



**CORPORATION OF THE
TOWNSHIP OF ESQUIMALT**
Minutes - Draft
Council

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

Monday, July 21, 2025

6:45 PM

Esquimalt Council Chambers

**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 Duncan Cavens
Councillor Tim Morrison

Regrets: 1 - Councillor Jacob Helliwell

Staff: Dan Horan, Chief Administrative Officer
Deb Hopkins, Director of Corporate Services/Corporate Officer
Bill Brown, Director of Development Services
Matt Furlot, Fire Chief
James Davison, Manager of Development Services
Alex Tang, Planner
Sarah Holloway, Manager of Corporate Services/Deputy Corporate Officer

1. CALL TO ORDER

The Mayor called the Regular Council meeting to order at 6:45 PM.

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

Moved by Councillor Brame, seconded by Councillor Cavens: That pursuant to Section 90(1) (a) 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. 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 Meeting of Council be reconvened at 7:01 PM. Carried Unanimously.

Councillor Boardman acknowledged that we are on the unceded territory of the Songhees Nation and Kosapsum Nation and thanked 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. INTRODUCTION OF LATE ITEMS

1) [25-288](#) Late Correspondence

1) Item 6.2 - OCP Amendment and Rezoning Application Public Hearing and Third Reading - 1005 Tillicum Rd - Staff Report No. DEV-25-036

- Joshua Galbraith - received July 16, 2025
- Sarah Addis - received July 21, 2025
- Sandra Valens - received July 21, 2025
- Jevgenis Djabkins, AE Electric Ltd & AE HVAC Systems - received July 21, 2025
- Sinisha Ivaz, Sunset Lodge - received July 21, 2025
- Shane Martin - received July 21, 2025

2) Item 10.1 - Rezoning Application and Housing Agreement Bylaw - 1007 Arcadia Street, Staff Report No. DEV-25-078

- Rob McDermot - received July 16, 2025
- Giles Collins - received July 16, 2025
- Ed & Kim Hooper - received July 16, 2025
- Tara Hastings & Lynn Stokes - received July 17, 2025
- Lizanne Chicanot - received July 17, 2025
- Matt Stone - received July 18, 2025
- Diane Fillmore - received July 18, 2025
- Corinne Robinson - received July 18, 2025
- Darcy & Aline Hicks - received July 19, 2025
- Geneviève Lemay - received July 19, 2025
- Adrien Richardot - received July 19, 2025
- Maurine Karagianis - received July 20, 2025
- Trevor & Kate Stott - received July 20, 2025
- Robert Stock - received July 20, 2025

3. APPROVAL OF AGENDA

Moved by Councillor Morrison, seconded by Councillor Brame: That the agenda be approved with item 10.1 "Rezoning Application and Housing Agreement Bylaw - 1007 Arcadia Street, Staff Report No. DEV-25-078" moved up to be item 9.1; the agenda renumbered accordingly, and with the inclusion of the late items. Carried Unanimously.

4. ADOPTION OF MINUTES

- 1) [25-286](#) Minutes of the Regular Council Meeting held on July 7, 2025
- 2) [25-285](#) Minutes of the Special Council Meeting held on July 14, 2025

Moved by Councillor Brame, seconded by Councillor Cavens: That the minutes of the Regular Council Meeting held on July 7, 2025 and the Special Council Meeting held on July 14, 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.

6. PUBLIC HEARING STAFF REPORTS***Background Information - Available for Viewing Separately***

- 1) [25-287](#) Notice of Public Hearing - 1005 Tillicum Road
- 2) [25-269](#) OCP Amendment and Rezoning Application Public Hearing and Third Reading - 1005 Tillicum Rd - Staff Report No. DEV-25-036

a) Director of Development Services - Overview of Application

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

The purpose of the application is to amend the Zoning Bylaw and the Official Community Plan to permit a mixed-use development consisting of 32 residential units and one commercial unit at a combined density of 1.3 FAR.

b) Applicant or Authorized Representative - Overview of Application

The applicant, Xeniya Vins of XV Architecture, presented a PowerPoint and responded to questions from Council.

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

c) Public Input

Holly Courtright, President of the Esquimalt Chamber of Commerce,

spoke in support of the development's mixed use zoning as it will help address the lack of housing supply and provide a commercial service within a walkable distance for the neighbourhood. Although the commercial space is small there is a need for different sizes of commercial space in Esquimalt.

Brian Gray, resident, expressed frustration with the lack of dedicated parking space for healthcare support workers at the development and emphasized the need for dedicated parking space at all developments.

Alicia Gomez, resident, spoke in support for the development and commercial space but worries the Township's vision for increased construction will lead to the removal of trees which will be bad for the environment.

Ian Eis, resident, expressed concerns with the sewer capacity as it has plugged and flooded residents basements a few times and will not have the capacity for 36 units should the development be approved.

Elizabeth Keepence, resident, expressed concerns with the capacity of the sewer line and surface drainage for those properties downhill from the development.

Janos Farkas, co-applicant, informed Council that they had done their due diligence and are aware of the sewage line that traverses 3 backyards from the development and made assurances that there is a pipeless procedure that can be done to replace the old sewer line that will be more flexible, not susceptible to root damage and will provide a benefit to the adjacent neighbours.

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. 3162 and 3163 closed.

e) Consideration of Staff Recommendation

Council comments included the following:

- The development is supportable due to the acceptable level of density for the specific area and the height and use is consistent with the neighbouring building directly across the street from the property.
- The concerns brought by residents regarding the sewage

infrastructure has been addressed by the developer.

- The amenity space is appreciated.
- The preservation of the trees and inclusion of greenspace is appreciated.
- The storm water should be treated on site, the neighbours should report any future issues to the engineering department.
- Island Health should be engaged when researching future OCP and Parking bylaw amendments to discuss health support worker parking.
- The shifting market that the developer is navigating in deciding on either rental or ownership units was acknowledged.

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

1. Give third reading to Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3162;
2. Give third reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3163; and
3. Direct staff to register on title a S.219 Covenant and S.218 Statutory Right-of-Way agreement prior to adoption of Amendment Bylaws 3162 and 3163. Carried Unanimously.

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

For Adoption

- 1) [25-283](#) Adoption of Parks and Recreation Regulation Bylaw, 2007, No. 2665, Amendment Bylaw, 2025, No. 3165, Staff Memorandum ADM-25-036

Moved by Councillor Brame, seconded by Councillor Morrison: That Parks and Recreation Regulation Bylaw, 2007, No.2665, Amendment Bylaw, 2025, No. 3165 be adopted. Carried Unanimously.

- 2) [25-282](#) Adoption of Streets and Traffic Regulation Bylaw, 2017, No. 2898, Amendment Bylaw, 2025, No. 3166, Staff Memorandum ADM-25-035

Moved by Councillor Cavens, seconded by Councillor Boardman: That Streets and Traffic Regulation Bylaw, 2017, No. 2898, Amendment Bylaw, 2025, No. 3166 be adopted. Carried Unanimously.

- 3) [25-284](#) Adoption of Bylaw to Repeal Bylaw No. 2637, 2025, No. 3167, Staff Memorandum No. ADM-25-037

Moved by Councillor Brame, seconded by Councillor Boardman: That Bylaw to Repeal Bylaw No. 2637, 2025, No. 3167 be adopted. Carried Unanimously.

8. PUBLIC INPUT ON AGENDA ITEMS 9, 10, 11 AND 12Item 9.1 Rezoning Application and Housing Agreement Bylaw - 1007 Arcadia Street

Maurine Karagianis, resident, expressed opposition due to the dense lot coverage, extensive excavation which will impact the tree roots, the size and scope of the building not fitting with the neighbourhood and the loss of waterviews for some neighbours.

Ed Hooper, resident, expressed opposition due to the development not fitting with the neighbourhood character, the loss of trees and greenspace which could impact drainage and increase the risk of flooding, and the overshadowing of properties.

Kim Hooper, expressed opposition due to the height, loss of privacy and sun exposure in her yard and the development not fitting with the character of the neighbourhood.

Lynn Stokes, resident, requested that Council deny the application due to the height and density, unappealing and institutional appearance, possible tree root damage of her Garry Oak tree, loss of greenspace, and site drainage and sewer capacity concerns.

Tara Hastings, resident, urged Council to deny the application due to the negative impact on the neighbours from the height which will result in a loss of privacy and an increase in shadowing.

Rob Mcdermott, resident, expressed concerns with the absence of a shadow study especially due to his recent investment in solar panels which may not prove to be effective due to the expected decrease in sun exposure on his property.

Corinne Robinson, resident, spoke in opposition due to the height, density and unappealing esthetic.

Genevieve Lemay, resident, spoke in opposition to the application as it doesn't fit in with the neighbourhood.

Adrien Richardot, resident, expressed concerns with the height, as most of his living spaces will be facing the development so he will lose both light and views of the sky.

Lizanne Chicanot, resident, spoke in opposition to the development as it doesn't fit with the neighbourhood. The resident is supportive of

densification but would prefer a two storey townhouse development instead of the proposed application.

Erin Cozier, non resident, spoke in opposition due to concerns with the precedent setting height of the development and not fitting with the neighbourhood.

Kate Stott, resident, expressed opposition due to the loss of views for some neighbours, lack of privacy in neighbouring yards, the height, and lack of fit for the neighbourhood and property.

Simon Delort, resident, expressed concern about the amount of new construction that is negatively effecting the family friendly neighbourhoods and spoke in opposition due to the reduced sunlight resulting from the height of the property, and the impact on traffic and parking.

Isaac Suran, resident, requested that the project not be disregarded entirely and could be adjusted for height and issues with shadowing, as the region needs more housing supply and experiences some of the lowest rental vacancy and highest rates in the country.

Rebecca Rudyk, resident, expressed opposition as the development doesn't fit with the neighbourhood and is not supported by the immediate neighbours.

Richard Ackrill, resident, spoke in opposition due to the height, density, impact on parking in the neighbourhood, infrastructure challenges to do with storm water runoff, sewer backup and the negative impact on the closest neighbours to the development.

Father of Genevieve Lemay, non resident, spoke in opposition due to the negative impact the development will have on the neighbours and the resulting mental health challenges the neighbours are experiencing.

Karim Mouneimne, non resident, spoke in opposition due to the development negatively impacting the neighbours.

Valerie Delort, resident, expressed concerns over the height of the building the shadowing of neighbouring properties, the lack of privacy and loss of views for some residents.

Janice Dunning, informed Council that the location is on a small cul de sac with a deep slope to the Gorge Waterway which has limited street parking so

residents are concerned with storm water run off, sewage capacity and parking challenges with the development.

Council recessed at 9:18 PM and reconvened at 9:20 PM with all members of Council present.

9. STAFF REPORTS

- 1) [25-096](#) Rezoning Application and Housing Agreement Bylaw - 1007 Arcadia Street, Staff Report No. DEV-25-078

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

The purpose of the application is to request a change in zoning from RS-1 [Single Family Residential] to Comprehensive Development District No. 166 to accommodate the proposed 6-unit townhouse residential building.

The applicants, Raj Kahlon, Owner, and Rachael Sansom of Grayland Consulting Ltd., presented a PowerPoint and responded to questions from Council.

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

1. Give first reading to Housing Agreement Bylaw, 2025, No. 3156 and to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3155; and,
2. Direct that shadow studies be conducted with both the current roof design and a with a flatter roof option.

Council comments included the following:

- The look of the design with the current roof line is attractive, but further information on the impacts of shadowing are required prior to making a decision on changing the roof style and height.
- The proposal pushes the boundaries on height and densification.
- Staff should provide information on what development provincial Bill 44 will allow for on the site for further context and to inform Council's decision.

Moved by Councillor Morrison, seconded by Councillor Brame: That the motion be amended to include that Council direct staff to provide additional information on the full ramifications and context of the Bill 44 alternatives for the site. Carried Unanimously.

Council discussion continued:

- The development is not appropriate for the lot due to its height and density.
- There should be an amendment to the zoning bylaw that keeps the six residential and one visitor parking spaces in perpetuity, notwithstanding the parking bylaw.

- The parking amendment should not be addressed until we understand the full implications of Bill 44.
- There is a risk that what is allowed under Bill 44 may not alleviate the concerns of the neighbours.
- There is an interest to see the other proposals in compliance with Bill 44 that have been authorized by the Director of Development Services, under his delegated authority.

Main Motion as Amended

Moved by Councillor Armour, seconded by Councillor Cavens:

That Council

1. Give first reading to Housing Agreement Bylaw, 2025, No. 3156 and to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3155;
2. Direct that shadow studies be conducted with both the current roof design and a with a flatter roof option; and
3. Direct staff to provide additional information on the full ramifications and context of the Bill 44 alternatives for the site. Carried with Councillor Boardman and Brame Opposed.

- 2) [25-275](#) Fire Suppression Level of Service, Staff Report No. FIRE-25-007

The Fire Chief presented a PowerPoint and responded to questions from Council.

Council commented that the information provided was useful and allows for a more in depth understanding.

Moved by Councillor Cavens, seconded by Councillor Brame: That Council receive this report for information and confirm that the targeted minimum level of service for fire suppression is four firefighters on the Engine and two on the Ladder/Rescue truck, for a total of six suppression personnel per shift. Carried Unanimously.

- 3) [25-271](#) Trial of Temporary Firefighters to Reduce Overtime, Staff Report No. FIRE-25-006

The Fire Chief introduced the report and responded to questions from Council.

Council comments included the following:

- There will be a net savings during the trial period.
- There are concerns with considering this resource request prior to the annual budget discussion, but it provides a better understanding of options going forward.

Moved by Councillor Armour, seconded by Councillor Morrison: That Council approve a six-month trial to hire two temporary full-time

firefighters in August 2025, for the purpose of measuring the impact on overtime costs and departmental wellness; and that staff report back to Council with the results of the trial, including an evaluation of operational effectiveness, wellness outcomes, and financial impact, as described in the staff report FIRE-25-006. Carried Unanimously.

4) [25-264](#) Statutory 1-Year Provincial Housing Targets Reporting, Staff Report No. DEV-25-035

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

1. Pursuant to Section 4 (3) (a) of the Housing Supply Act, receive the Year 1 Housing Target Progress Report Form attached as Appendix "A" to staff report DEV-25-035;

2. Authorize the Chief Administrative Officer or his delegate to, as soon as practicable, publish the report on the Township of Esquimalt's website; and

3. Authorize the Chief Administrative Officer or his delegate to, as soon as practicable, submit the report to the Minister of Housing and Municipal Affairs. Carried Unanimously.

10. BYLAW READINGS NOT SUBJECT TO A PUBLIC HEARING

1) [25-256](#) Rezoning Application - 621 Constance Avenue, Staff Report No. DEV-25-034

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

The purpose of the application is to change the zoning from RM-4 [Multiple Family Residential] to Comprehensive Development District No. 169 to accommodate the proposed 6-storey, 17-unit residential development.

The applicant, architect Graeme Verhulst of Waymark Architecture, presented a PowerPoint and responded to questions from Council.

Moved by Councillor Morrison, seconded by Councillor Armour: That Council extend the time of adjournment from 10:30 PM until 11:00 PM. Carried Unanimously.

Council comments included the following:

- The project is innovative, has a high percentage of two and three bedroom units and fits well in a neighbourhood of varying densities and building forms.
- The Official Community Plan (OCP) currently does not allow commercial

development without amending the OCP, which is a limitation that should be changed in the near future.

Moved by Councillor Cavens, seconded by Councillor Brame: That Council give first, second, and third reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3168. Carried Unanimously.

11. COMMUNICATIONS

For Council's Consideration

- 1) [25-277](#) Email from BC Assessment dated July 14, 2025 Re: Invitation to meet during the 2025 UBCM Convention.

This item was received with no discussion.

12. RISE AND REPORT (FROM IN CAMERA)

- 1) [25-274](#) Rise and Report from the In Camera meeting of July 7, 2025

At the In Camera meeting held on July 21, 2025, Council passed the following resolution:

That Council appoint Kody Thomson to the Advisory Planning Commission Design Review Committee for a term commencing immediately upon appointment and concluding December 31, 2027.

At the In Camera meeting held on July 7, 2025, Council passed the following resolution:

That Council direct the Mayor to send a letter to the Victoria and Esquimalt Police Board requesting reconsideration of the remuneration policy with regard to elected officials.

13. PUBLIC COMMENT PERIOD

There was no public input.

14. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Boardman: That the Regular Council meeting be adjourned at 10:36 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS

THIS DAY OF , 2025

DEB HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT