



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

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

Committee of the Whole

Monday, May 13, 2024

6:00 PM

Esquimalt Council Chambers

Present 7 - Mayor Barbara Desjardins
Councillor Ken Armour
Councillor Darlene Rotchford
Councillor Andrea Boardman
Councillor Duncan Cavens
Councillor Jacob Helliwell
Councillor Tim Morrison

Councillors Armour and Cavens attended the Committee of the Whole meeting via conference call.

Staff: Dan Horan, Chief Administrative Officer
Bill Brown, Director of Development Services
Steve Knoke, Director of Parks & Recreation
James Davison, Manager of Development Services
Deb Hopkins, Corporate Officer/Director of Corporate services
Jonah Ross, Recording Secretary

Others: Chief Constable Manak, Victoria Police Department (VicPD)
Inspector Mike Brown, VicPD Esquimalt Division

1. CALL TO ORDER

Mayor Desjardins called meeting to order at 6:00 pm.

Mayor Desjardins welcomed special guests Judy and Joe Rotchford, from Conception Harbour, Newfoundland; Judy is mayor of Conception Harbour.

Councillor Rotchford acknowledged that we are gathered on Lekwungen territory, and that Council is committed to building strong and enduring relationships with our neighbouring First Nations governments, the Songhees and Esquimalt Nations.

2. INTRODUCTION OF LATE ITEMS

1) [24-245](#) Late Correspondence

1. Item 6.3 - Mark Eraut - Representative of businesses along Esquimalt Road between Constance Avenue and Fraser Street Re: Bike Lanes

• Ryan Jabs - received May 10, 2024

- Sally Johnson - received May 12, 2024
- Olivia Johnson - received May 13, 2024
- Kym Thrift - received May 13, 2024
- Leah Honka - received May 13, 2024
- Suzanne Helston - received May 13, 2024
- Naomi Hodge - received May 13, 2024
- Shaan Nagra - received May 13, 2024

2. Item 7.2 - Small Scale Multi Unit Housing (SSMUH) Update Report - Report No. DEV-24-032

- Xeniya Vins - received May 13, 202

3. APPROVAL OF THE AGENDA

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

4. ADOPTION OF MINUTES

- 1) [24-231](#) Draft Minutes of the Committee of the Whole Meeting held April 15, 2024

Moved by Councillor Boardman, seconded by Councillor Rotchford: That the minutes of the Committee of the Whole meeting held on April 15, 2024 be adopted as circulated. Carried Unanimously.

5. PUBLIC INPUT ON ITEMS 6 AND 7

Item 6.3 - Mark Eraut - Representative of businesses along Esquimalt Road between Constance Avenue and Fraser Street Re: Bike Lanes

Josh Katz-Rosene spoke in support of expanding the Active Transportation Network's protected bike lanes on Esquimalt Road, noting the value of improved safety to families in the community, and the potential for active transportation options to contribute to reduced demand for street-parking as more people are able to safely travel around the Township.

Paulina Marczak noted the challenges of cycling safely through Esquimalt without protected bike lanes, and the improved access for people of all ages and abilities to safe transportation options.

Meredith James noted her support for expanded bike lane infrastructure as an owner of a small business in the Township, highlighting existing similar protected networks in other cities as indicative of potential benefits to Esquimalt.

Matty Lott, nearby business owner, expressed concern regarding the lack of feedback from business-owners in planning the Active Transportation Network expansion, as well as the uncertainty around potential economic

impacts, and suggested that cyclists consider alternate routes for biking due to safety concerns for Esquimalt Road.

Joanna Barbosa, co-owner of Raw Sugaring, highlighted the likelihood of losing customers should the protected bike lanes be implemented and the need for accessible and short-term parking for customers at her business and surrounding businesses.

Marty Clough, owner of Marty's Mountain Cycle, spoke to his customers' need for vehicle parking in order to deliver bikes for repair which cannot be ridden, and when transporting a number of bikes simultaneously; it was also noted that the only parking available is the street parking, which is shared with nearby businesses.

Safaa Naeman suggested further consideration be given to the challenges that street parking-removal would pose for seniors, as well as broader safety for those who do not arrive by bicycle, and suggested a referendum to determine the community's desire.

An owner of Vamp Salon [Name not Provided], noted that parking is already sparse for businesses on Esquimalt Road, and that expanding the protected bike lanes on this corridor could prevent some clients from being able to continue using her service.

Ian Boorman, nearby building owner, highlighted service/maintenance work, deliveries, and other activities which would be made more challenging if street parking on Esquimalt Road were to be removed, especially for buildings like his which rely on Esquimalt Road for access.

6. PRESENTATIONS AND DELEGATIONS

Presentations

- 1) [24-237](#) Victoria Police Department - 2024 First Quarter Report, Chief Constable Del Manak and Inspector Michael Brown

Inspector Mike Brown presented a PowerPoint and provided an overview of the Victoria Police Department (VicPD) 2024 Q1 Community Safety Report Card which included updates on operations, crime prevention, and community engagement. Inspector Brown noted VicPD's current areas of focus within the Township, including school engagement, emergency preparedness, patrol supervisor training, and fraud prevention.

Inspector Mike Brown and Chief Del Manak provided the following responses to Committee questions:

- Police are aware of incidents of youth mischief reported at Buccaneer Days; ongoing challenges with youth crime are not limited to drug trade, also include gang activity; working to maintain engagement in schools, and Community Resource Officers are also able to provide support; gang prevention programs continue to grow, with caregivers, students, and school staff in attendance.
- Mobile Youth Services Team (MYST) are a shared regional asset in high demand consisting of a Police Officer (two-year terms) and youth and family counsellor engaging in programs to prevent exploitation of youth; recommendation would be to extend the current officer in order to allow for succession planning.
- VicPD is prepared to allocate necessary resources at no cost in lieu of the cancelled School Police Liaison Officer and in response to the increasing need.
- New two-member unit established for cybercrimes.
- The increase of call-response times in Esquimalt has been reviewed by VicPD's crime analyst, and determined to be a result from three specific files which were incorrectly categorized as Priority 2 calls.

Committee of the Whole feedback included:

- Confirmation is requested regarding the division of criminal code calls by municipality.

Delegations

- 2) [24-236](#) Andy Fiore - Housing supports for disabled, elderly, marginalized, mentally ill and poor.

Andy Fiore, resident, presented via teleconference on the threat of renovictions to seniors in long term residences, and the resulting impact on seniors' health and wellness.

Mayor Desjardins expressed appreciation for the presentation, and noted that further details could be submitted to Council in writing.

- 3) [24-232](#) Mark Eraut - Representative of businesses along Esquimalt Road between Constance Avenue and Fraser Street Re: Bike Lanes

Mark Eraut spoke to Committee of the Whole regarding the proposed expansion of the Active Transportation Network (ATN) between Constance Avenue and Fraser Street, and his concerns regarding the project's impact on surrounding businesses. The presenter noted that his concerns are shared by other business owners, and that there is a desire to pause the expansion and work to find a solution that has more consensus.

Staff responded to questions from the Committee.

Committee comments included:

- ATN planning was developed in 2019, and an update on engagement steps taken to date and a timeline for remaining steps would be beneficial.
- Updates to the Parking Bylaw, and conversion of certain side streets from residential parking to one hour street parking could provide relief to business owners on Esquimalt Road.
- Additional input from the Director of Engineering and Public Works, and Manager of Economic Development is requested.
- Further opportunities for collaboration and consensus-building with community members are of interest.

Moved by Councillor Rotchford, seconded by Councillor Boardman: That the Committee of the Whole recommends to Council that staff be directed to prepare a staff report summarizing all the steps taken to date and the steps going forward regarding public engagement and design for both phases of the Esquimalt Road bike lane project included in the Active Transportation Network Plan. Carried Unanimously.

Presentations

- 4) [24-225](#) Council Discussion with the Chair of the Environment, Parks and Recreation Advisory Committee, to provide feedback on:
- The role of the Committee;
 - Assisting Council to achieve its Strategic Priorities and Objectives;
 - Suggesting future enhancements and adding further value; and
 - Effective communication between Council and its Committees and how to maintain ongoing communication.

Lee Mauro, Chair of the Environment, Parks & Recreation Advisory Committee (EPRAC), presented a brief update on Committee activities and feedback to Committee of the Whole.

The following feedback was provided by the EPRAC Chair:

- 5 meetings have been held in the year since the Chair's last report.
- The addition of a second youth representative has been a great success, and the youth representatives bring valuable perspectives to Committee discussions.
- Work has been done with staff to integrate the Environment mandate with Parks and Recreation.

- Interested in further opportunities to provide meaningful feedback to Council on matters coming before them for consideration, with bike lanes and active transportation as examples of potentially relevant items under the Committee's mandate.
- Committee-initiated feedback is being worked on with new members, and Council will hear from them soon.

The Committee of the Whole expressed their appreciation for the Chair's time and service, and for presenting valuable feedback.

- 5) [24-233](#) The Urban Development Institute - Capital Region - Kathy Witcher, Executive Director and Ben Mycroft, Board Chair

Ben Mycroft presented a PowerPoint summarizing the Urban Development Institute's (UDI) objectives in their advocacy work, and policy recommendations for Council's implementation of updated Provincial housing regulations.

UDI provided the following responses to Committee of the Whole questions:

- Development Cost Charge (DCC) policies impose costs associated with growth on new residents, as opposed to an equitable distribution of infrastructure and service costs across all residents through property taxes.
- Developers are required to maintain a certain profit margin to compete with alternatives and secure bank financing, which is required for almost all projects; while there are times where developers get lucky with windfall profits, but those instances are rare; developers are passionate about providing housing, and generally not in the industry for financial gain.
- Industry volatility can cause projects to change hands, and be acquired by larger firms, but clarity around rezoning and permits can be helpful in preventing this; developers are generally not seeking out mid-stream construction projects as they are prone to complexity and risk.
- Industry preference is for amenity or bonus packages to be negotiated with the municipality by applicants based on their economics, rather than through a framework like DCCs; a standardized policy will discourage potential applicants, especially those from applicants who deal with limited funding.
- Approval of residential development enables local businesses to thrive, but employers can be further incentivized to stay in/relocate to Esquimalt by ensuring access to accessible and affordable housing, balancing property tax loads, and protecting areas zoned for employment.
- Updates to the federal building code will significantly increase core stability and seismic standards for buildings; these changes are anticipated to have alarming impacts.
- While UDI are advocates for accessibility, due to unit size and cost implications it is preferable for a certain percentage of units to be required as

adaptable to accessibility, rather than requiring this of all units.

- The role of the private sector is to create market housing, and the role of governments is to provide or incentivize affordable housing; if governments desire affordable housing, there must be recognition that public investment is required to achieve it.

- Recently announced changes to capital gains taxes are not expected to alleviate stress on the market; rather, they will limit the immediate redeployment of funds acquired from housing sales, effectively freezing the assets of rental apartment building owners.

The Committee of the Whole recessed at 8:15 PM and reconvened at 8:20 PM with all members present.

6) [24-234](#) Victoria Nikkei Cultural Society - Tsugio Kurushima, President

Tsugio Kurushima, President of the Victoria Nikkei Cultural Society presented a PowerPoint with Eli Hirtle, Indigenous Co-curator, and Sue Donaldson, Advisor, answered questions regarding the Nikkei Cultural Society's Public Art Fund request for the Japanese Gardens at Esquimalt's Gorge Park.

The following responses were provided to Committee of the Whole questions:

- Engagement with Songhees and Esquimalt First Nations was delayed until the Indigenous Mentor had joined the project; once funding is received, the project will see ample and robust engagement with the Nations.

- Other funding sources have been applied for, and though they are not contingent upon the Township's approval of the project's funding, local government support is helpful in such requests.

7. STAFF REPORTS

1) [24-230](#) Esquimalt Public Art Funding Request - Victoria Nikkei Cultural Society Staff Report No. P&R-24-003

The Director of Parks & Recreation provided the following responses to questions:

- There are currently no other funding requests.

- Agreements are put in place to ensure that project milestones are met, and collaborative work will ensure that any funding challenges which arise unexpectedly are addressed.

- The Environment, Parks and Recreation Advisory Committee reviewed and supported this request.

- Application is robust, but there are also agreements and significant milestones to be met; check-ins will occur as the project progresses, and

should any challenges arise they will be addressed collaboratively.

- The request for \$10,000 in-kind funding will be considered as a supplemental request for the 2025 budget, and structuring of the request as such was done with support from the Director of Financial Services & IT.
- The Public Art Fund, in place since 2015, receives yearly transfers from the Annual Capital Program
- The \$10,000 in-kind funding is a placeholder figure, as there is uncertainty regarding the final cost.
- In-kind funding would generally consist of assigned work hours, using existing Township personnel; however, it is possible for specialized work to require subcontracting to be fulfilled.

Moved by Councillor Rotchford, seconded by Councillor Morrison: That the Committee of the Whole recommends to Council that \$20,000 be allocated from the Public Art Reserve Fund to the Victoria Nikkei Cultural Society for design and construction of a permanent outdoor Public Art installation in the Japanese Gardens at Esquimalt Gorge Park, and that up to \$10,000 of in-kind funding be approved for Township Staff installation costs. Carried Unanimously.

**2) [24-224](#) Small Scale Multi Unit Housing (SSMUH) Update Report
- Report No. DEV-24-032**

The Manager of Development Services presented a PowerPoint on the proposed Zoning Bylaw Amendments, and responded to Committee of the Whole questions. It was noted that a number of changes have been introduced since the last update.

The Director and Manager of Development Services provided the following responses to Committee of the Whole questions:

- Design guidelines can be expected to change with review from the Advisory Planning Commission Design Review Committee, but currently do provide for staff's ability to deny applicants in cases of noncompliance which reasonably demand it.
- Design details are carefully considered to manage impacts to neighbours, and ensure spaces are livable.
- The Community Care and Assisted Living Act provides zoning exemptions for daycares with less than 8 children to operate in single family homes, including those with detached suites, but excluding duplexes; if there are significant demands for daycares in other units, work could be done to identify any additional zones which could supplement the Provincial exemption.
- Preservation of green spaces can be accomplished through consideration of landscape plans within the Development Variance Permit process.
- An increase in property values is not expected due to the higher potential for development and reduced supply.

- Frequent Transit Areas (FTAs) are no longer going to be incorporated beyond Provincial requirements, but if BC Transit increases service such that the FTA threshold is met, the shift to a 6-unit maximum would become required automatically in these zones.

Moved by Councillor Morrison, seconded by Councillor Rotchford: That the Committee of the Whole recommends to Council that the Zoning Bylaw amendments outlined in Staff Report DEV-24-032 be endorsed, and that staff be directed to prepare the Zoning Bylaw amendment for Council’s consideration. Carried Unanimously.

8. PUBLIC COMMENT PERIOD

There was no public input.

9. ADJOURNMENT

Moved by Councillor Rotchford, seconded by Councillor Helliwell: That the Committee of the Whole meeting be adjourned at 9:15 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS

THIS DAY OF , 2024

DEB HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT