



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

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

Monday, April 7, 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 Duncan Cavens
Councillor Jacob Helliwell
Councillor Tim Morrison

Staff: Dan Horan, Chief Administrative Officer
Deb Hopkins, Director of Corporate Services/Corporate
Officer
Bill Brown, Director of Development Services
Joel Clary, Director of Engineering & Public Works
Ian Irvine, Director of Financial Services & IT
Charles Davie, Manager of Engineering
Victoria McKean, Recording Secretary

1. CALL TO ORDER

Mayor Desjardins 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**

That pursuant to Section 90 (1) (k) of the Community Charter, the meeting be closed to the general public to discuss 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.

II. CLOSED MEETING

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

Moved by Councillor Cavens, seconded by Councillor Boardman:
That the Regular Meeting of Council be reconvened at 7:00 PM.
Carried Unanimously.

2. INTRODUCTION OF LATE ITEMS**1) [25-102](#) Late Correspondence**

Item 6.1 - OCP Amendment and Rezoning Application - 1209 Lyall Street

- Noëlle Phillips - received April 4, 2025
- Benji Coey - received April 4, 2025
- Dinah Johnston - received April 5, 2025
- Alex Lausanne - received April 6, 2025

Item 6.2 - Property Tax Rates Presentation

- Pierre Cayer - received April 4, 2025

Item 6.3 - Esquimalt Road Active Transportation and Underground Improvements - Phase 2 Update

- Krista Vander Griend - received April 4, 2025
- Paul Helston - received April 4, 2025
- Deb Wade - received April 4, 2025
- Morgan Davies - received April 4, 2025
- Precille Provost - received April 4, 2025
- Hans Raj Saini - received April 2, 2025
- Patrick Schreck - received April 4, 2025
- Anne Wallen - received April 5, 2025
- Kristina Egyed - received April 5, 2025
- Andrew Patrick - received April 6, 2025
- Mark Eraut - received April 6, 2025
- Diane Carpenter - received April 7, 2025
- Kym Thrift - received April 7, 2025

3. APPROVAL OF AGENDA

Moved by Councillor Morrison, seconded by Councillor Caverns: That the agenda be amended to include the late items and move agenda item 6.2 after 7.1 and renumber the agenda accordingly. Carried Unanimously.

4. ADOPTION OF MINUTES**1) [25-092](#) Minutes of the Regular Council meeting held on March 3, 2025 and continued on March 4, 2025.**

Moved by Councillor Boardman, seconded by Councillor Caverns: That the minutes of the Regular Council meeting held on March 3, 2025 and continued on March 4, 2025 be adopted. Carried Unanimously.

5. PUBLIC INPUT ON AGENDA ITEMS 6, 7, 8, AND 9

Eric Rotgans, 471 Sturdee Street, arrived today by bike but defines themselves as someone who does things by bike and intends to keep doing

so in the future. Eric encouraged Council to think of cyclists as customers, not only people who ride for recreation.

Stuart Cook, 1217 Lyall Street, is a bicycle delivery driver often working in Esquimalt, and averages approximately 400km per year. Stuart said that they strongly support separated bike lanes on Esquimalt road as they are a needed safety improvement as they have been struck by vehicles multiple times while cycling, but never while on a separated bicycle lane. Stuart expressed that bike lanes and parking can coexist.

Kody Thomson, 1334 Lyall Street, said that the What We Heard report is good and what they heard on the campaign trail was in line with the report. Kody expressed their support for Option 1, and encouraged Council to push forward, stating that the community wants protected bike lanes and adjustments can be made in the future, but progress should begin now.

Kym Thrift, Sioux Place, said that there is an important recalibration needed to improve pedestrian and cyclist safety while also accomplishing carbon goals and expressed concern that pausing the design for Phase 2 may result in grant applications to support this project. Kym feels that Option 1 is supported by the community and pausing the project is delaying the inevitable.

Erica Camfferman, 1153 Heald Avenue, has been car free since 2022 and said that roads have historically been designed exclusively for cars and questioned whether this is what we want for the future, highlighting that not everyone is able to drive, and safe bike lanes increase accessibility.

David Shaw, 1316 Esquimalt Road, identified themselves as a business owner in Esquimalt and said that their clients rely on parking, and larger cities avoid placing bike lanes on major streets. David expressed their support for Option 2.

