



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

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

Monday, November 4, 2024

5:45 PM

Esquimalt Council Chambers

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

Present: 5 - Mayor Barbara Desjardins
Councillor Ken Armour
Councillor Andrea Boardman
Councillor Duncan Cavens
Councillor Tim Morrison

Regrets: 1 - Councillor Jacob Helliwell

Staff: Dan Horan, Chief Administrative Officer
Deb Hopkins, Director of Corporate Services/Corporate Officer
James Davison, Manager of Development Services
Alex Tang, Planner
Jonah Ross, Recording Secretary

1. CALL TO ORDER

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

That pursuant to Section 90 (1) (a) and (c) of the Community Charter, the meeting be closed to the general public to discuss personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; and, labour relations or other employee relations.

II. CLOSED MEETING

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

Mayor Desjardins reconvened the Regular Council meeting at 7:01 PM.

Mayor Desjardins acknowledged the Songhees Nation and Kosapsum Nation on whose traditional territory we live, we learn, and we do our work. pitnəx^w tθə éləŋənək^{ws} əŋ' lək^wənən; we recognize the

homelands of the ləkʷəŋən.

2. INTRODUCTION OF LATE ITEMS

1) [24-494](#) Late Correspondence

1) Item 5.1 - Rezoning Application - 861 & 863 Esquimalt Road, Staff Report No. DEV-24-054

• Betty Yelden - received October 30, 2024

3. APPROVAL OF AGENDA

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

4. PUBLIC AND STATUTORY HEARINGS

The Public Hearing is to afford all persons who deem their interest in property affected by the Bylaw an opportunity to be heard or to present written submissions before the Municipal Council on matters contained in the Bylaw.

1) [24-487](#) Notice of Public Hearing - 861 & 863 Esquimalt Road Rezoning

5. PUBLIC HEARING STAFF REPORTS

Background Information - Available for Viewing Separately

a) Director of Development Services - Overview of Application

Township Planner Alex Tang and the Manager of Development Services presented a PowerPoint to Council and provided the following responses to Council questions:

- Some guest parking stalls are located in the secure parkade, but specifics will be best addressed by the applicant.

- If approved, applicant intends to return for a Development Permit.

1) [24-476](#) Rezoning Application - 861 & 863 Esquimalt Road, Staff Report No. DEV-24-054

b) Applicant or Authorized Representative - Overview of Application

Matt McLaish, Jennifer Kay, and Chris Windjack presented a PowerPoint and responded to questions from Council.

Moved by Councillor Armour, seconded by Councillor Cavens: That the written submissions be received as circulated. Carried Unanimously.

c) Public Input

Willie MacGillivray, resident, spoke in opposition due to the lack of consistent zoning that results when rezoning applications come forward on a parcel-by-parcel basis, and encouraged Council to rezone by block to reduce

emergence of single family homes being stuck in between larger developments.

Susanne Currie, resident, spoke in opposition due to the proposed increase in height, and reduction of buffer zone which will impact livability and wellness for neighbours in surrounding single family homes.

Colin MacLock, resident, expressed concern regarding excavation that is already in progress for a sewer line at the site, and operated by a neighbouring developer while tenants are still occupying the building.

Matthew McLash, applicant, noted that the ongoing excavation is part of a Statutory Right of Way to accommodate realignment of storm drains, and explained that the realignment is part of the neighbouring PC Urban project, but would also eventually service the proposed development at 861 & 863 Esquimalt Road; current tenants are not paying rent, and have been provided with storage to offset inconvenience.

Carlos Deabreu, resident, noted challenges experienced as a current tenant at the address looking for alternative housing options.

Mayor Desjardins invited members to speak for a second time.

Willie MacGillivray, resident, noted that ongoing excavation work at project site has caused disturbance for nearby residents.

Georges Daigle, resident, spoke in opposition due to the compensation and relocation packages offered to tenants, which do not account for BC Housing's wait-lists and the lack of affordable alternatives, and noted this as a significant cause of stress in addition to the ongoing excavation work.

Mayor Desjardins noted her recognition of the concerns expressed by current tenants, and noted that the public hearing process limits Council's evaluation to the proposal's zoning, height, density, setbacks, lot coverage, usable open space, and compliance with Official Community Plan.

Mayor Desjardins invited members of the public to speak a third time.

There were no additional speakers.

d) Adjournment of Hearing

Mayor Desjardins declared the Public Hearing for Bylaw 3081 closed.

e) Consideration of Staff Recommendation

Moved by Councillor Cavens, seconded by Councillor Armour:

1. That Council, upon considering comments made at the Public Hearing, give third reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2022, No. 3078; and
2. That a Section 219 Covenant be registered on title to secure the items outlined in Staff Report No. DEV-24-054 prior to consideration of adoption of Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2022, No. 3078.

Council comments included:

- Recognition that the Tenant Assistance Policy may not fully address concerns for current tenants given the ongoing housing crisis, and that the proposal's increased density is a long-term measure which does not alleviate current challenges.
- Application is compliant with Official Community Plan, and would align zoning accordingly.
- Arborists' reports address concerns for preservation of trees along property line.
- Location is suitable for increased density given its proximity to Esquimalt Road.
- Proximity to other projects in construction phase may be of concern given the potential impacts of additional road and lane closures.
- Existing parking challenges should be taken into account in determining location and accessibility of visitor parking stalls, and flexibility may be beneficial.
- Consistency with use and density is supportable, and efforts to meet these criteria are appreciated.

The motion was then put, and carried unanimously.

6. PRESENTATIONS**1) [24-488](#) Mayor's Annual Address**

It's an exciting time for our growing Township, with many ongoing projects set to complete in 2025, ushering in new families and business opportunities to Esquimalt.

Council through the first year of our term set Strategic Priorities that provide guidance for staff as they develop their workplans.

Strategic Areas of Focus include:

- Climate Resilience and Environmental Stewardship
- Diversified and Thriving Economy
- Engaged and Healthy Community

- Good Governance and Organizational Excellence
- Housing
- Strong Relationships and Partnerships

I encourage you to explore the Council Priorities document on our website, where you can find an overview of ongoing projects as well as those we've completed, and there are many. This "Living Document" is constantly being evaluated and reassessed by both Council and staff responsible for each initiative.

This past weekend, Esquimalt Council with Songhees and Kosapsum Nation Chiefs and their Council members came together to raise the Nations' flags at Townhall and at the Gorge Pavilion.

We are full of gratitude to have these Nations' flags flying in recognition of the Songhees and Kosapsum traditional territories. It serves to demonstrate our respect and embraces a shared vision for a harmonious, inclusive, and prosperous future.

Hardly a week goes by without hearing from visitors who notice the significant changes in our community and express enthusiasm about returning here soon. Some even hope to move here or bring their business to Esquimalt!

The Economic Development Action Plan was approved last year, and we're making substantial progress in its implementation. There's growing enthusiasm from businesses interested in establishing a presence in Esquimalt.

This year, we've welcomed our beloved new pub, and the fully restored Rosemead Inn (formerly the Old English Inn) is set to open, complete with accommodations and a spa, enhancing Esquimalt as a tourism destination. The Inn's restaurant is already serving delighted guests.

We will also welcome Bell Media to Town Square, a medical clinic to the West Bay area, and many more businesses are setting up shop in Esquimalt.

We are embarking on the next major phase of our Active Transportation Plan, with 2025 being focused on cycling lanes and pedestrian improvements for Esquimalt Road. Phase One will be from Dominion Road to Joffre Street. This will include much-needed safe crossing site additions as well as protected cycling lanes. Craigflower will also have upgrades to

crosswalks and added flashing lights for pedestrian safety.

In 2024, the Township passed a bylaw, reducing speed limits to 40 km/h on major roads and 30 km/h on others. Reduced speed limits play a critical role in creating a pedestrian and bike-friendly environment for Esquimalt.

We have significant ongoing improvements to the Green Shores site in Esquimalt Gorge Park, with a focus on creating more opportunities for strolling, kayaking, and improved beach access.

We also have newly installed murals in Esquimalt Gorge Park, Anderson Park, and the Recreation Centre parking lot, enhancing the aesthetics of these public spaces.

Anderson Park playground replacement will also be completed by the end of this year. It will include upgraded equipment like monkey bars, a swing set, and a slide.

Esquimalt continues to gain a reputation for its outstanding events. These events are fuelled by volunteer organizations wanting to contribute to community vibrancy.

In April, more than 30 local volunteer organizations gathered at the Esquimalt Recreation Centre to meet community members and share their passion for what they do for Esquimalt. The goal was to help community groups recruit additional volunteers and raise awareness of their volunteer work in Esquimalt. The afternoon was a success, with more than 180 attendees learning about volunteer opportunities in Esquimalt.

There are so many avenues for people to connect with and help in our community. Please consider volunteering a little or a lot so we are able to continue events like the Farmers Market, Township Community Arts Council, Ribfest, Buccaneer Days, Celebration of Lights, and so many more - all needing a little bit of your help.

In collaboration with our Westshore municipal partners, Esquimalt developed its first Accessibility Plan. This plan aims to identify, remove, and prevent accessibility barriers while fostering a culture of equity and inclusion for everyone.

Integrating accessibility planning across all areas of our municipal services will be key in achieving Esquimalt's long-term goal of becoming a barrier-free community.

Esquimalt has received its housing targets set out by the province. The five-year housing target for the Township is 754 net new completed housing units. Esquimalt is positioned to exceed this target as there are currently just over 1,000 units under construction, with many more in the pipeline.

Reaching a provincial housing target is one goal; sustaining and building a strong community is another. Council has directed staff to conduct a Development Capacity Assessment to evaluate what our current infrastructure can support, helping the Township plan effectively for the future.

Council has also directed staff to propose updates to our Official Community Plan (OCP) to align with provincial directives. Recognizing it has been over a decade since the last comprehensive review-and that our community has evolved significantly-we've requested additional information to guide a full OCP update. Rooted in community input, the OCP serves as a foundational document, guiding not only development but much more.

This year, our Fire Department also made significant strides in regional collaboration, strengthening mutual and automatic aid partnerships to ensure swift, effective response.

Additionally, our crews completed intensive tower crane rescue training, positioning Esquimalt as one of the few municipalities with this specialized expertise.

And a new fire hall and emergency services building is well underway and coming out of the ground. This modern facility will continue to enhance our Fire Department's resources, enabling us to serve the community at the highest level. We are excited to watch the building come to fruition in 2026.

Efforts are underway to explore potential policing options for an Esquimalt Police Department, with contracted support from another department. We aim to have a clearer understanding of these possibilities by mid-2025. In the meantime, Esquimalt is continuing to work with Victoria and the Police Board under an interim Framework Agreement, which has the option to extend for two further years.

It's been an incredible year for arts and cultural events in Esquimalt-and there's still more to come! We invite you to join us for the many upcoming celebrations organized by both our staff and community. Get ready for even more excitement in Esquimalt in 2025!

I want to extend Council's thanks and support for the organizations and the individuals who make these events happen.

Events like RibFest and JazzFest put Esquimalt on the bigger map for both regional activities but also for tourists to experience (and talk about) our amazing community.

Thank you to our staff for their hard work over the past year and to Council members for diving into important initiatives to improve Esquimalt. I look forward to continuing this work together.

a2) [24-486](#) National Veterans' Week Speakers Program

A video presentation was played to mark Veterans' Week and Remembrance Day.

7. PUBLIC INPUT ON AGENDA ITEM 8

There was no public input.

8. STAFF REPORTS

1) [24-477](#) OCP Amendment Consultation List – 1340 Sussex Street and 1337 Saunders Street, Staff Report DEV-24-055

The Manager of Development Services introduced the report, and staff provided the following responses to Council questions:

- Local Government Act requires circulation of the amendment application to consultation list in order for the Official Community Plan (OCP) amendment to come forward to Council for consideration.
- Council's negotiation position is unaffected by this advisory measure.
- Appropriate time to consider proposed creation of "Commercial/Commercial Mixed-Use - Tall" designation is when the application comes forward to Council; in the meantime, the consultation list provides opportunity for Council to engage organizations and authorities it considers will be affected.

The CAO clarified that establishment of the consultation list fulfills Council's requirement to determine which organizations should be engaged in the longer application process, as outlined by the Local Government Act, and that merits of the project are not the subject of Council's consideration at this time.

Staff provided the following responses to Council questions:

- Proposed height maximum of 25 storeys for new "Commercial/Commercial Mixed-Use - Tall" designation was informed by Design Review Committee

(DRC) feedback to improve livability.

- Public hearings are required by the Local Government Act for OCP amendment applications, and form public input opportunity for residents; the consultation list fulfills Local Government Act requirement to circulate the amendment bylaw to organizations and bodies with input from Council.

Council comments included:

- Engagement of affordable housing providers in the region is supportable given the challenges heard from residents seeking affordable housing, and the need to better understand how development is impacting affordable housing in the Township.
- Preference is to engage local affordable housing providers instead of BC Housing.

Moved by Councillor Armour, seconded by Councillor Boardman: That Council, having considered Sections 475 and 476 of the *Local Government Act*, authorize staff to circulate the Official Community Plan Amendment concept plan detailing the proposed development at 1340 Sussex Street and 1337 Saunders Street as outlined in Staff Report No. DEV-24-055.

Moved by Councillor Cavens, seconded by Councillor Morrison: That the main motion be amended to include the additions of the Greater Victoria Housing Society, Pacifica Housing, and Capital Region Housing Corporation to the circulation list outlined in Appendix 'A.' Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cavens: That the main motion be amended to include the addition of the West Bay Residents' Association to the circulation list outlined in Appendix 'A.'

Council comments included:

- While the application is not concerning land in the West Bay neighbourhood, the West Bay Residents' Association (WBRA) provide valuable input and representation for residents' perspectives on development proposals, and there is not currently a residents' association in the affected neighbourhood.
- It may be beneficial to engage residents more broadly, and to avoid elevating one residents' association over others.

The motion was then put, and defeated with Mayor Desjardins and Councillors Armour, Boardman, and Cavens Opposed

In Favour: 1 - Councillor Morrison

Opposed: 4 - Mayor Desjardins, Councillor Armour, Councillor Boardman, and Councillor Cavens

MAIN MOTION AS AMENDED

Moved by Councillor Armour, seconded by Councillor Boardman: That Council, having considered Sections 475 and 476 of the Local Government Act, authorize staff to circulate the Official Community Plan Amendment concept plan detailing the proposed development at 1340 Sussex Street and 1337 Saunders Street as outlined in Staff Report No. DEV-24-055, with the additions of the Greater Victoria Housing Society, Pacifica Housing, and Capital Region Housing Corporation. Carried.

In 4 - Mayor Desjardins, Councillor Armour, Councillor Boardman, and Councillor Cavens
Favour:

Opposed: 1 - Councillor Morrison

- 2) [24-455](#) 2025 Annual Regular Council and Committee of the Whole Meeting Schedule, Staff Report No. ADM-24-067

Moved by Councillor Armour, seconded by Councillor Boardman: That Council approve the 2025 Regular Council and Committee of the Whole Meeting Schedule as outlined in Attachment 1 to Staff Report No. ADM-24-067. Carried Unanimously.

- 3) [24-483](#) 2025 Council Appointments to Internal and External Committees, Commissions, and Boards, Staff Report No. ADM-24-072

Moved by Councillor Armour, seconded by Councillor Morrison: That Council approve the 2025 Council Appointments to Internal and External Committees, Commissions, and Boards as outlined in Staff Report No. ADM-24-072.

Moved by Councillor Armour, seconded by Councillor Morrison: That the main motion be amended to approve the appointments with inclusion of Councillor Cavens as alternate appointee to the South Island Reconciliation Advisory Committee. Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Cavens: That the main motion be amended to approve the appointments with inclusion of Councillor Cavens as alternate appointee to the Capital Regional District Water Supply Commission. Carried Unanimously.

MAIN MOTION AS AMENDED

Moved by Councillor Armour, seconded by Councillor Morrison: That Council approve the 2025 Council Appointments to Internal and External Committees, Commissions, and Boards as outlined in Staff Report No. ADM-24-072, revised to include Councillor Cavens as an

alternate appointee to the Capital Regional District Water Supply Commission and South Island Reconciliation Advisory Committee. Carried Unanimously.

9. PUBLIC COMMENT PERIOD

There was no public input.

10. ADJOURNMENT

Moved by Councillor Cavens, seconded by Councillor Morrison: That the Regular Council meeting be adjourned at 8:46 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS

THIS DAY OF 2024

DEB HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT