- Tim Ewanchuk - received April 7, 2024
- Monty Wiseman - received April 8, 2024
- Wolfgang and Dagmar Beimen - received April 8, 2024
- Neil Blainey - received April 8, 2024
- Judith Phillips - received April 8, 2024
- Jennifer Atkinson - received April 8, 2024
- Marc Phillips - received April 8, 2024
- Rozlyne Mitchell - received April 8, 2024

(2) Item No. 9.1 ) Email dated March 5, 2024 from the Esquimalt United Church Justice Team Re: UBCM Biodiversity Resolutions

- Blake Crouch - received April 8, 2024

### 3. APPROVAL OF AGENDA

Moved by Councillor Morrison, seconded by Councillor Cavens: That the agenda be approved as circulated with the inclusion of the late items. Carried Unanimously.

### 4. ADOPTION OF MINUTES

- 1) [24-188](#) Minutes of the Regular Council meeting held on March 18, 2024

Moved by Councillor Cavens, seconded by Councillor Armour: That the minutes of the Regular Council meeting held on March 18, 2024 be adopted as circulated. Carried Unanimously.

Councillor Morrison acknowledged that we are on the unceded territory of the Songhees and Esquimalt Nations. We thank them for caring for this land and look forward to working with them in partnership as we continue to build this great township together.

## 5. BYLAWS FOR ADOPTION OR FIRST AND SECOND READING THAT ARE SUBJECT TO A PUBLIC HEARING

### *For Adoption*

- 1) [24-162](#) Rezoning Application – 958 Wollaston Street, Staff Report No. DEV-24-012

Moved by Councillor Rotchford, seconded by Councillor Cavens: That Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2024, No. 3110 be adopted. Carried Unanimously.

- 2) [24-163](#) Rezoning Application – 914 McNaughton Avenue, Staff Report No. DEV-24-025

Moved by Councillor Morrison, seconded by Councillor Rotchford: That Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2024, No. 3132 be adopted. Carried Unanimously.

- 3) [24-177](#) Adoption of Streets and Traffic Regulation Bylaw, 2017, No. 2898, Amendment Bylaw, 2024, No. 3134, Staff Report No. ADM-24-018

Moved by Councillor Cavens, seconded by Councillor Helliwell: That Streets and Traffic Regulation Bylaw, 2017, No. 2898, Amendment Bylaw, 2024, No. 3134 be adopted. Carried Unanimously.

## 6. PUBLIC INPUT ON AGENDA ITEMS 7, 8 AND 9

### Item 7. 1) 900 Carlton 900 Esquimalt - DP and DVP - Staff Report No. DEV-24-024

Doug Scott, resident, expressed opposition due to the height and lack of parking, and suggested that a larger base footprint would be preferable.

Heather Acker, resident, expressed opposition due to the height, which does not fit in with the community and landscape as it will be taller than trees, the shadowing will impact many homes, and is concerned with the municipal infrastructure capacity.

Rob Thomas, former Chief of Esquimalt Nation, spoke in support due to the housing and affordability crisis and expressed that the development has the full support of the Esquimalt Nation and both their current and former Chiefs and Council.

Emily Schmidt, non resident and representative of Ocean View Mechanical, spoke in support due to the development's contribution to ongoing community growth in providing 272 new homes, that it addresses housing diversity, the inclusion of community amenities, that the applicant is demonstrating a commitment to the neighbourhood, and the incorporation of

alternative transportation supports.

François Denux, owner of Place Valentine at 890 Esquimalt Road, spoke in support of the development as it will assist in increasing the availability of housing for staff in the area, and the improvements to the boulevard and sidewalks will increase safety for pedestrians and cyclists.

Jackie Carlé, Executive Director of the Military Family Resource Centre, spoke in support as it provides more housing choices in Esquimalt for military and base personnel, the provision of pet friendly units are appreciated, it supports the navy housing initiative, and the developer is community minded.

Julian Wells, non resident and University of Victoria student, spoke in support due to the location being transit oriented, and the provision of more units in the market will benefit with students as it increases the supply of housing.

Charles Kierulf, architect for the development, expressed that the Official Community Plan (OCP) provides residents with a vision of the future and a framework for the community and it's a broad reaching document that provided the foundation on which the development design was placed. The architect mentioned that the design discretion was unique and included the movement of waters specific to Esquimalt.

Ensar Sehic, of Sarpino's Pizza, spoke in support as the corner property needs to be updated and housing availability in the area for staff members is difficult so the additional housing stock would be appreciated.

Item 9. 1) Email dated March 5, 2024 from the Esquimalt United Church Justice Team Re: UBCM Biodiversity Resolutions

Susan Gage, resident, spoke in support of the request to write to the provincial government to implement the UBCM motion as the draft biodiversity framework is currently being considered by the government and this could be a good safeguard document.

A member of the Matson Mattocks stewardship group [Name not provided], spoke in support of the request from the Esquimalt United Church Justice Team and encouraged Council to write to the provincial government

Item 7. 1) 900 Carlton 900 Esquimalt - DP and DVP - Staff Report No. DEV-24-024

Steve Arneson, non resident, spoke in support of the development due to the

need for the next generation to have housing.

Justin Pelletier, resident, spoke in support for the development as it's the only way to make an impact on the housing crisis.

Richard Gill, GMC Development Manager, spoke in support of the proposal and outlined that the project will aid in the increase in housing supply in the region, which in turn will eventually cause rents to lower as has been demonstrated in other cities, such as Sacramento, California.

Bianca Bodley, principal of landscape design firm for the application, spoke in support due to the 10,000 square feet of amenity space that will be provided for the community, which includes a dog park that will be visible from Esquimalt Road, an improvement over the current space which is a narrow sidewalk and dimly lit parking lot. The development will also provide for safe views for pedestrians on the sidewalk and crossing at the intersection.

Holly Courtright, President of the Esquimalt Chamber of Commerce, spoke in support due to the increase in housing that will allow for residents to stay in the community and will support local businesses and workforce by providing options for housing.

Meagan Brame, resident, spoke in support due to the need for density in the Township, the appropriate location for this type of intense density, the new and efficient use of commercial space, and the forward thinking parking space that can be re-purposed when it is no longer needed in the future.

Mike Kozakowski, consultant to GMC, spoke in support due to the issues with securing housing and that it is a project that offers both ownership and rental options.

Henry Kamphof, non resident, spoke in support due to the increase in housing supply, the positive and rejuvenating impact that it will have on the Township, and the innovative design.

Val Hostetler, resident, expressed opposition due to the height and it not being of human scale design, the resident also expressed concern for the impact on the municipal infrastructure and disappointment that the height designation in the OCP was omitted for this zone.

Andy Fiore, resident, encouraged Council to look at adaptive housing and to renovate existing properties as a way to lessen expenses rather than

building new structures.

Murray Andler, resident, spoke in support as it will provide a lot of amenities, commercial space, there is a large rental component, and large projects such as this enable the Township to meet its density goals.

## 7. STAFF REPORTS

- 1) [24-165](#) 900 Carlton 900 Esquimalt - DP and DVP - Staff Report No. DEV-24-024

The Director of Development Services introduced the report to Council.

The Fire Chief confirmed, in response to questions from Council, that the Fire Department is already trained in high rise fire protection and that through our Mutual Aid Agreements with other municipalities, we have enough Firefighters to respond should there be a need.

Jordan Milne, the applicant, presented a PowerPoint and responded to questions from Council.

Mayor Desjardins reminded Council and public that this application was postponed from the March 4, 2024 Regular Council meeting and that the following motion is on the floor:

Councillor Rotchford moved and Councillor Armour seconded: That Council approve Development Permit No. DP000221 and Development Variance Permit No. DVP00138 and instruct the Director of Development Services not to issue either permit until the Section 219 Covenant, which will secure the amenities and the transportation demand management (TDM) measures, as described in staff report DEV-24-013, is registered on title.

Council comments included:

- The community is divided on the application.
- The application's positive attributes include the engagement with the community, supportive of the provincial housing strategy, shared amenity spaces, and the revitalization and modernization of Esquimalt Road and area.
- The challenges with the application are that the parking stall allocation does not meet current guidelines although it adheres to future guidelines that have yet to be formally adopted, the above ground parking floor is not consistent with the Official Community Plan (OCP) although the plan to convert that space in the future is appreciated, and the height of 84 metres is too high and will have an unfavourable impact on neighbouring properties and the Township skyline.
- The height of 26 storeys does not align with the identity of and vision for

Esquimalt.

- The need for housing of navy personnel should be addressed in equal measure by the Federal government and the Township.
- This is a pivotal point for the community in considering the vision for Esquimalt while addressing the housing needs.
- The comments from the business community relating to maintaining their workforce due to lack of housing in the community is acknowledged.
- The height is preferable to denser massing that would obstruct view corridors.
- Guidance on this decision can be found in the Council Priorities 2023-2026 vision "The Township of Esquimalt is a leader that is recognized as a vibrant, distinct, resilient and diverse community for people to discover, feel welcome and belong." with an emphasis on leadership.
- It must be acknowledged that the height of the development does not align with the current vision of the OCP.
- The OCP should allow for predictability and set expectations for both residents and developers.
- The housing crisis and climate crisis have changed the vision for Esquimalt and this development will help address those crises.
- The location is the right place to add an intense development as it is on a corner with frequent transit, close to West Bay Walkway, will have bicycle lanes as outlined in the Active Transportation Network Plan, is in a commercial node, and walkable.
- The businesses that are currently located at that site and will have to relocate are in support of the development.
- The Townships commercial stock is old and does not encourage new businesses to the area, whereas the commercial part of the development will.
- The development encourages strong partnerships and relationships by providing an opportunity and addressing the needs of the Songhees and Esquimalt nations.
- By approving the height there is a concern that all developers may want to build taller in the community.

Moved by Councillor Rotchford, seconded by Councillor Armour: That Council approve Development Permit No. DP000221 and Development Variance Permit No. DVP00138 and instruct the Director of Development Services not to issue either permit until the Section 219 Covenant, which will secure the amenities and the transportation demand management (TDM) measures, as described in staff report DEV-24-013, is registered on title. Carried Councillors Boardman and Cavens Opposed.

In Favour: 5 - Mayor Desjardins, Councillor Armour, Councillor Helliwell, Councillor Morrison, and Councillor Rotchford



Opposed: 2 - Councillor Boardman, and Councillor Cavens

Council recessed at 8:44 PM and reconvened at 8:49 PM with all members of Council present.

Moved by Councillor Boardman a motion arising, seconded by Councillor Morrison: That Council direct staff to prepare a report that outlines the implications of amending the OCP to apply a limit of 12 storeys to the residential portion of the Commercial/Commercial Mixed Use designation.

Council comments included:

- The public presented thoughtful comments and this will be a reassurance that they were heard prior to reviewing the OCP in full in 2025.
- A broader discussion should be had on the OCP and this serves as a stop gap measure. Council should be cautious as this could mislead the public into assuming that a height limit of 12 storey's along Esquimalt Road would be the end result.

Moved by Councillor Cavens, seconded by Councillor Armour: That the motion be amended to insert the words "an interim" ahead of "limit of 12 storeys", and add "until there is an OCP review conducted in 2025." at the end. Carried Unanimously.

Main Motion as Amended:

Moved by Councillor Boardman, seconded by Councillor Morrison: That Council direct staff to prepare a report that outlines the implications of amending the OCP to apply an interim limit of 12 storeys to the residential portion of the Commercial/Commercial Mixed-Use designation until there is an OCP review conducted in 2025. Carried Unanimously.

- 2) [24-036](#) Community Emergency Preparedness Fund: ESS Equipment and Training Grant Application Staff Report CSS 24-001

Moved by Councillor Armour, seconded by Councillor Rotchford: That Council endorse the submission of a grant application for \$17,300 to the Community Emergency Preparedness Fund - Emergency Support Services (ESS) Equipment and Training Stream, and authorize the Mayor and Corporate Officer to execute any agreements related to a successful grant application, as outlined in Staff Report No. CSS-24-001. Carried Unanimously.

- 3) [24-182](#) 2024 Tax Rates Discussion, Staff Report FIN-24-009

The Director of Financial Services and IT presented a PowerPoint and

responded to questions from Council.

Council comments included:

- Distributing the tax rate equally across all classes is supportable.
- Selecting scenario two would mean that the Township would receive less payment from the federal government.

Moved by Councillor Armour, seconded by Councillor Helliwell: That Council direct staff to prepare the 2024 Tax Rates Bylaw based on tax rate Scenario 1 of a 7.72% increase for all property classes. Carried Unanimously.

- 4) [24-178](#) Wakey Wakey Memorandum, Staff Report No. FIRE-24-002

The Fire Chief introduced the report and responded to questions from Council.

Council comments included:

- This tradition is part of the institution of Buccaneer Days.
- The time that this occurs is not drastically out of the norm of the nuisance bylaw regulations.

The Chief Administrative Officer explained the history of the Wakey Wakey call which stems from the navy's morning whistle call by the bosun.

Moved by Councillor Helliwell and seconded by Councillor Rotchford: That Council endorse the annual Wakey Wakey procession in support of the Lions Club and Buccaneer Days on Saturday, May 11, 2024 beginning around 7:30 a.m. and lasting for approximately 90 minutes. Carried Unanimously.

Moved by Councillor Cavens and seconded by Councillor Helliwell: That the motion be amended to remove "on Saturday, May 11, 2024". Carried Unanimously

Council commented that this would allow the procession to occur in perpetuity.

Main Motion as Amended:

Moved by Councillor Helliwell, seconded by Councillor Rotchford: That Council endorse the annual Wakey Wakey procession in support of the Lions Club and Buccaneer Days beginning around 7:30 a.m. and

lasting for approximately 90 minutes. Carried Unanimously.

- 5) [24-183](#) Archie Browning Sports Centre Roof Replacement Contract Award, P&R Staff Report No. P&R-24-002

The Director of Parks and Recreation introduced the report to Council.

Moved by Councillor Armour, seconded by Councillor Boardman: That Council authorize awarding the contract for the Archie Browning Sports Centre Roof Replacement to Top Line Roofing LTD for \$269,000 (excluding GST). Carried Unanimously.

- 6) [24-121](#) Flying First Nations' Flags, Staff Report ADM-24-014

The Director of Human Resources and Community Relations introduced the report, responded to questions from Council and confirmed that there will be consultation regarding flags being flown at the Gorge Pavilion as well.

Council commented that this is a worthy initiative and looks forward to the results of the consultation.

Moved by Councillor Armour, seconded by Councillor Rotchford: That Council direct staff to formally communicate with Esquimalt Nation and Songhees Nation seeking input and direction to permanently display the Esquimalt Nation's flag and Songhees Nation's flag at Municipal Hall. Carried Unanimously.

- 7) [24-181](#) Council Policy PER-06, Code of Conduct for Patrons and Visitors, Staff Report ADM-24-020

The Director of Human Resources and Community Relations introduced the report to Council.

Council comments included:

- Having a respectful workplace for staff and visitors is important and supportable.
- It is disappointing to know that visitors have not been behaving appropriately.

Moved by Councillor Rotchford, seconded by Councillor Armour: That Council approve Council Policy PER-06, Code of Conduct for Patrons and Visitors. Carried Unanimously.

- 8) [24-141](#) Gorge Waterway Coastal Flood Adaptation Grant Opportunity. Staff Report No. DEV-24-021

The Director of Development Services introduced the report to Council.

Moved by Councillor Armour, seconded by Councillor Cavens: That Council resolves that the Township of Esquimalt supports a regional application to the Union of BC Municipalities Community Emergency

Preparedness Fund - Disaster Risk Reduction - Climate Adaptation Grant and supports the City of Victoria as the project lead (primary applicant) for the Gorge Waterway Coastal Flood Adaptation Strategy, which includes approval to apply for, receive, and manage the grant funding on the Township of Esquimalt's behalf. Carried Unanimously.

## 8. REPORTS / MINUTES FROM COMMITTEES

- 1) [24-179](#) Draft Minutes of the Advisory Planning Commission meeting held February 20, 2024

The minutes were received.

- 2) [24-186](#) Draft Minutes of the Environment, Parks and Recreation Advisory Committee meeting held on January 24, 2024

The minutes were received.

## 9. COMMUNICATIONS

### *For Council's Consideration*

- 1) [24-168](#) Email dated March 5, 2024 from the Esquimalt United Church Justice Team Re: UBCM Biodiversity Resolutions

Council comments included:

- It is supportable to remind the provincial government of requests.
- Not questioning whether the request aligns with our priorities and if the data is evidenced based is of concern.

Moved by Councillor Morrison, seconded by Councillor Cavens: That Council request that the Mayor write to the Premier using the letter from the District of Sooke as a template. Carried Unanimously.

- 2) [24-187](#) Email dated March 26, 2024 from Patrick Slobodian Re: Request to proclaim September 21 - 27, 2024 as United Against Hate week.

Moved by Councillor Cavens, seconded by Councillor Morrison:

WHEREAS, the Township of Esquimalt was founded on the traditional territories of the Esquimalt and Songhees Nations and settled by immigrants from around the world, we seek to protect, honour and uplift the diverse cultural traditions of every citizen, from the original inhabitants of this land, to our newest arrivals, offering good will and equal protection to all under the law, and

WHEREAS, Canada enshrines the principles of equality both provincially and federally, and it is incumbent upon us to ensure that all people of our community, regardless of race, national or ethnic origin, religion, gender identity, sexual orientation, age or disability, enjoy the freedom to work, receive an education, worship and celebrate without

fear, and

WHEREAS, racism and all forms of bigotry yield unequal outcomes for housing, education, employment, criminal justice, and healthcare, and

WHEREAS the Township's governing body of elected officials has committed to model inclusive behavior at every opportunity, as expressed in the Core Value of Equity, Diversity and Inclusiveness, and

WHEREAS, public expressions of hate are on the rise throughout Canada, including hate-based taunting, bullying, verbal abuse, and intimidation, recognizing that an attack against even one individual in our community is an attack on the integrity of our whole community, and

WHEREAS, by supporting education to bring evermore understanding and compassion to our community, we promote the principle of unity in diversity. Together we are stronger.

THEREFORE, be it resolved that the Mayor and Council of the Township of Esquimalt proclaim September 21-27, 2024 as "United Against Hate" week.

The Township of Esquimalt stands steadfast in our commitment to create a positive culture, honour differences, and safeguard equity, inclusion and dignity for all. Carried Unanimously.

#### **10. PUBLIC COMMENT PERIOD**

Karen James, resident, addressed the proposed street construction for Plaskett Place and Munro Street with concerns that there was no local consultation and that the changes will have unintended safety consequences due to the vehicles needing to go into oncoming traffic to get around the extended sidewalk corners. The resident requested that Council engage with the residents prior to the beginning of construction and to read the petition that was forwarded via email.

Andy Fiore, resident, spoke on the importance of biodiversity and that there needs to be a balance between development and respect of the land.

David James, resident, requested that Council prevent the changes to the intersection of Plaskett Place and Munro Street and use the money for another priority, as the area does not need traffic calming.

Lorne Argyle, resident, requested that Council redirect the construction project at Plaskett Place and Munro Street to Saxe Point, where traffic calming is needed due to speeders.

**11. ADJOURNMENT**

Moved by Councillor Helliwell, seconded by Councillor Rotchford: That the Regular Council meeting be adjourned at 9:36 PM. Carried Unanimously.

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MAYOR BARBARA DESJARDINS

THIS 22ND DAY OF APRIL, 2024

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DEB HOPKINS,  
CORPORATE OFFICER  
CERTIFIED CORRECT