



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

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

Monday, June 9, 2025

5:45 PM

Esquimalt Municipal Hall

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

Present: 6 - Mayor Barbara Desjardins
Councillor Ken Armour
Councillor Andrea Boardman
Councillor Meagan Brame
Councillor Jacob Helliwell
Councillor Tim Morrison

Regrets: 1 - Councillor Duncan Cavens

Staff: Dan Horan, Chief Administrative Officer
Deb Hopkins, Director of Corporate Services/Corporate
Officer
Bill Brown, Director of Development Services
Tara Zajac, Manager of Communications
Alex Tang, Planner
Jonah Ross, Recording Secretary

1. CALL TO ORDER – WURTELE ROOM

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

Moved by Councillor Brame, seconded by Councillor Boardman:
That pursuant to Section 90 (1) (a), (i), (k) and 90 (2) (b) 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; the receipt of advice that is subject
to solicitor-client privilege, including communications necessary
for that purpose; negotiations and related discussions respecting
the proposed provision of a municipal service that are at their
preliminary stages and that, in the view of the council, could
reasonably be expected to harm the interests of the municipality
if they were held in public; and the consideration of information
received and held in confidence relating to negotiations between
the municipality and a provincial government or the federal

government or both, or between a provincial government or the federal government or both and a third party. Carried Unanimously.

II. CLOSED MEETING

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

Moved by Councillor Morrison, seconded by Councillor Brame: That the Regular Meeting of Council be reconvened at 7:00 PM. Carried Unanimously.

On behalf of the Township, Mayor Desjardins congratulated residents Bob and Yvonne Leach on their 70th wedding anniversary.

Councillor Brame acknowledged that we are gathering on the territory of the ləkʷəŋən people, represented today by the Songhees and Kosapsum Nations. We recognize their enduring relationship with this land, and Council is committed to reconciliation and shared stewardship.

2. INTRODUCTION OF LATE ITEMS

1) [25-222](#) Late Correspondence

1) Item 6.1 - OCP Amendment and Rezoning Application Public Hearing - 1209 Lyall St - Staff Report No. DEV-25-021

- Hez Ronningen - received June 5, 2025
- Michael Brinton - received June 5, 2025
- Rob Scales - received June 7, 2025
- Brenda & Albert Lacharity - received June 9, 2025
- Mike Stulberg - received June 9, 2025
- Pam Butterfield - received June 9, 2025

2) Item 10.1 - Parking Bylaw, 2025, No. 3089, Staff Report No. DEV-25-022

- Kristin Evans & Colin Stange - received June 5, 2025
- Leah Bell, Urban Development Institute - received June 9, 2025

3. APPROVAL OF AGENDA

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

4. ADOPTION OF MINUTES

1) [25-211](#) Minutes of the Regular Council meeting held on May 26, 2025

Moved by Councillor Brame, seconded by Councillor Boardman: that the minutes of the Regular Council meeting held May 26, 2025 be adopted as circulated. Carried Unanimously.

5. PUBLIC AND STATUTORY HEARINGS

Once the Public Hearing has closed there will be no further opportunities to provide public input on this agenda item.

- 1) [25-215](#) Notice of Public Hearing - 1209 Lyall Street

6. PUBLIC HEARING STAFF REPORTS

- 1) [25-192](#) OCP Amendment and Rezoning Application Public Hearing - 1209 Lyall St - Staff Report No. DEV-25-021

a) Director of Development Services - Overview of Application

The Director of Development Services introduced the application, and responded to questions from Council.

b) Applicant or Authorized Representative - Overview of Application

Applicants Daniel van Netten and Alayna Briemon presented a PowerPoint and responded to questions from Council.

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

c) Public Input

Pat Mothersill, resident, expressed concern regarding potential for noise and odours to impact neighbours, and noted that the current bylaw provides balanced consideration for the owners' business operations and neighbours enjoyment of their homes; the proposed operating hours could be amended to 11:00 AM-4:00 PM, five days a week, closing Sunday and a weekday, and the maximum capacity limited to five patrons.

Doug Henderson, resident, spoke in support of the application and the positive impact it will have on Lyall Street.

Kristen Brazer, resident, expressed support, highlighting the positive contributions of Howl Brewing to the community through personal deliveries and service, participation in the Farmers Market, donations to fundraisers, and support of other local businesses. Further, their professionalism and adherence to liquor requirements, and proposal of reasonable amendments for parking and capacity, are supportable.

Meagan Klassen, resident, noted the need for small businesses to be supported at a time when rent at commercial locations are unaffordable.

Lyall Street is already busy and noisy, and the property is accessible to pedestrian and cyclist traffic, making the location and parking provisions suitable. When businesses are denied due to parking requirements, people often travel elsewhere by car, and the operators have been great neighbours so far.

Heather Leary, resident, noted the applicants' dedicated support to the community, and emphasized the need to support small business by giving pathways for them to succeed; while the location is unconventional and lacking parking, it is important to signal support and welcoming of small businesses in the community. Micro breweries and pocket businesses are valuable, adding vibrancy and inspiring other entrepreneurs and investments in the community.

Christian Morin, non-resident, expressed support for the microbrewery as an appealing addition which would draw people to the community. The tasting room model is appropriate given the changing selection of beers produced by Howl.

Claire Marden, resident, spoke in favour of supporting new small businesses coming to the community, and appreciated the applicants' collaboration with the community and use of local products. The proposal brings vibrancy and activity, and helps make Esquimalt a world class destination.

Jordan Marlow, resident, has supported Howl Brewing at the Farmers Market, but supports the addition of a tasting room as another option to try their beers, especially given its accessibility to pedestrians.

Mayor Desjardins invited members of the public to speak for a second, third and final time. There were no further speakers.

d) Adjournment of Hearing

Mayor Desjardins declared the Public Hearing for Bylaw Nos. 3152 and 3153 closed.

e) Consideration of Staff Recommendation

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

1. Give third reading to Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3152;
2. Give third reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3153; and
3. Direct staff to modify the S.219 Covenant registered on title prior to adoption of Official Community Plan Bylaw, 2018, No. 2922,

Amendment Bylaw, 2025, No. 3152 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3153.

Carried Unanimously.

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

For Adoption

- 1) [25-152](#) Housing Agreement Bylaw and Rezoning Application – 602, 608, 612 & 618 Nelson Street and 1319, 1331 & 1347 Sussex Street, Staff Report No. DEV-25-016

The Director of Development Services noted that the related Development Permit application will be discussed separately under agenda item 7.1.

In response to a question from Council, staff confirmed that the Bylaw is applicable to any future development iterations at the site.

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

- 1) Adopt Housing Agreement Bylaw, 2024, No. 3127; and
- 2) Adopt Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2024, No. 3126.

Carried Unanimously.

First and Second Reading Subject to a Public Hearing

- 2) [25-140](#) Official Community Plan Amendment and Rezoning Application – 1340 Sussex Street & 1337 Saunders Street, Staff Report No. DEV-25-014

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

Applicant representatives Farouk Babul, Shawnessy Luke, and Jacob Bethell presented a PowerPoint and responded to questions from Council.

Moved by Councillor Armour, seconded by Councillor Helliwell: That Council:

- 1) Give first and second reading to Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3157;
- 2) Give first and second reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3158; and
- 3) Direct staff to schedule a Public Hearing for Amendment Bylaws No. 3157 and No. 3158.

Council comments included the following:

- The proposal's high density and provision of rental units in proximity to CFB

Esquimalt are supportable.

- Changes made to design since earlier versions, such as the inclusion of retail space, are appreciated.
- Proposed height goes beyond the vision of the OCP, even if it is not formally restricted; however, reducing height will increase massing, and the project is well-designed with architectural features to soften its height.
- Assessing the value of the proposed amenities is a challenge.
- Applicant's focus on implementation of the Tenant Assistance Policy is appreciated, but it remains a challenge to determine if it is sufficient; the public hearing will be beneficial as an opportunity to hear community feedback.
- Addition of park space will benefit the neighbourhood, and relieve demand on other parks.
- Proposed unit sizes are of concern; the high demand for rental housing may mean that they will get filled, but reconsidering layouts to improve livability would be beneficial.
- Given the project's potential impact on infrastructure capacity, the proposed amenities may be insufficient.
- Provision of rental housing is appreciated, and the mix of unit sizes provides options which may meet the evolving needs of tenants.
- Ongoing updates regarding the uptake and success of tenant relocation are appreciated.
- Proposed height and massing provide appropriate air space and livability given the proximity of other tall developments.
- Challenges faced by tenants in this process are recognized, but safety and accessibility concerns in the existing buildings are also of concern.

Moved by Councillor Morrison, seconded by Councillor Brame: That the main motion be amended to add a Section 219 Covenant provision requiring that the indoor amenity space be a fitness facility, without the option for conversion at a later date.

Council comments included:

- Similar requirements have been added to other projects in the past, and can help address increased demands on recreation facilities.
- Applicant's acknowledgement of growing demand for recreation and fitness spaces is sufficient, and introducing a formal restriction on the amenity space is not needed.
- Allowing the applicant to determine amenity space details based on demand is supportable.

The amendment to the main motion was put, and Defeated with Mayor Desjardins and Councillors Armour, Boardman, Brame, and Helliwell

Opposed.

The applicant and staff provided responses to Council questions regarding options for reconsidering the proposed amenities.

MAIN MOTION:

Moved by Councillor Armour, seconded by Councillor Helliwell: That Council:

- 1) Give first and second reading to Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3157;
- 2) Give first and second reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3158; and
- 3) Direct staff to schedule a Public Hearing for Amendment Bylaws No. 3157 and No. 3158. Carried Unanimously.

The Regular Council meeting recessed at 8:55 PM and reconvened at 9:01 PM with all members of Council present.

8. PUBLIC INPUT ON AGENDA ITEMS 9, 10, 11, 12, AND 13

Item 11.2 - Email dated May 26, 2025 from Geoff Clark, MAC Reno Re: Rainbow Kitchen Loading Dock Renovation - Request for Support

Geoff Clark, MAC Reno, provided additional details regarding the request, noting that the renovated loading dock would increase capacity and efficiency of food deliveries, and respond to increasing demand within the community. The Rainbow Kitchen already receives grant funding from the Township, so this additional request is to fund permit costs associated with the renovation. As the project is in the planning phase, discussions are ongoing regarding the final amount requested, but with current estimates, an addition of \$500 to the request is necessary.

Item 10.1 - Parking Bylaw, 2025, No. 3089, Staff Report No. DEV-25-022

Colin Stange, non-resident Esquimalt property owner, noted that until the new Parking Bylaw is adopted, their construction of a fourplex at 809 Intervale Avenue faces delays. Their project's current classification as a townhome means 2 stalls per unit are currently required, while only 1 is required for those classified as Small-Scale Multi-Unit Housing; the resulting delay has been costly, and moving the Parking Bylaw forward quickly will provide resolution.

9. STAFF REPORTS

- 1) [25-153](#) Development Permit Application – 602, 608, 612 & 618 Nelson Street and 1319, 1331 & 1347 Sussex Street, Staff Report No. DEV-25-017

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

Applicant representatives Michael Farrar and Gurk Dhaliwal presented a PowerPoint and responded to Council questions.

Council provided the following comments:

- Consideration of DRC feedback is appreciated; the current iteration of the project looks better than previous designs.
- Provision of park space is appreciated, and is enhanced by the reduced shadow of the new design.
- A number of nearby developments have come forward with similar neutral colours; there is recognition that more distinct buildings will help make for more vibrant neighbourhoods.

The Director of Development Services provided responses to Council questions regarding the Development Permit process for the project.

Moved by Councillor Brame, seconded by Councillor Morrison: That Council approve Development Permit No. DP000244, and direct staff to issue the permit and register the notice on the title of the property upon receipt of the landscape deposit. Carried with Mayor Desjardins Opposed.

2) [25-196](#) 2024 Annual Report, Staff Report No. ADM-25-025

The Manager of Communications introduced the staff report and responded to Council questions.

Moved by Councillor Armour, seconded by Councillor Boardman: That Council adopt the 2024 Annual Report as attached to Staff Report No. ADM-25-025. Carried Unanimously.

10. BYLAW READINGS NOT SUBJECT TO A PUBLIC HEARING

1) [25-191](#) Parking Bylaw, 2025, No. 3089, Staff Report No. DEV-25-022

The Director of Development Services introduced the Bylaw, noting that late correspondence from the Urban Development Institute regarding possible amendments that could be considered by Council; the Director noted that changes would be made after first reading

Moved by Councillor Helliwell, seconded by Councillor Armour: That Council Give first reading to Parking Bylaw, 2025, No. 3089. Carried Unanimously.

11. REPORTS / MINUTES FROM COMMITTEES

1) [25-197](#) Resolutions from the May 26, 2025 Special Committee

of the Whole Meeting for Ratification

Moved by Councillor Armour, seconded by Councillor Brame: That Council ratify the recommendations from the Special Committee of the Whole meeting of May 26, 2025:

1. That Council direct staff to immediately initiate discussions with BC Hydro to formulate an agreement regarding graffiti; work with Ian Diack of the Victoria Police Department who has initiated a call for volunteers to reinstate Esquimalt Together Against Graffiti (ETAG); and report back quickly to Council regarding funding materials and staff coordination of ETAG with the goal of having volunteers removing graffiti as early as June 2025.

2. That Council move the Deer Fencing Project from the "Future Projects" list to the "Active Projects" and ask staff to investigate how to amend the zoning bylaw with less effort and resources than described in the project assessment in December. Council would like the bylaw to provide for exceptions to current residential fence height limits where the intent is to deter deer, while ensuring designs remain visually permeable and safe for wildlife.

3. That Council endorse the Council Priorities Plan as amended and approve its publication to the Township of Esquimalt's website.

4. That Council receive the 2025 first period reports for information.

Carried Unanimously.

2) [25-198](#) Minutes of the Capital West Accessibility Advisory Committee meeting held on February 26, 2025

This item was received.

12. COMMUNICATIONS

For Council's Consideration

1) [25-205](#) Email dated May 26, 2025 from Geoff Clark, MAC Reno
Re: Rainbow Kitchen Loading Dock Renovation -
Request for Support

This item was received.

13. NOTICE OF MOTION

1) [25-212](#) Discussion on Development Charges - Councillors Cavens and Helliwell

The Notice of Motion was introduced and will be discussed at the June 23, 2025 Regular Council Meeting.

14. PUBLIC COMMENT PERIOD

There was no public comment.

15. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Armour: That the Regular Council meeting be adjourned at 10:06 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS

THIS 7TH DAY OF JULY, 2025

DEB HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT