



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Minutes - Draft

Council

Monday, April 22, 2024

7:00 PM

Esquimalt Council Chambers

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
Joel Clary, Director of Engineering & Public Works
Ian Irvine, Director of Financial Services & IT
James Davison, Manager of Development Services
Alex Tang, Planner
Mikaila Montgomery, 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.

Councillor Armour acknowledged the potential implications that our decisions have over indigenous peoples and to consider the common interests that we have with neighbouring First Nations governments who are also making decisions and passing laws that support this sustainable region.

2. INTRODUCTION OF LATE ITEMS

1) [24-218](#) Late Correspondence

Item 6.1 - Development Permit and Development Variance Permit Application - 1006 & 1008 Craigflower Road, Staff Report No. DEV-24-027

- Jackie Carlé, Executive Director, Military Family Resource Centre - received April 17, 2024
- Avi Lugassy - received April 19, 2024

- Mike Heenan, General Manager, Gorge Vale Golf Course - received April 19, 2024

3. APPROVAL OF AGENDA

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

4. ADOPTION OF MINUTES

- 1) [24-206](#) Minutes of the Regular Council meeting held on April 8, 2024

Moved by Councillor Rotchford, seconded by Councillor Cavens: That the minutes of the Regular Council meeting held on April 8, 2024 be adopted as circulated. Carried Unanimously.

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

Development Permit and Development Variance Permit Application - 1006 & 1008 Craigflower Road, Staff Report No. DEV-24-027

Janos Farkas, resident, spoke in support due to the appropriate density, and the large amount of square footage of commercial space which will be a welcome addition to the increased residential development planned for the area.

6. STAFF REPORTS

- 1) [24-189](#) Development Permit and Development Variance Permit Application – 1006 & 1008 Craigflower Road, Staff Report No. DEV-24-027

Alex Tang, Planner, presented a PowerPoint to Council.

The application is for a proposed 6-storey, mixed-use building with 134 residential units and 1115 square metres of commercial space. The applicant is requesting variances to the Zoning and Parking Bylaws to accommodate the proposed development.

The applicants Simon Bodlack, and David Fawley of Denciti, Steve Watt of Integra Architecture and Christopher Windjack of LADR Landscape Architects presented a PowerPoint and responded to questions from Council.

Council comments included:

- The inclusion of this development in the area will be of benefit as the commercial space is needed to serve the increase in residential developments.

- The design is attractive.
- The application fits within the Township's existing policy framework so is supportable.
- Further discussion by Council on Amenity Contribution or Development Cost Charge policies should occur at a later time.
- Apart from the development it is of concern that there is an overall reduction of commercial space in the Township.

Moved by Councillor Rotchford, seconded by Councillor Cavens: That Council approve Development Variance Permit No. DVP00139 and Development Permit No. DP000222 and instruct the Director of Development Services not to issue either permit until:

- 1) The two lots have been consolidated;
- 2) A Statutory Right of Way plan generally as illustrated in DP000222 is registered on title; and
- 3) The landscape deposit has been received by the Township of Esquimalt. Carried Unanimously.

- 2) [24-192](#) Development Permit - 884 Lampson Street - Staff Report No. DEV-24-028

The Manager of Development Services presented a PowerPoint, noted that the applicant letter had a typo which indicated a FAR ratio of 1.57, but confirmed that the FAR 1.55 is correct, and responded to questions from Council.

The application is for a proposed 119-unit multifamily building with a Floor Area Ratio of 1.55. The property (the five former lots have been consolidated into a single lot) is within the Medium Density Residential Proposed Land Use Designation within the Official Community Plan (OCP) and zoned CD-155.

The applicant, Neil Banich of WA Architects Inc. presented a PowerPoint and responded to questions from Council.

Council commented that most of the concerns with the application were resolved in the rezoning process, but requested that the appearance of the accessible walkway be softened.

Moved by Councillor Helliwell, seconded by Councillor Boardman: That Council approve Development Permit No. DP000228 for 884 Lampson Street. Carried Unanimously.

- 3) [24-157](#) Covenant Discharge - 850 Colville & 842 Carrie - Staff Report No. DEV-24-023

Mikaila Montgomery, Planner, presented a PowerPoint and responded to questions from Council.

The Director of Development Services clarified that as Council had approved the registration of the covenant that Council has the sole authority to discharge the covenant.

Council comments included:

- The letter that the applicant provided highlighted the difficulties that small developers face.
- Infill development should be encouraged and small developers should not be burdened with some of the additional requirements.
- The Township's processes should be streamlined to make housing construction more affordable.

Council requested that staff determine whether Council can delegate future discharge of covenants to staff.

Moved by Councillor Cavens, seconded by Councillor Morrison: That Council direct staff to discharge the Section 219 covenant registered on the land title for 842 Carrie Street and 850 Colville Road. Carried Unanimously.

- 4) [24-201](#) Provincial Electric Kick Scooter Pilot Project, Staff Report No. EPW-24-010

The Director of Engineering and Public Works introduced the report to Council.

Moved by Councillor Morrison, seconded by Councillor Cavens: That Council direct staff to:

- a) notify the Province that the Township wishes to participate in the Electric Kick Scooter Pilot Project; and
- b) prepare bylaw amendments to accommodate the pilot project; as described in Staff Report EPW-24-010 . Carried Unanimously.

7. **BYLAW READINGS NOT SUBJECT TO A PUBLIC HEARING**

- 1) [24-200](#) 2024 Financial Plan and Tax Rates Bylaws, Staff Report FIN-24-010

The Director of Financial Services and IT introduced the report and responded to questions from Council.

Moved by Councillor Rotchford, seconded by Councillor Armour: That Council approve Council Policy FIN-23 Financial Sustainability, Revenue and Tax; and that Council give first, second and third readings to Financial Plan Bylaw, 2024, No. 3137 and Tax Rates Bylaw, 2024, No. 3138 as attached to Staff Report FIN-24-010. Carried Unanimously.

8. **REPORTS / MINUTES FROM COMMITTEES**

- 1) [24-208](#) Recommendations from the Committee of the Whole Meeting held April 15, 2024

Council clarified that the options for types of categories on local grants could be community events, community needs, economic development, and new or innovative proposals.

Moved by Councillor Armour, seconded by Councillor Rotchford: That Council ratify the recommendations from the Committee of the Whole Meeting of April 15, 2024:

1. Council Discussion with Advisory Committee Chairs

“That the Committee of the Whole recommend to Council that staff be directed to produce a staff report summarizing recommendations from the Advisory Planning Committee, the APC Design Review Committee, and the Environment, Parks and Recreation Advisory Committee, to be reported at a subsequent meeting.”

2. Local Grants, Staff Report FIN-24-007

“That the Committee of the Whole recommend to Council that staff be directed to conduct a review of Local Grant policies of comparable municipalities in the Capital Regional District, and identify policy options with regard to funding criteria and amounts, processes used to make approval decisions, types of categories, and lengths of grants. Carried Unanimously.

- 2) [24-199](#) Draft Minutes of the APC Design Review Committee meeting held March 13, 2024

The minutes were received for information.

- 3) [24-209](#) Draft Minutes of the APC Design Review Committee meeting held April 10, 2024

The minutes were received for information.

9. COMMUNICATIONS

For Council's Consideration

- 1) [24-210](#) Email dated April 4, 2024 from BGC South Vancouver Island Re: Light up on June 7, 2024 to celebrate BGC Club Day.

Moved by Councillor Armour, seconded by Councillor Rotchford: That Council direct staff to light up the Archie Browning Sports Centre and Waterpark green on June 7, 2024 to celebrate BGC Club Day. Carried Unanimously.

10. PUBLIC COMMENT PERIOD

There was no public input.

11. ADJOURNMENT

Moved by Councillor Rotchford, seconded by Councillor Boardman:
That the Regular Council meeting be adjourned at 7:59 PM. Carried
Unanimously.

MAYOR BARBARA DESJARDINS

THIS DAY OF , 2024

DEB HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT