



**CORPORATION OF THE  
TOWNSHIP OF ESQUIMALT**  
**Minutes - Draft**  
**Special Meeting of Council**

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

---

Monday, March 26, 2018

5:45 PM

Esquimalt Council Chambers

---

**Present**    7 - Mayor Barbara Desjardins  
                  Councillor Meagan Brame  
                  Councillor Beth Burton-Krahn  
                  Councillor Lynda Hundleby  
                  Councillor Olga Liberchuk  
                  Councillor Susan Low  
                  Councillor Tim Morrison

**Staff:** Laurie Hurst, Chief Administrative Officer  
          Bill Brown, Director of Development Services  
          Anja Nurvo, Director of Corporate Services  
          Deborah Liske, Recording Secretary

**1. CALL TO ORDER**

Mayor Desjardins called the Regular Council meeting to order at 5:45 PM.

Mayor Desjardins acknowledged with respect that we are within the Traditional Territories of the Esquimalt and Songhees First Nations.

Mayor Desjardins acknowledged the recent passing of local musician Jason Buie and of a young Esquimalt student. Mayor Desjardins also noted the upcoming Michael Dunahee Run on Sunday and that March 26th has been officially proclaimed "Purple Day" to promote epilepsy awareness.

**2. LATE ITEMS**

The following late items were added to the agenda:

(1) Pertaining to Agenda Item 5. **STAFF REPORTS:** (1) First Reading of the Official Community Plan Bylaw, 2018, No. 2922, Staff Report DEV-18-017:

- \* Regional Context Statement prepared by Bill Brown, Director of Development Services
- \* Letter from Association des parents de l'école Victor-Brodeur dated February 19, 2018 Re: Reducing Maximum Allowable Height in Esquimalt Rd./Head St. Commercial Node
- \* Letter from Brenda Lacharity dated March 15, 2018 Re: Reducing Maximum Allowable Height in Esquimalt OCP
- \* Email from Joan Vezina dated March 17, 2018, Re: Neighbourhood Commercial Mixed-Use Designation of Esquimalt Rd./Head St. Commercial Node
- \* Email from Nan Baxter dated March 17, 2018 Re: reducing maximum

- allowable building height in Head St./Esquimalt Rd. commercial node
- \* Email from Sherry Lorin Goshinmon dated March 17, 2018 Re: Land use height change
- \* Email from Judith Phillips dated March 21, 2018 Re: Reducing maximum allowable heights in Esquimalt/Head Street commercial node
- \* Email from Courtney Brown dated March 22, 2018 Re: Esquimalt Road / Head Street Neighbourhood
- \* Letter from Willie MacGillivray and Susanne Currie dated March 22, 2018 Re: Proposed development at corner of Esquimalt Road and Head Street
- \* Email from Michael Sheward dated March 24, 2018 Re: Draft OCP - amendment that would re-designate the Esquimalt/Head Commercial node to Neighbourhood Commercial Mixed-Use (up to 6 storeys)
- \* Email from Judith Phillips dated March 24, 2018 Re: Maximum allowable building heights
- \* Email from Allyson Hoffman and Michael Joseph Hoffman dated March 24, 2018 Re: OCP and twelve storey buildings
- \* Email from Marc Phillips dated March 24, 2018 Re: Reducing maximum allowable heights in Esquimalt/Head Street commercial node
- \* Email from Jacques and Isabelle Lacoste dated March 24, 2018 Re: new community plan
- \* Email from Trev Neufeld dated March 25, 2018 Re: Commercial mixed-use
- \* Email from Ted Weick and Lynn Brochu dated March 25, 2018 Re: Neighbourhood Building heights along Esquimalt Road
- \* Email from Mason Cox dated March 25, 2018 Re: Neighbourhood Commercial Mixed-Use Building Height Proposal
- \* Email from Katrina Dwulit dated March 25, 2018 Re: Neighbourhood Commercial Mixed-Use in regards to development on Esquimalt Road
- \* Email from Lindsey Hawke dated March 25, 2018 Re: Neighbourhood commercial mixed use designation of Esquimalt Rd and Head St
- \* Email from Matthew Donnelly dated March 26, 2018 Re: Land Use Change Request
- \* Email from Darlene Duncan dated March 26, 2018 Re: Pacific House Lexi Dev. Head and Esq Rd
- \* Email from Erin Donnelly dated March 26, 2018 Re: Esquimalt Rd and Head St land use designation change
- \* Email from Stephen Fortner dated March 26, 2018 Re: OCP
- \* Email from Fillippo Ferri dated March 26, 2018 Re: OCP Bylaw, First Reading

### **3. APPROVAL OF THE 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. PUBLIC INPUT (On items listed on the Agenda)  
Excluding items which are or have been the subject of a Public Hearing.**

Roslynne Mitchell, *resident*, pleased with OCP update designating Esquimalt Road / Head Street node as Neighbourhood Commercial Mixed Use.

Rosemary Murray, *resident*, in favour of six storey height limits for commercial mixed use zones and in support of the West Bay Development Guidelines.

Carole Witter, *resident*, appreciative of the many public engagement opportunities during OCP review process and supports the Esquimalt Road / Head Street node as Neighbourhood Commercial Mixed Use.

Darlene Duncan, *resident*, supports the mixed use commercial node six storey.

Doug Scott, *resident*, in favour of designation change at Esquimalt Road / Head Street from 3.0 to 1.5 limit to six storeys.

Willie MacGillivray, *resident*, supports six storeys at Esquimalt Road / Head Street, 12 storeys is overwhelming.

Albert Lacharity, *resident*, restrict Esquimalt Road / Head Street node to six storeys.

Christie Eng, *resident*, supports six storeys, not twelve storeys at Esquimalt Road / Head Street, not in favour of height exemptions.

Geoff Murray, *resident*, in favour of expansion of detached accessory dwelling units to increase densification, in favour of a six storey height restriction.

Terry Prentice, *resident*, concerned with abundance of "weasel clauses" that could be used against developments that come forward.

Ronald Driedger, *resident*, in favour of a reduced maximum height for development, specifically on Esquimalt Road at Head Street.

Muriel Dunn, *resident*, does not support twelve storeys on Esquimalt Road.

Robert Evans, *non-resident*, flexibility needed to achieve the objectives and goals to upgrade Esquimalt Road to match Victoria's section.

Emmy Labonte, *resident*, supports six storeys in 800 block Esquimalt Road.

Norman Carter-Sim, *resident*, in favour of low / lower cost housing and garden level suites for aging in place.

Colin MacLock, *resident*, in favour of neighbourhood commercial mixed use designation Esquimalt Road and Head Street.

## 5. STAFF REPORTS

### *Development Services*

- 1) [18-135](#) First Reading of the Official Community Plan Bylaw, 2018, No. 2922, Staff Report DEV-18-017

The Director of Development Services provided a Powerpoint Presentation, an update on the regional context statement population projection and responded to questions from Council.

Council comments included (Staff response in italics):

- \* Community GHG emissions - note it is the 2007 values
- \* GHG reduction target date - change from 2020 to 2030
- \* View corridors, better photos, explanation. *Will bring forward at 2nd reading.*
- \* Include income statistics. *Available and can be included.*
- \* Economic development strategy and enhancement of commercial areas. *Analysis to incorporate economic development strategy into OCP.*
- \* Industrial Park - include Tech.
- \* Heritage values appendix missing. *Will include at second reading.*
- \* Trail system along shore, contingent upon Federal policies relating to divestment of Federal lands.
- \* More on families, young families and children demographics. *Include demographic composition of entire community.*
- \* Build policy around public and private facilities
- \* Missing youth and youth orientated activities and amenities for outdoor play.
- \* Rental units designed for young families
- \* Refer draft OCP to Island Corridor Foundation.
- \* Stronger emphasis on electric plug-in's than encourage. *Parking bylaw.*
- \* Highlight main goals of document at front.

Moved by Councillor Liberchuk, seconded by Councillor Burton-Krahn: That the draft Official Community Plan be amended to expand the land use designation of Neighbourhood Commercial Mixed Use up to six storeys along all of Esquimalt Road.

Moved by Councillor Lowe, seconded by Councillor Brame: That the Main motion be amended to separate the motions as follows:

Motion 1: That the land use designation of High Density Residential along Esquimalt Road be changed to Neighbourhood Commercial Mixed Use.

Motion 2: That the land use designation of Medium Density Residential along Esquimalt Road from Dominion Road to Canteen Road be changed to Neighbourhood Commercial Mixed Use with a residential floor area ratio of 2 when no commercial use is included in the land use. Carried.

In Favour: 6 - Councillor Brame, Mayor Desjardins, Councillor Hundleby, Councillor Liberchuk, Councillor Low and Councillor Morrison

Opposed: 1 - Councillor Burton-Krahn

The vote was taken on Motion 1 and declared Carried.

In Favour: 6 - Councillor Brame, Councillor Burton-Krahn, Councillor Hundleby, Councillor Liberchuk, Councillor Low and Councillor Morrison

Opposed: 1 - Mayor Desjardins

The vote was taken on Motion 2 and declared Carried Unanimously.

The Director of Development Services clarified that a policy statement should be added that, notwithstanding that land that has been designated as Neighbourhood Commercial Mixed Use, there is no obligation for a commercial aspect.

Moved by Councillor Low, seconded by Councillor Burton-Krahn: That the draft Official Community Plan be amended to change the land use designation of the properties on Saunders Street, Sussex Street, Miles Street, Astle Street, Nelson Street and Constance Avenue on the north side of Esquimalt Road, identified in Schedule B - Proposed Land Use Designations - as High Density Residential, to Medium Density Residential, with the exception of lots with frontage on Admirals Road or Esquimalt Road, with those properties to be designated Neighbourhood Commercial Mixed Use. Carried.

In Favour: 6 - Councillor Brame, Councillor Burton-Krahn, Councillor Hundleby, Councillor Liberchuk, Councillor Low, and Councillor Morrison

Opposed: 1 - Mayor Desjardins

Moved by Councillor Brame, seconded by Mayor Desjardins: That the draft Official Community Plan be amended to include information, statistics and data about families within our community. Carried Unanimously.

Moved by Councillor Liberchuk, seconded by Councillor Brame: That the draft Official Community Plan be amended to include provisions to encourage rental developments aimed at different demographics, including developments designed for young families to meet the needs of our growing community. Carried Unanimously.

Moved by Councillor Hundleby, seconded by Councillor Liberchuk: That the draft Official Community Plan be amended to include provisions related to the importance of the Gorge Waterway as an accessible and useable waterfront and resource to the community. Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Hundleby: That the draft Official Community Plan be amended to include the following statement under the community profile section: Esquimalt is a community that embraces newcomers to Canada and strives to be more diverse and inclusive of multicultural services and planning. Carried Unanimously.

Moved by Councillor Low, seconded by Councillor Liberchuk: That the

draft Official Community Plan be amended to change the land use designation of the block of Admirals Road and Naden Street, identified in Schedule B – Proposed Land Use Designations – as Medium Density Residential to Neighbourhood Commercial Mixed Use; and the lots on Colville Road lining up with the Federal lands to the south, also be changed from Medium Density Residential to Neighbourhood Commercial Mixed Use.

Moved by Councillor Brame, seconded by Councillor Low: That the Main motion be amended to separate the motions as follows:

Motion 1: That the draft Official Community Plan be amended to change the land use designation of the block of Admirals Road and Naden Street, identified in Schedule B – Proposed Land Use Designations – as Medium Density Residential to Neighbourhood Commercial Mixed Use.

Motion 2: That the draft Official Community Plan be amended to change the land use designation of the lots on Colville Road lining up with the Federal lands to the south from Medium Density Residential to Neighbourhood Commercial Mixed Use. Carried Unanimously.

The vote was taken on Motion 1 and declared Carried Unanimously.

The vote was taken on Motion 2 and declared Defeated.

In Favour: 3 - Mayor Desjardins, Councillor Liberchuck, Councillor Morrison

Opposed: 4 - Councillor Brame, Councillor Burton-Krahn, Councillor Hundleby, Councillor Low

Moved by Councillor Liberchuk, seconded by Councillor Burton-Krahn: That the draft Official Community Plan be amended to include the following objective and policy statements:

Objective: To support the essence of the Agricultural Land Reserve so we can enhance food security in our community.; and

Policy Statement: Support innovative ideas and opportunities that promote and enhance the wellbeing of our community.; and

Policy Statement: Support modern urban food production and distribution methods than enhance our food security in the region.; and

That the existing policies be removed. Carried Unanimously.

Moved by Councillor Low, seconded by Councillor Burton-Krahn: That the draft Official Community Plan be amended to include household income data and demographic data along with housing affordability thresholds to provide guidance for future land use decisions by Council. Carried Unanimously.

Moved by Councillor Brame, seconded by Councillor Liberchuk: That the draft Official Community Plan be amended to add community gardens and more green family play space for residents if the developer wishes higher

density. Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Liberchuk: That the draft Official Community Plan be amended to change the name of the Esquimalt Industrial Park to the Esquimalt Business Park. Carried Unanimously.

Moved by Mayor Desjardins, seconded by Councillor Burton-Krahn: That the draft Official Community Plan be amended to expand and elaborate on the value of Victoria's harbour and inner harbour to Esquimalt. Carried Unanimously.

Moved by Mayor Desjardins, seconded by Councillor Brame: That the draft Official Community Plan be amended to include a policy statement that will encourage our family of schools to become community schools to provide the opportunity for the community to access and integrate with the schools. Carried Unanimously.

Moved by Mayor Desjardins, seconded by Councillor Brame: That the draft Official Community Plan be amended to include policy to encourage dialogue between the major employers to ensure that should a ferry become viable that the service be made available to everyone. Carried Unanimously.

Moved by Councillor Brame, seconded by Councillor Morrison:

1) That Council give first reading to "Official Community Plan Bylaw, 2018, No. 2922" (Schedule A of Staff Report DEV-18-017) being the bylaw to adopt the Township of Esquimalt Official Community Plan as amended with the inclusion of the regional context statement and the comments provided by Council.

2) That Council authorize staff to refer Official Community Plan Bylaw, 2018, No. 2922 to the Agricultural Land Commission pursuant to Section 477 (3) (b) of the Local Government Act.

3) That Council authorize staff to refer Official Community Plan Bylaw, 2018, No. 2922 to the following governments, agencies, and organizations:

- a. Esquimalt First Nation
- b. Songhees First Nation
- c. CFB Esquimalt, Office of the Base Commander
- d. Esquimalt Chamber of Commerce, President
- e. West Bay Residents Association, President
- f. City of Victoria, Director of Development Services
- g. District of Saanich, Director of Development Services
- h. Town of View Royal, Director of Development Services
- i. BC Transit, Planning Manager
- j. Tourism Victoria, Chief Executive Officer
- k. School District No. 61, Office of the Superintendent

- l. Macaulay Elementary – Principal and Parent Advisory Committee
- m. Rockheights Middle School – Principal and Parent Advisory Committee
- n. Esquimalt High School – Principal and Parent Advisory Committee
- o. Conseil scolaire francophone de la Colombie-Britannique – Director General
- p. L'école Victor-Brodeur, Principal and Parent Advisory Committee
- q. Capital Regional District, Board
- r. Island Health, Vice President, Communications and Stakeholder Engagement
- s. Urban Development Institute, Executive Director
- t. Victoria Esquimalt Harbour Society
- u. Island Corridor Foundation

4) That Council authorizes the Corporate Officer to schedule a Public Hearing for Official Community Plan Bylaw, 2018, No. 2922, and to advertise for same in the local newspaper. Carried Unanimously.

**6. PUBLIC INPUT (On items listed on the Agenda)  
Excluding items which are or have been the subject of a Public Hearing.**

Mayor Desjardins called three times for public input and there was none.

**7. ADJOURNMENT**

Moved by Councillor Brame, seconded by Councillor Burton-Krahn: That the Special Council meeting be adjourned at 8:53 PM. Carried Unanimously.

---

MAYOR BARBARA DESJARDINS  
THIS date DAY OF month, 2018

---

ANJA NURVO, CORPORATE OFFICER  
CERTIFIED CORRECT