



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Minutes - Draft

Council

Monday, April 27, 2026

6:00 PM

Esquimalt Municipal Hall

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

- Present:** 5 - Mayor Barbara Desjardins
Councillor Meagan Brame
Councillor Duncan Cavens
Councillor Jacob Helliwell
Councillor Tim Morrison
- Regrets:** 2 - Councillor Ken Armour
Councillor Andrea Boardman
- 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
Sarah Holloway, Manager of Corporate Services/Deputy
Corporate Officer
Alex Tang, Planner
Jonah Ross, Recording Secretary

1. CALL TO ORDER - WURTELE ROOM

Mayor Desjardins called the Regular Council meeting to order at 6:00 PM.

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

Moved by Councillor Brame, seconded by Councillor Helliwell:
That the meeting be closed to the general public in accordance to
the Community Charter:

Section 90 (1) (a), (b), and (k), 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; personal
information about an identifiable individual who is being
considered for a municipal award or honour, or who has offered
to provide a gift to the municipality on condition of anonymity;

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

Section 90 (2) (b) (i) and (ii), to discuss the consideration of information received and held in confidence relating to negotiations:

(i) 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; and

(ii) between the municipality and another local government or between another local government and a third party. Carried Unanimously.

II. CLOSED MEETING

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

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

Councillor Morrison recognized and acknowledged the Songhees and X^wsepsəm Nations on whose traditional territory we live, we learn, and we do our work.

Mayor Desjardins noted that on April 28, 2026, we will observe the Day of Mourning for persons killed or injured at the workplace; we will gather in Memorial Park in their honour, and the flags will be at half mast.

2. INTRODUCTION OF LATE ITEMS

1) [26-175](#) Late Correspondence

1) Item 6.2 - Rezoning Application - 851 Old Esquimalt Road, Staff Report No. DEV-26-015

- Danielle Snowsell - received April 25, 2026

2) Item 9.1 - Development Variance Permit Application - 604 Nelson Street, Staff Report No. DEV-26-017

- Paul Macdonald - received April 21, 2026

3) Item 10.2 - 2026 Financial Plan and Tax Rates Bylaws, Staff Report
FIN-26-010

- John Matautia - received April 27, 2026

4) Item 11.1 - April 20, 2026 Committee of the Whole Resolutions to be Ratified

- Gillian Cain - received April 20, 2026
- Bruce Cuthbert - received April 20, 2026
- Tia and Che Way - received April 20, 2026
- Matthew Brandwood - received April 21, 2026
- Cheyenne Perrin - received April 21, 2026
- Karen Lundgren - received April 21, 2026
- Diane Massey - received April 22, 2026
- River Chandler - received April 23, 2026
- Matthew Brandwood - received April 23, 2026
- River Chandler - received April 24, 2026
- Halle Shedden - received April 25, 2026
- Mary Anne Erickson - received April 25, 2026
- Kevin Cant - received April 26, 2026
- Allen Kerr - received April 26, 2026
- Jade Neilson - received April 26, 2026
- Zach Smith - received April 26, 2026
- Shannon Mills - received April 26, 2026
- Tyler Blaz - received April 26, 2026
- Frank Moore - received April 27, 2026
- Nathalie Lim Picard - received April 27, 2026
- Yvonne Noullette - received April 27, 2026
- Jacob Warnes - received April 27, 2026
- Matthew Brandwood - received April 27, 2026

3. APPROVAL OF AGENDA

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

4. ADOPTION OF MINUTES

- 1) [26-170](#) Minutes of the Regular Council meeting held April 13, 2026

Moved by Councillor Brame, seconded by Councillor Cavens: That the minutes of the Regular Council meeting held on April 13, 2026 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.

6. PUBLIC HEARING STAFF REPORTS

Background Information - Available for Viewing Separately

- 1) [26-168](#) Notice of Public Hearing - 851 Old Esquimalt Road
- 2) [26-116](#) Rezoning Application - 851 Old Esquimalt Road, Staff Report No. DEV-26-015

a) Director of Development Services - Overview of Application

Alex Tang, Planner, gave a presentation and responded to questions from Council.

b) Applicant or Authorized Representative - Overview of Application

Victoria Rameix, the applicant, gave an overview of the application.

c) Public Input

Katherine Lynn Super, resident, expressed concerns regarding recurring instances of substance use and loitering in the adjacent parking lot, the speed of vehicles entering and exiting the parking lot, and the increasing demands on parking in the area as nearby developments are completed.

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 No. 3179 closed.

e) Consideration of Staff Recommendation

Council comments included the following:

- Safety concerns regarding the adjacent parking lot are heard, and the daycare facility operators will need to respond accordingly.
- There is a significant need for childcare in the community.
- Residential neighbourhoods are the appropriate location for childcare facilities.
- The applicant's engagement of the neighbouring Church to facilitate use of their parking lot for pick-up and drop-off is appreciated, given that parking demands are usually a challenge for home-based childcare facilities.

Moved by Councillor Brame, seconded by Councillor Morrison: That Council give third reading and adopt Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2026, No. 3179. Carried Unanimously.

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

For Adoption

- 1) [26-144](#) Adoption of Bylaw to Repeal Bylaw No. 2698, 2026, No. 3182, Staff Report No. ADM-26-018

Moved by Councillor Cavens, seconded by Councillor Helliwell: That Council adopt Bylaw to Repeal Bylaw No. 2698, 2026, No. 3182. Carried Unanimously.

- 2) [26-163](#) Adoption of Development Application Procedures and Fees Bylaw, 2012, No. 2791, Amendment Bylaw, 2026, No. 3187, Staff Report No. ADM-26-020

Moved by Councillor Brame, seconded by Councillor Cavens: That Council adopt Development Application Procedures and Fees Bylaw, 2012, No. 2791, Amendment Bylaw, 2026, No. 3187. Carried Unanimously.

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

Matt Brandwood, resident, spoke in support of reviewing and amending Small-Scale Multi-Unit Housing (SSMUH) bylaws in the short term and, in the long term, exploring more nuanced changes through the Official Community Plan. Committee of the Whole and community discussions indicate that there is room for consensus, with general support for an alternative, refined approach.

9. STAFF REPORTS

- 1) [26-118](#) Development Variance Permit Application – 604 Nelson Street, Staff Report No. DEV-26-017

Alex Tang, Planner, introduced the staff report and responded to questions from Council.

Council comments included the following:

- Detailed design plans are needed for consideration of this application given the size of the proposed above-ground concrete structure.
- Postponing consideration of the application until design work is complete will allow Council and the community to understand this important aspect of the application, without causing significant delays.
- The site will become a major intersection as surrounding developments are

completed; ensuring good urban design is important.

Moved by Councillor Helliwell, seconded by Councillor Morrison: That Council postpone consideration of Development Permit No. DP000182 until receipt of the Development Permit Amendment application for consideration by Council concurrently. Carried Unanimously.

- 2) [26-117](#) Development Permit Application – 1340 Sussex Street and 1337 Saunders Street, Staff Report No. DEV-26-016

Alex Tang, Planner, gave a presentation and responded to questions from Council.

Applicant representatives Matt Kolec, Dustin Dodd, Chris Windjack, and Shawnessy Luke gave a presentation and responded to questions from Council.

Council comments included the following:

- The proposal is well-designed, and demonstrates how flexibility on height provides opportunities to create usable spaces.
- Given that existing recreation facilities in the community face increasing demand, the provision of a gym space will be appreciated by the public.
- The high quality of the urban design put forward is appropriate for the approved increase in height.
- Due to the covenant agreement, the park will remain a public space in perpetuity, and become a significant public amenity which should be celebrated.
- The proposed amenities will promote a sense of community among members of the public enjoying the park, and among building residents using indoor spaces.
- The park will be highly used, and draw people to the neighbourhood.

Moved by Councillor Cavens, seconded by Councillor Brame: That Council approve Development Permit No. DP000264 and direct staff to issue the permit and register the notice on the title of the property upon receipt of the landscape deposit. Carried Unanimously.

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

- 1) [26-142](#) Amendments to the Automated Vote Counting System Authorization and Procedures Bylaw, 2022, No. 3069 and Council Policy ADMIN-69 - Election Signs on Municipal Property, Staff Report No. ADM-26-012

The Manager of Corporate Services introduced the report and responded to questions from Council.

Council comments included the following:

- The amendment will allow for changes between vendors, which is supportable.
- Staff's work to maintain the public's confidence in the electoral process is appreciated.

Moved by Councillor Cavens, seconded by Councillor Morrison: That Council:

1. Give first, second and third readings to Automated Vote Counting System Authorization and Procedures Bylaw, 2022, No. 3069, Amendment Bylaw, 2026, No. 3184; and

2. Approve the amendment to Council Policy ADMIN-69 - Election Signs on Municipal Property, to replace the title Director of Community Safety Services with Director of Strategic Initiatives. Carried Unanimously.

2) [26-148](#) 2026 Financial Plan and Tax Rates Bylaws, Staff Report FIN-26-010

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

Council comments included the following:

- The budget process was challenging, however there is comfort with the information provided by staff and in the approach taken to work through issues.
- The tax rate increase exceeds what was initially hoped for, but maintains services that residents do not want to lose.
- While other Councils may have achieved lower tax rate increases, this generally reflects the Township's inclusion of all services and utilities under one bill.
- Some budget items, like infrastructure reserve contributions, may be less appealing but remain important to keep the community in good shape.
- There is concern that police budget items require further justification in order to ensure they are essential to Esquimalt.
- Receiving detailed budget tables earlier in future budget processes is of interest, as reviewing the full budget at later stages makes it difficult to properly assess the information.
- More comprehensive data is needed to improve assessment of the five-year financial plan.
- While expenditures appear to be at an appropriate level, there is a need to increase revenue and efficiency to address budget challenges; upcoming staff work will identify opportunities for future budget cycles.
- Recent discussions with Victoria Police Department have provided some reassurance regarding their budget requests.

- Lower tax rate scenarios were considered, but would have impacts which are difficult to support; increasing revenue, and diversifying revenue sources will help to provide relief moving forward.

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

1. Give first, second, and third readings to Financial Plan Bylaw, 2026, No. 3180; and
2. Give first, second, and third readings to Tax Rates Bylaw, 2026, No. 3181. Carried with Councillor Morrison Opposed.

11. REPORTS / MINUTES FROM COMMITTEES

- 1) [26-169](#) April 20, 2026 Committee of the Whole Resolutions to be Ratified

Council came to a consensus to take item 1 and 3 out of the group to discuss the resolutions individually.

Moved by Councillor Brame, seconded by Councillor Morrison: That the resolutions for items 2 and 4 from the April 20, 2026 Committee of the Whole meeting be ratified:

2. GHG Reduction Pathway Through Building Retrofits, Staff Memorandum No. P&R-26-005

That Council receive Staff Memorandum No. P&R-26-005 for information.

4. Community Health Needs Assessment and Health Care Playbook Discussion - Mayor Desjardins and Councillor Boardman

That Council direct staff to complete the 'Quick Win' items when possible and recommend that the creation of a Select Health Care Committee be included as an opportunity in next term's Council's Priority-Setting Workshop. Carried Unanimously.

1. Parks and Recreation - Ocean Networks Canada Radar Proposal, Staff Report P&R-26-004

Council comments included:

- The requested location at Saxe Point Park was denied, but an alternate location could be proposed.

Moved by Councillor Morrison, seconded by Mayor Desjardins: That the following resolution from the April 20, 2026 Committee of the Whole meeting be ratified:

That Council deny the installation of a marine radar by Ocean Networks Canada and the University of Victoria at Saxe Point Park. Carried with Councillor Cavens Opposed.

3. Small-Scale Multi-Family Housing (SSMFH) Options Report, Staff Report No. DEV-26-013

Council comments included the following:

- Discussion of this initiative should be policy-level, and not focused on developers who have pursued applications which are compliant with Council's Bylaws.
- This initiative is not intended to prevent missing middle housing projects; rather, it will seek to refine the implementation of SSMFH in the Township, in alignment with Bill 44.

Moved by Councillor Morrison, seconded by Mayor Desjardins: That the following resolution from the April 20, 2026 Committee of the Whole meeting be ratified:

That Council direct staff to consider more extensive amendments to the Small-Scale Multi-Family Housing related bylaws, and that prior to bringing forward draft amendments, staff be directed to undertake targeted consultation with relevant advisory bodies, including the Advisory Planning Commission and Design Review Committee, as well as small-scale developers, and to include a focused opportunity for public input, along with clear visual examples illustrating how the combined regulations function in practice, to support Council decision-making and public understanding. Carried Unanimously.

Council comments continued:

- SSMFH has been mandated by the provincial government, and any pause would have adverse implications; staff work will have greater impact through their exploration of options to refine SSMFH implementation in the Township.
- Residents' uncertainty and anxiety regarding SSMFH is heard, but there is hope that the current real estate slowdown will mean there are fewer applications coming forward while staff work to identify policy options.
- The legality of this recommendation would prove to be challenging, so development of an Esquimalt-oriented policy is preferred.
- Facilitating missing-middle housing remains a priority.
- Staff have confirmed that the review of SSMFH can move forward in a timely manner.
- Valuable feedback was received in response to discussion of the potential

pause on SSMFH.

Moved by Councillor Brame, seconded by Councillor Cavens: That Council withdraw the Committee of the Whole recommendation to direct staff to explore possibilities to temporarily pause further Small-Scale Multi-Family Housing applications. Carried Unanimously.

12. PUBLIC COMMENT PERIOD

Doug Scott, resident, inquired whether there are plans to review the impacts of bike lanes and traffic changes on commute times between Esquimalt Road and Tillicum Bridge.

Graeme Hill, resident, expressed support for Council's decision to not consider a pause on SSMFH applications, as the provincial government's interventions were necessary to remove barriers to small-scale developments at the local level, and the application process remains difficult, slow, and expensive. As well, there are many young families who want more housing, but are not able to attend Council meetings to share their perspective.

13. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Cavens: That the Regular Council meeting be adjourned at 8:45 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS

THIS DAY OF , 2026

DEB HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT