



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Draft

### Council

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

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Monday, July 4, 2022

7:00 PM

Esquimalt Council Chambers

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**Present:** 7 - Mayor Barbara Desjardins  
Councillor Ken Armour  
Councillor Meagan Brame  
Councillor Jacob Helliwell  
Councillor Lynda Hundleby  
Councillor Tim Morrison  
Councillor Jane Vermeulen

**Staff:** Laurie Hurst, Chief Administrative Officer  
Bill Brown, Director of Development Services  
Deb Hopkins, Manager of Corporate Services/Corporate Officer  
Alex Tang, Planner  
Sarah Holloway, Deputy Corporate Officer/Recording Secretary

#### 1. CALL TO ORDER

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

Mayor Desjardins 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.

#### 2. LATE ITEMS

There were no late items.

#### 3. APPROVAL OF THE AGENDA

Moved by Councillor Morrison, seconded by Councillor Brame: That the agenda be approved as circulated. Carried Unanimously.

#### 4. PUBLIC INPUT ON ANY ITEMS LISTED ON THE AGENDA

##### Multiple Agenda Items

Francois Brassard, non resident, commented that they were encouraged to see the green building checklist being used in all 3 developments listed on the agenda; requested that Council pass a Low Carbon Energy System Bylaw; and that Council support the request in the email by Eleanor Calder on the agenda as item 7.4

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Development Permit Application - 820 Dunsmuir Road

Ron Driedger, resident, was encouraged to see a drastic revision of the plans.

## 5. STAFF REPORTS

### *Development Services*

- 1) [22-327](#) Official Community Plan Amendment, Rezoning Application, and Housing Agreement Bylaw – 602, 608 and 612 Nelson Street, Staff Report No. DEV-22-056

Alex Tang, Planner presented a PowerPoint and responded to questions from Council.

The planner informed Council that a Parking Study was submitted by the applicant prior to the Council meeting.

Council requested that the planner contact the BC Transit Commission to assist in investigating the incremental costs associated with providing transit passes to those renters that have parking spaces.

Mark Holland, representing the landowner of Aquila Pacific, made a presentation and responded to questions from Council.

Council comments included:

- The retention of the Garry Oak tree is appreciated.
- An increase in 2 bedroom and an addition of 3 bedroom units should be considered to meet middle housing needs.
- Market affordability would decrease should there be an increase in the 2 bedroom units.
- A provision of EV charging stations should be considered.
- Building to Step Code 3 is recommended.
- Further details on the parkette use and design should be provided.
- The addition of below market units is appreciated.
- The developers consideration of the strategic plan in the development of a strata ownership property is appreciated.

Moved by Councillor Brame, seconded by Councillor Vermeulen: That Council:

1. Give first reading to Official Community Plan Bylaw, No. 2922, Amendment Bylaw, 2022, No. 3061;
2. in consideration of the Official Community Plan in conjunction with the financial plan, and the CRD's Solid Waste Management and Liquid Waste Management Plans, give second reading to Official Community Plan Bylaw, No. 2922, Amendment Bylaw, 2022, No. 3061;
3. give first and second readings to Zoning Bylaw, 1992, No. 2050,

Amendment Bylaw, 2022, No. 3062;

4. give first, second, and third readings to Housing Agreement Bylaw, 2022, No. 3063;

5. authorize the Corporate Office to schedule a Public Hearing for Bylaw No's. 3061 and 3062 and conduct required notification; and

6. direct that a Section 219 Covenant be registered on title to secure the items outlined in Staff Report No. DEV-22-056 prior to consideration of adoption of Bylaw No. 3062. Carried Unanimously.

2) [22-329](#) Development Permit Application – 820 Dunsmuir Road, Staff Report No. DEV-22-058

Councillor Hundleby recused herself and left the meeting at 8:00 PM due to the proximity of property in which she holds a financial interest.

Alex Tang, Planner, presented a PowerPoint and responded to questions from Council.

Council comments included:

- The development provides for the missing middle housing.
- The Fire department has a standard set out for addressing townhouse complexes, which will alleviate concerns with the street addressing.
- The changes to the development by the applicant are appreciated.

Moved by Councillor Helliwell, seconded by Councillor Morrison: That Council approves Development Permit No. DP000182, attached as Appendix A to Staff Report DEV-22-058, consistent with the architectural plans provided by Victoria Design Group, stamped "Received March 15, 2022", and landscape plan provided by LADR Landscape Architects, stamped "Received May 26, 2022", to be located at 820 Dunsmuir Road [PID 009-205-802 Amended Lot 66 (DD239848I), Section 11, Esquimalt District, Plan 265]. Carried Unanimously.

Councillor Hundleby returned to the meeting.

3) [22-345](#) Development Permit and Development Variance Permit Application - 1221 Rockcrest Place, Staff Report No. DEV-22-060

The Director of Development Services presented a PowerPoint and responded to questions from Council.

Council commented that the homeowner is encouraged to erect signage to assist with direction to the DADU for emergency services and visitors.

Moved by Councillor Armour, seconded by Councillor Brame:

1. That Council approves Development Variance Permit No. DVP00120 [Appendix A] including the following variances to Zoning Bylaw, 1992, No. 2050, and staff be directed to issue the permit and register the notice on

the title of the property located at PID 000-001-732, LOT 17, SECTION 10, ESQUIMALT DISTRICT, PLAN 12875 [1221 Rockcrest Place]:

- Vary Section 30 (7) (9) (a) To allow the Detached Accessory Dwelling Unit to not be visible from the street.
- Vary Section 30 (7) (9) (c) To allow the minimum 1.2m wide unobstructed pathway to be provided from the front door of the Detached Accessory Dwelling unit to the parking area.

2. That Council approves Development Permit No. DP000173 [Appendix B] for a new Detached Accessory Dwelling Unit, with building siting as detailed on the BCLS Site Plan prepared by Michael Claxton Land Surveying stamped "Received January 17, 2022", consistent with the architectural plans, prepared by Adapt Design stamped "Received February 23, 2022", and landscape plan prepared by Adapt Design, stamped "Received March 8, 2022", and subject to receipt of the required landscape security, staff be directed to issue the permit and register the notice on the title of the property located at PID 000-001-732, LOT 17, SECTION 10, ESQUIMALT DISTRICT, PLAN 12875 [1221 Rockcrest Place]. Carried Unanimously.

- 4) [22-347](#) Proposed Mural Design - Esquimalt United Church, Wheeley Hall., Staff Report No. DEV-22-061

Barenda Jonel-Dupuis, the applicant, presented to Council on the mural decision process.

Council comments included:

- Concerns for the ongoing maintenance and graffiti prevention.
- Pleased the muralist is an Esquimalt resident.
- The mural will contribute to the overall look of the community.

Moved by Councillor Hundleby, seconded by Councillor Morrison: That Council approve the design for the mural shown in Appendix "A" proposed to be located on the exterior south wall of Wheeley Hall facing Lyall Street indicated in Appendix "B" as attached to Staff Report No. DEV-22-061, with the understanding that slight modifications may occur during the painting process. Carried Unanimously.

## 6. MAYOR'S AND COUNCILLORS' REPORTS

- 1) [22-351](#) Federation of Canadian Municipalities (FCM) Update - Councillor Vermeulen

Councillor Vermeulen introduced the report to Council.

- 2) [22-356](#) Local Government Leadership Academy 2022 Leadership Forum - Councillor Helliwell

Councillor Helliwell introduced the report to Council.

## 7. COMMUNICATIONS

### *For Council's Consideration*

- 1) [22-360](#) From June 13, 2022 Council meeting - Email from Geoff Pearce dated May 31, 2022 Re: Commuter Train Service on E&N, Langford to Vic West

Council comments included:

- A decision needs to be made on what is done to the rail corridor by the Federal government with the Provincial government in agreement.
- There are direct implications for Esquimalt in both land use and transportation options.
- Council members are not transportation experts.

Moved by Councillor Hundleby, seconded by Councillor Brame: That Council support the Island Corridor Foundation to encourage the governments of Canada and BC to make infrastructure grants to restore train service on the E&N rail corridor and to specifically, as the first priority, establish commuter train service from Langford to Victoria. Carried Unanimously.

- 2) [22-352](#) Email from Crystal Dunahee - Child Find BC dated June 20, 2022 Re: Request for Donations for Michael Dunahee Slo-Pitch Tournament of Hope

Moved by Councillor Brame, seconded by Councillor Morrison: That Council direct staff to provide donation material to Child Find BC's Michael Dunahee Slo-Pitch Tournament of Hope. Carried Unanimously.

- 3) [22-353](#) Email from Paul Paone, LCol (Ret'd) dated June 24, 2022 Re: Low Fly By on August 9, 2022 by Canadian Armed Forces aircraft

Moved by Councillor Armour, seconded by Councillor Morrison: That Council supports a flyby, by the Canadian Armed Forces aircraft as low as 500 feet, for the BC Peacekeeper's annual parade being held at the Esquimalt Cenotaph at the Esquimalt Memorial Park – 1200 Esquimalt Road, Victoria, BC for transit, practice, and the parade on 9 August 2022. Carried Unanimously.

### *For Council's Information*

- 4) [22-354](#) Email from Eleanor Calder, Climate Action Organizers dated June 23, 2022 Re: Waste to Energy Plan

The item was received.

Council commented that the requested business case does not belong to the Township and directed staff to contact Eleanor Calder to inform her of the reason to not release the information.

- 5) [22-357](#) Email from Louise Blight dated June 27, 2022 Re: Bird-friendly Design Guidelines 2022

The item was received.

#### **NOTICE OF MOTION**

- 1) [22-362](#) A Low Carbon Energy Systems (LCES) Bylaw for Esquimalt

The Notice of Motion was received and will be considered at the Regular meeting of Council on July 11, 2022.

#### **8. RISE AND REPORT**

There was no Rise and Report.

#### **9. PUBLIC COMMENT PERIOD**

Linda O'Keefe, resident, expressed frustration with the technical difficulties of the online parking survey.

A resident, expressed concerns over the Constance Avenue proposal in regards to the protection of the affordable housing units and suggested that a covenant should be implemented. The resident also spoke in support of Item 7.4 on the agenda.

#### **10. ADJOURNMENT**

Moved by Councillor Hundleby, seconded by Councillor Brame: That the Regular Council meeting be adjourned at 8:39 PM Carried Unanimously.

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MAYOR BARBARA DESJARDINS  
THIS DAY OF , 2022

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DEBRA HOPKINS, CORPORATE OFFICER  
CERTIFIED CORRECT