



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

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

Committee of the Whole

Monday, April 20, 2026

6:00 PM

Esquimalt Council Chambers

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
Sarah Holloway, Deputy Corporate Officer/Manager of
Corporate Services
Bill Brown, Director of Development Services
Steve Knoke, Director of Parks and Recreation Services
Joel Clary, Director of Engineering and Public Works
Robbie Young, Parks Manager
Victoria McKean, Committee Coordinator/
Recording Secretary

1. CALL TO ORDER

Councillor Morrison, Chair, called the meeting to order at 6:00 PM.

Councillor Brame recognized and acknowledged the Songhees and Kosapsum Nations on whose traditional territory we live, we learn, and we do our work.

2. INTRODUCTION OF LATE ITEMS

1) [26-164](#) Late Items

1) Item 7.1 - Parks and Recreation - Ocean Networks Canada Radar Proposal, Staff Report P&R-26-004
- Matthew Brandwood - received April 15, 2026
- Dan Bruyere - received April 18, 2026
- Darcy and Stephanie Jarjmy - received April 18, 2026
- Updated Presentation, Ocean Networks Canada - Kevin Bartlett, Project Engineer, EIT and Ryan Key, Marine Equipment Specialist - received April 20, 2026

2) Item 7.3 - Small-Scale Multi-Family Housing (SSMFH) Options Report, Staff

Report No. DEV-26-013

- Devon Skinner - received April 19, 2026
- Kazlyn Bonnor - received April 19, 2026
- Janos Farkas - received April 19, 2026
- Tia & Che Way - received April 20, 2026

3. APPROVAL OF THE AGENDA

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

4. ADOPTION OF MINUTES

- 1) [26-131](#) Minutes of the Committee of the Whole meeting held on March 9, 2026

Moved by Mayor Desjardins, seconded by Councillor Cavens: That the minutes of the Committee of the Whole meeting held on March 9, 2026 be adopted as circulated. Carried Unanimously.

5. PUBLIC INPUT ON ITEMS 6 AND 7

Matt Brandwood, resident, questioned whether the approach to Small-Scale Multi-Family Housing under the provisions of Bill 44 is working for Esquimalt and commented that neighbourhood character may be traded for units that are not affordable and do not provide housing options for middle-income families.

Sandra Eggleton, resident, commented that the purpose of Bill 44 is to have development that is attainable and reasonable for the community and expressed support for increasing "missing middle housing" that complements the form, scale and character of existing neighbourhoods and protects privacy, green spaces, and livability.

Cliff Wettlaufer, resident, spoke in support of developments that are compatible with our neighbourhoods and that the availability of street parking and the value of existing property should be protected. The resident expressed support for an approach to Small-Scale Multi Family Housing that is similar to the approach implemented in Burnaby.

James Myers, resident, remarked that the community should have control over how it is shaped through development and that what is being built today will be in the community for a long time. Esquimalt must first understand what is considered to be affordable before more developments are completed.

Karen Lundgren, resident, spoke in favour of development and densification that is sympathetic to our existing neighbourhoods, protects green spaces, sun exposure and privacy of existing homes and is affordable. They expressed their support for Option 1 in the Staff Report and encouraged Council to examine how Burnaby and Campbell River have developed bylaws related to Small-Scale Multi-Family Housing.

Kristin Lundgren, resident, said that development can be a positive change in the community but feel that units being put on the market are unaffordable for middle-income families.

Doug Scotty, resident, expressed support for the development of affordable missing-middle homes in Esquimalt, and an approach to Bill 44 that protects Council's decision-making authority and prevents developers profiting at the expense of the community.

Janos Farkas, resident, commented that Bill 44 should encourage housing affordability through increased supply of housing availability.

6. PRESENTATIONS AND DELEGATIONS

Presentations

- 1) [26-149](#) Xeniya Vins - Bill 44

Xeniya Vins, Xquimalt Development and XV Architecture, presented a PowerPoint to Committee of the Whole in support of Bill 44.

7. STAFF REPORTS

- 1) [26-138](#) Parks and Recreation - Ocean Networks Canada Radar Proposal - Staff Report P&R-26-004

The Manager of Parks introduced the Staff Report and introduced Ryan Key and Kevin Bartlett, of Ocean Networks Canada, who presented a PowerPoint to Committee of the Whole.

Committee of the Whole comments included the following:

- Saxe Point Park is an important natural environment that is used exclusively for recreation and is well-loved by residents in Esquimalt and Greater Victoria;
- Suggestions made by the Environment, Parks, and Recreation Advisory Committee should be considered;
- Support to Ocean Networks Canada should be provided to identify other appropriate locations for this project, including on Federal lands;
- The antennae may disrupt the beautiful views which is one of the reasons that Saxe Point Park is so attractive;

- Ocean Networks Canada does excellent work as a research institution, finding a way to support this organization and this initiative would be beneficial if another location could be identified.

Moved by Mayor Desjardins, seconded by Councillor Armour: That the Committee of the Whole recommend 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.

2) [26-137](#) GHG Reduction Pathway Through Building Retrofits - Staff Memorandum No. P&R-26-005

The Director of Parks and Recreation introduced the Staff Report and consultant, Carolyn Balant, WSP, who presented a PowerPoint to Committee of the Whole.

Committee of the Whole comments included the following:

- The consultant's report should be shared with the Environment, Parks, and Recreation Advisory Committee;
- Shifting from targets to actions is a positive step forward to achieving Council's Strategic Priorities;
- It is important to understand how this topic fits into capital plans and other budgeting discussions.

Moved by Councillor Cavens, seconded by Councillor Brame: That the Committee of the Whole recommend that Council receive Staff Memorandum No. P&R-26-005 for information. Carried Unanimously.

The meeting went into recess at 7:58 PM and reconvened at 8:04 PM with all members of Council present.

3) [25-414](#) Small-Scale Multi-Family Housing (SSMFH) Options Report, Staff Report No. DEV-26-013

The Manager of Planning introduced the staff report and presented a PowerPoint to Committee of the Whole.

Committee of the Whole comments included the following:

- Enhanced engagement with Council's advisory bodies, the public and other interest holders should be pursued before Council decisions are made;
- A thorough, complete process should be conducted while being cognizant of the importance of this topic to the community;
- A temporary pause applied to Bill 44 applications while Council deliberates and gathers feedback from interest holders is of interest;
- New developments should feel appropriate in scale to existing neighbourhoods and protect our natural assets;
- Amendments to Small-Scale Multi-Family Housing-related bylaws must balance the need to address this topic within a reasonable time frame to

address concerns expressed by residents, with a process that is complete and comprehensive to achieve the best approach for Esquimalt.

Moved by Councillor Cavens, seconded by Mayor Desjardins: That the Committee of the Whole recommend 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.

Moved by Mayor Desjardins, seconded by Councillor Brame: That the Committee of the Whole recommend that Council direct staff to seek a legal opinion on options to temporarily pause accepting new Small-Scale Multi-Family Housing applications.

Moved by Councillor Armour, seconded by Councillor Desjardins: That the main motion be amended to remove "direct staff to seek a legal opinion" and replace with "direct staff to explore". Carried with Councillor Cavens opposed.

Main Motion as amended: That Committee of the Whole recommend that Council direct staff to explore possibilities to temporarily pause further Small-Scale Multi-Family Housing applications. Carried Unanimously.

4) [26-140](#) Community Health Needs Assessment and Health Care Playbook Discussion - Mayor Desjardins and Councillor Boardman

Mayor Desjardins and Councillor Boardman introduced the Community Health Needs Assessment and Health Care Playbook discussion and presented a PowerPoint to the Committee of the Whole.

Moved by Mayor Desjardins, seconded by Councillor Boardman: That Council extend the time of adjournment from 9:30 PM to 10:00 PM. Carried Unanimously.

Committee of the Whole comments included:

- This is important work to be considered by the next Council;
- This scope of work may fall within the Province's mandate rather than the Township's;

- Increasing public awareness of health and wellness resources that are available in Esquimalt is supportable and encouraged.

Moved by Councillor Cavens, seconded by Councillor Brame: That the Committee of the Whole recommend 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 Councils Priority Setting Workshop. Carried Unanimously.

8. PUBLIC COMMENT PERIOD

There was no public comment.

9. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Cavens: That the meeting be adjourned at 9:31 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS

THIS DAY OF , 2026

SARAH HOLLOWAY,
DEPUTY CORPORATE OFFICER
CERTIFIED CORRECT