Doug Scott, 897 Esquimalt Road, has been in business in Esquimalt for 50 years and seen a lot of change on Esquimalt's roads, particularly increased traffic along Esquimalt Road. Doug said that bike lanes would remove the parking in front of their business. Instead of bike lanes, Doug stated that policing to monitor traffic, pedestrians, cyclists, and motorists is needed to address safety concerns.

Adrian Mohareb, no address provided, expressed that they would like to be able to bike with their child to their school, and other places, in Esquimalt. Adrian expressed their support of protected bike lanes as they rode their bike

to this meeting and felt fearful along the route. Adrian encouraged Council to move forward and proceed with Option 1 so that everyone can explore Esquimalt safely.

Mark Eraut, 1249 Esquimalt Road, said that they are in favour of some staff recommendations, in particular the pause to do more studies and reconsiderations, and that the proposed design favours the recreation centre rather than businesses. Mark said that businesses rely on parking and Esquimalt does not yet have the density to allow businesses to rely on bike lanes and pedestrian traffic to support their businesses.

Carly Youlton, 1258 Esquimalt Road, expressed that they believe the survey process has been flawed since the beginning as they felt there were no mechanisms to verify that each response was from a unique respondent, and that responses were received from Esquimalt residents. Carly said that their business is already impacted directly by the lack of parking on Esquimalt Road, highlighting the burden that special events place on parking that is currently available.

6. STAFF REPORTS

- 1) [25-084](#) OCP Amendment and Rezoning Application - 1209 Lyall St - Staff Report No. DEV-25-007

James Davison, Manager of Planning, and the applicant provided presentations and responded to questions from Council.

Council comments included the following:

- The many letters of support from the public highlighting the popularity of this business were acknowledged.

Moved by Councillor Morrison, seconded by Councillor Cavens:

1. That Council give first and second reading to Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3152, which would allow, within Low Density Residential Development, a continued commercial use and mixed residential-commercial redevelopment on properties with historic commercial uses in a manner that is respectful of the neighbourhood at intensity levels less than the Neighbourhood Commercial Mixed-Use designation.

2. That Council give first and second reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3153, which would amend the RS-6 (Single Family DADU Residential) zone to permit a Liquor Lounge and Accessory Retail at 1209 Lyall Street (Lot 5, Section 11, Esquimalt District, Plan 946) as a secondary use to Single Family Residential.

3. That Council direct staff to schedule a Public Hearing for Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3152 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2023, No. 3153, mail notices, and advertise for same on the Township's website and public notice boards.

Carried Unanimously.

Moved by Councillor Cavens, seconded by Councillor Morrison: That as part of the OCP Refresh to be completed by December 2025, direct staff to remove the historical requirement on commercial uses in the Low Density Residential designation to allow rezonings for local, low-density commercial uses in more locations. Carried Unanimously.

3) [25-091](#) Esquimalt Road Active Transportation and Underground Improvements - Phase 2 Update, Staff Report No. EPW-25-005

Joel Clary, Director of Engineering and Public Works, introduced the staff report and responded to questions from Council.

Council comments included the following:

- Supporting businesses with different types of parking is of interest;
- Feedback from the community has highlighted issues with parking along Esquimalt Road as well as safety concerns expressed by cyclists, particularly between Lampson Street and Fraser Street.
- Waiting to see if parking changes have the desired effect before proceeding with Phase 2, as well as the completion of the water main replacement, may be beneficial as modifications may be needed to best serve the community;
- There are competing views in the community, and supporting both sides through striking a fair and reasonable balance is important;
- Formal consultation with the Chamber of Commerce is needed.

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

- a. Receive the Esquimalt Road Active Transportation and Underground Improvements - Phase 2 What We Heard Report for information;
- b. Designate Esquimalt Road as the priority corridor for east-west cycling facilities;
- c. Direct staff to advance designs for a project on Esquimalt Road that includes:
 - i. Quick-build protected bike lanes between Joffre Street and Fraser Street; and
 - ii. Interim bike facilities between Admirals Road and Canteen Road, including required signal modifications at Nelson Street;
- d. Direct staff to pause design work until 2026 on protected bike lanes

on Esquimalt Road between Fraser Street and Admirals Road in consideration of an Active Transportation Network Plan priorities discussion with Council, Esquimalt Road Urban Design Guidelines, and City of Victoria watermain upgrade;

e. Direct staff to complete further analysis of asset renewals along the Esquimalt Road Phase 2 corridor in consideration of Council direction on active transportation elements; and

f. Direct staff to complete Traffic Orders in 2025 for proposed parking changes off Esquimalt Road;

as described in Staff Report EPW-25-005.

Moved by Councillor Morrison, seconded by Councillor Cavens: That section c. ii. of the motion be amended to strike out and replace "Admirals Road" with "Constance Avenue. DEFEATED.

Councillors Armour, Boardman, Cavens, Helliwell, and Mayor Desjardins opposed.

The question was called on the Main Motion: Carried Unanimously.

7. REPORTS FROM MEMBERS OF COUNCIL

1) [25-094](#) 2025 Budget – New FTE Requests – Reconsideration

In accordance with Section 131 of the Community Charter the Mayor is requiring reconsideration of the Council motions respecting the 2025 budget that directed that no additional FTE's be hired for the coming fiscal year; and that Council direct staff to include Council's feedback on the 2025 budget and prepare the Tax Rates and Financial Plan bylaws for consideration. The discussion and subsequent motion occurred during the March 3, 2025 Council meeting (which reconvened at 7:00 p.m. on March 4, 2025). Both motions to be reconsidered formed part of the broader budget and financial plan discussions held over several previous meetings.

Mayor Desjardins brought back for reconsideration two motions respecting the 2025 budget, including requested FTEs and preparation of the Tax Rates and Financial Plan Bylaws. The Mayor asked Council to reconsider two FTEs and ways to fund those positions such as reducing the amount allocated for infrastructure renewal. Additionally, staff advised that the Payment in Lieu of Taxes (PILT) from the Federal government was less than expected and the reduction needed to be incorporated into the 2025 tax rates. Staff responded to questions from Council.

Council comments included the following:

- There are many components that might warrant being explored with respect to the Fire Department's FTE requests such as a regional approach to firefighting, or mutual aid agreements;
- A holistic approach to budgeting and more time to deliberate is of interest, staff was requested to be more aggressive with prioritizing recommendations in the future;
- These motions are being reconsidered as there was no intent to reduce services with previous decisions.

Moved by Councillor Helliwell, seconded by Councillor Cavens: That Council direct staff to reallocate 0.5% from infrastructure savings to fund one suppression firefighter and the council clerk and that the incremental difference be added to the Financial Plan. Carried Unanimously.

Mayor Desjardins called a 2 minute recess at 10:05 PM.

Mayor Desjardins reconvened the meeting at 10:07 PM.

2) [25-097](#) 2025 Property Tax Rates Presentation

Moved by Councillor Helliwell, seconded by Councillor Armour: That the 2025 Property Tax Rates presentation be postponed to a Special Council Meeting to be held immediately following the adjournment of the April 14th, 2025 Committee of the Whole. Carried Unanimously.

8. REPORTS / MINUTES FROM COMMITTEES

1) [25-099](#) Minutes of the APC Design Review Committee meeting held on November 13, 2024.

This item was received.

2) [25-098](#) Minutes of the Advisory Planning Commission meeting held on November 19, 2024.

This item was received.

9. COMMUNICATIONS

For Council's Consideration

1) [25-089](#) Letter dated March 20, 2025 from Ben Geselbracht, AVICC President Re: Reforming the Local Government Act - Request for participation

This item was received.

For Council's Information

2) [25-088](#) Email dated March 16, 2025 from Marie-Terese Little,

Chair of the Victoria Family Court and Youth Justice
Committee Re: 2024 Annual Report

This item was received.

10. RISE AND REPORT (FROM IN CAMERA)

1) Rise and Report from the In Camera Meeting held April 7, 2025

That Council direct staff to enter negotiations with X^wsepsəm Nation for the reallocation of up to 0.07 ML/day of allocated sewer capacity.

That Council set the cost of transferring 0.07 ML/day of allocated sewer capacity at \$140,000.

11. PUBLIC COMMENT PERIOD

There was no public comment.

12. ADJOURNMENT

Moved by Councillor Armour, seconded by Councillor Helliwell: That the meeting be adjourned at 10:11 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS

THIS 5TH DAY OF MAY, 2025

DEB HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT