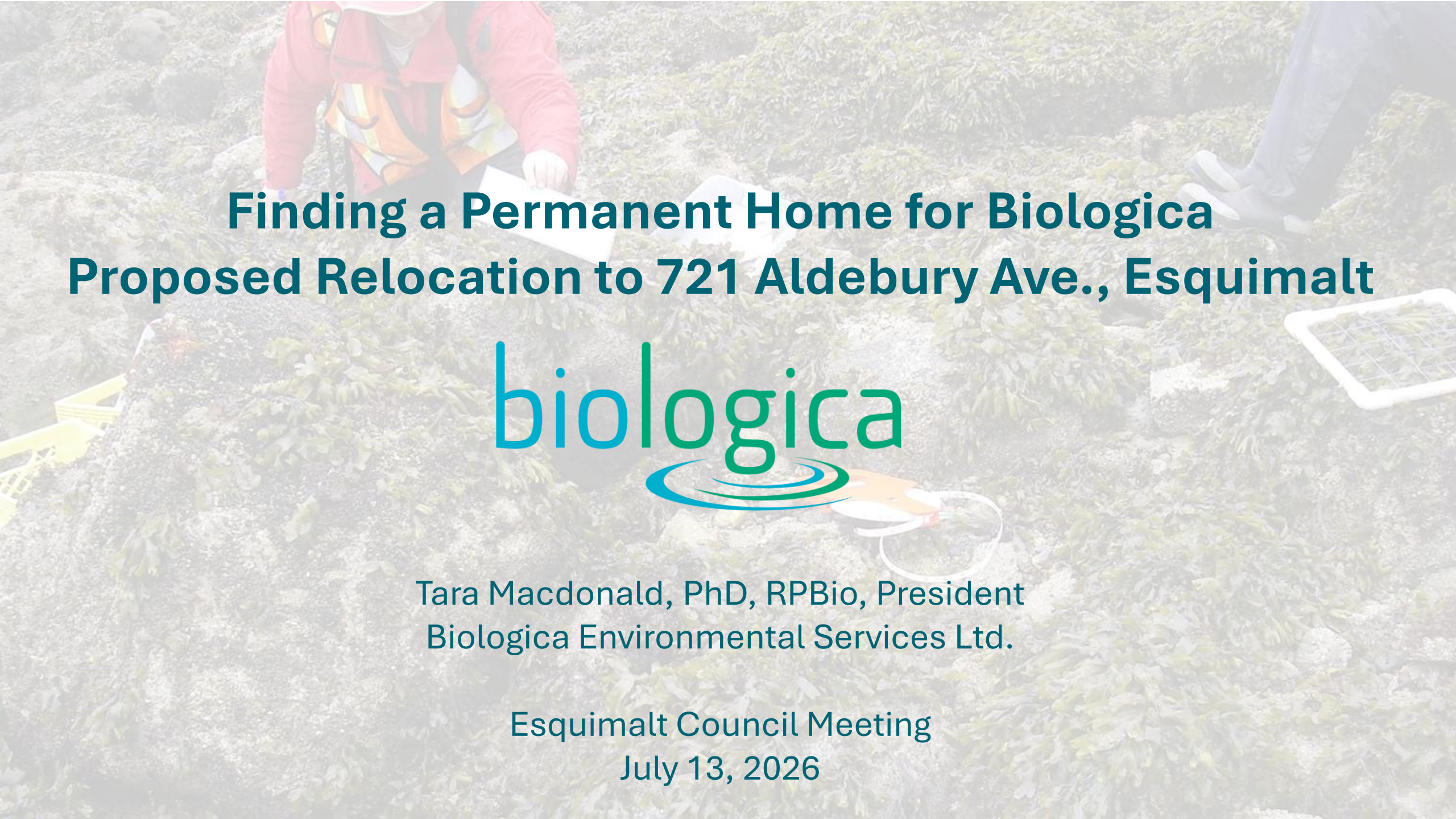




Finding a Permanent Home for Biologica Proposed Relocation to 721 Aldebury Ave., Esquimalt

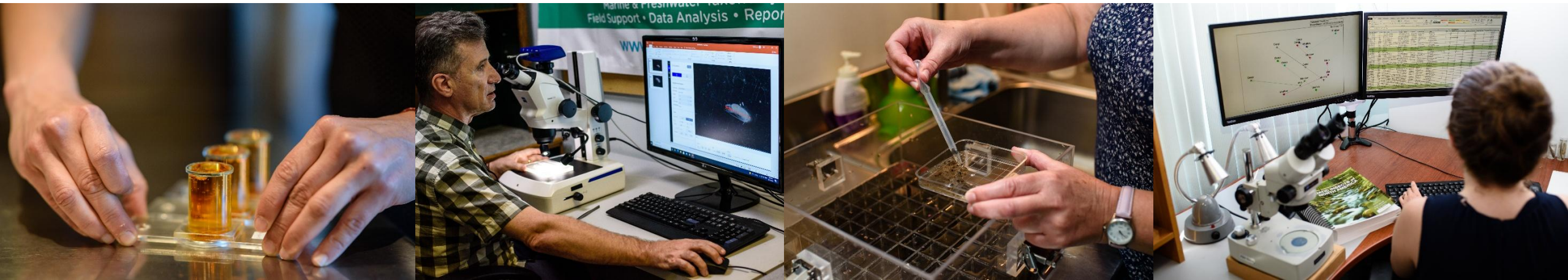


Tara Macdonald, PhD, RPBio, President
Biologica Environmental Services Ltd.

Esquimalt Council Meeting
July 13, 2026

About Biologica – Who We Are

- Canadian-owned specialized environmental laboratory serving government, Indigenous, municipal and industrial clients nationwide (est. 1994)
- 34 scientists, technicians, taxonomists, and support staff
- Supporting environmental monitoring programs across Canada and internationally:
 - Environmental effects monitoring (municipalities, mines, hydro, etc.)
 - Environmental Impact assessments (e.g. new developments, e.g. terminals, ports, pipelines)
 - Biomonitoring for DFO, ECCC, First Nations, Academia and NGOs



Finding a Permanent Home for Biologica

1994: Founded by Valerie Macdonald as a home-based business

2001: Incorporated in Saanich

2008-2026: Operated in the City of Victoria

2012: Tara Macdonald acquires and leads Biologica

2024-2026: Two-year search for a suitable permanent facility

2026: Accepted offer on 721 Aldebury Avenue and proposed relocation to Esquimalt



Why 721 Aldebury?

Facility Requirements

- Light industrial zoning required
- Open one-storey space for laboratory
- Existing offices and warehouse

Employee Accessibility

- Transit-accessible location
- Cycling infrastructure
- Supports existing employee commuting patterns

Long-Term Investment

- Consolidates operations
- Supports Esquimalt's Active Transportation Plan
- Natural fit within Esquimalt's marine science community



Requested Variances

Variances are required to transition 721 Aldebury from Manufacturing Use (1 parking spot per 100 m²) to Office and Professional Use (1 parking spot per 45m²)

Variance #1: Reduction in Parking Spaces

Item	Spaces
Parking required by bylaw	19
Existing on-site parking	11
Variance requested	8

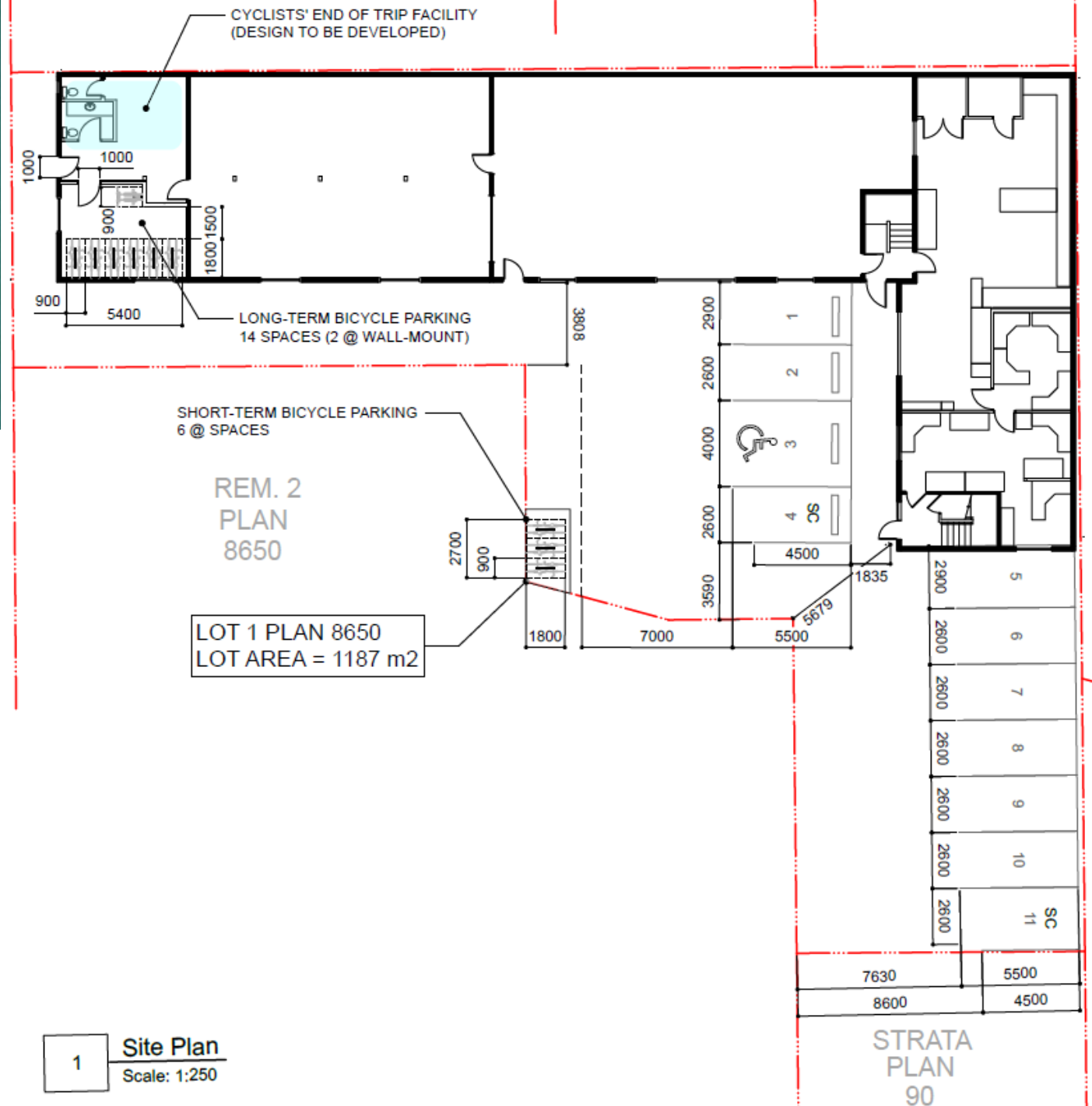
Variance #2: Reduction in Loading Space

Item	Spaces
Loading spaces required by bylaw	1
Variance requested	0

Site Plan and Transportation Improvements

Our Renovation Plan shows value alignment with Esquimalt's Active Transportation Plan :

- Long term storage for min. 13 bicycles
- End of ride facilities (shower, lockers)
- Dedicated carpool parking



Why These Variances Will Work

	Parking	Loading
Current Status (Bay St.)	7	Occasional courier deliveries, no dedicate loading bay
Bylaw Requirement (Aldebury)	19	1 loading space
Maximum number of spaces available (Aldebury)	11	0 loading spaces
Estimated Current Vehicle Demand before TDM measures	16.5*	Occasional courier deliveries
Estimated Vehicle Demand after TDM measures (alignment with City of Victoria)	10.7*	Occasional courier deliveries can be accommodated using the existing curbside loading area on Aldebury Avenue or the building driveway.

**Watt Engineering Parking Study, June 2026*

Planned Traffic Demand Management Measures

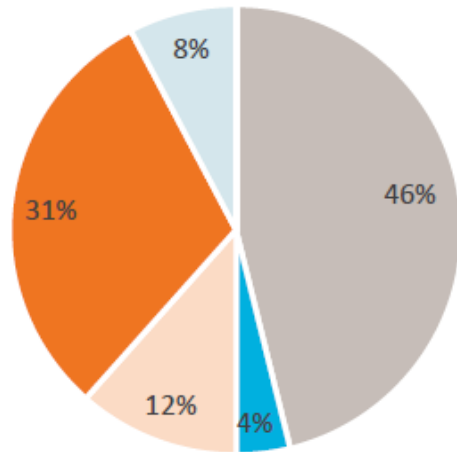
TDM	Supported Percent Reduction	Spaces Reduced
BC Transit EcoPASS Contribution	20%	3.30
Additional Long-Term Bicycle Parking and End-of-Trip Facilities	15%	2.48
Total	35%	5.78
Expected Parking Demand		16.50
TDM Applied Parking Demand		10.73
Parking Supply		11
Difference		+0

Biologica commits to \$16,980 for EcoPass (5 year cost) and renovations required for sufficient bicycle storage and end of trip facilities (est. \$35,000)

Current Staff Behaviour Reflects Active Lifestyles

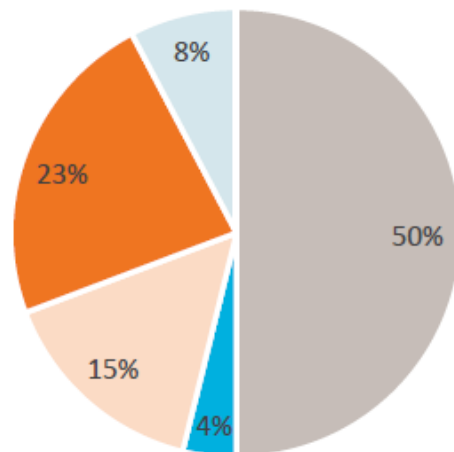
~Half of staff already commute by walking, cycling or transit during much of the year*.

Spring/Summer



■ Driving ■ Passenger ■ Walking
■ Cycling ■ Transit ■ Other

Autumn/Winter



■ Driving ■ Passenger ■ Walking
■ Cycling ■ Transit ■ Other

*Watt Engineering Parking Study, June 2026



Team Stats

May 30, 2026 - Jun 5, 2026

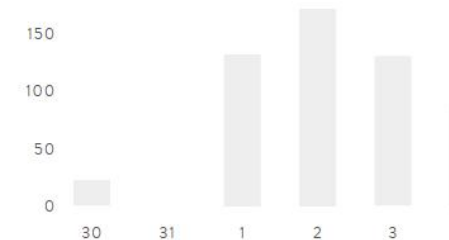
✓ Event This Week Last Week This Year Custom

DISTANCE
624 km

RIDES
71

CALORIES BURNED
18,705 kcal

GREENHOUSE GASES
SAVED
135 kg



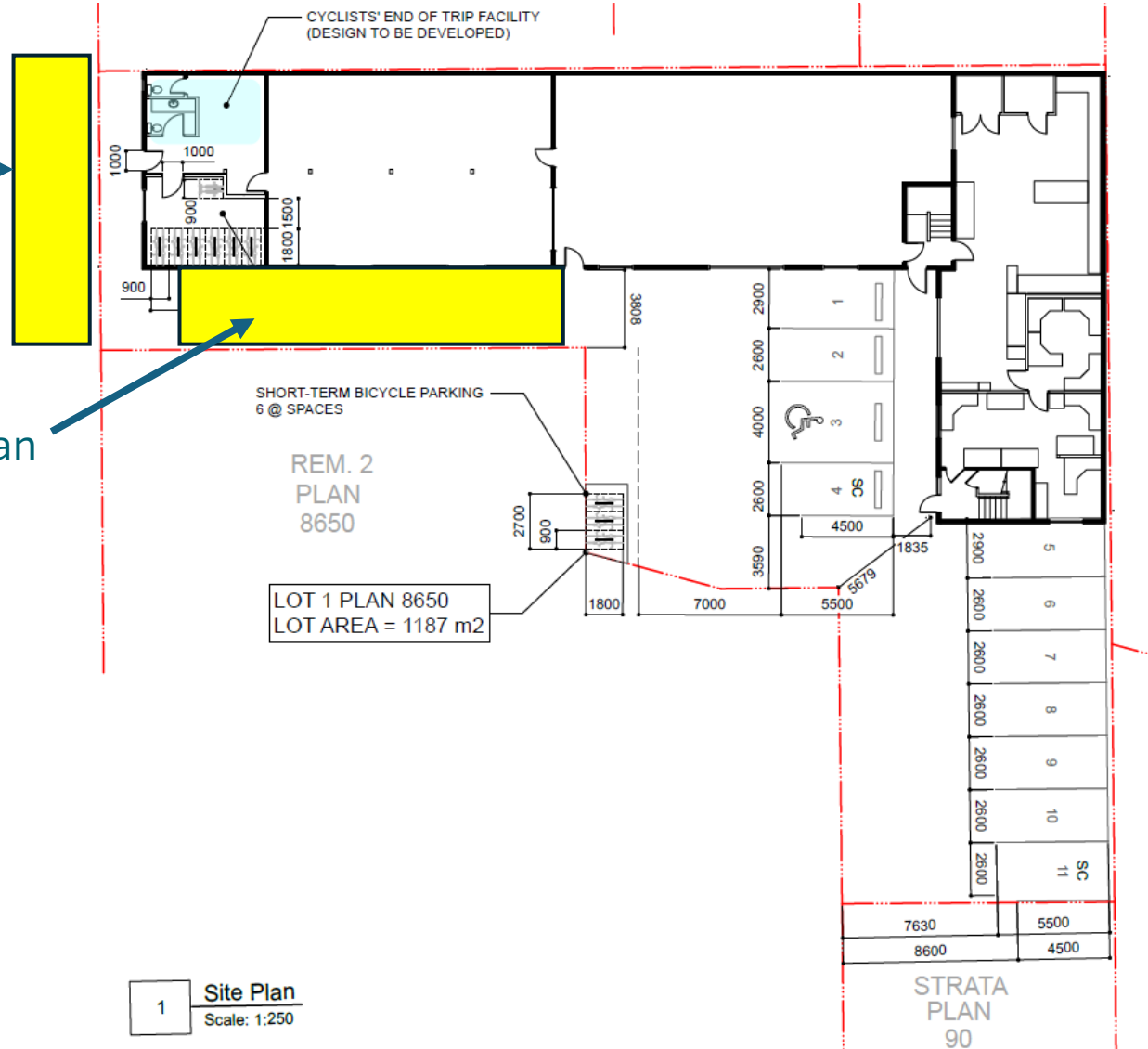
GoByBikeBC



Loading Activities Can Be Accommodated

Designated
Loading zone on
Aldebury

Long driveway can
accommodate
large trucks



Benefits to Esquimalt

High-quality employment

- Bringing 34 skilled scientific and technical positions to Esquimalt
- Supporting long-term employment in the environmental sciences

Community partnerships

- Annual community BioBlitz events
- Partnerships with local NGOs and First Nations
- Environmental education focused on local aquatic biodiversity

Supporting Council's transportation goals

- Bicycle facilities exceeding bylaw requirements
- EcoPass participation and carpool incentives
- Existing culture of cycling and active commuting



Requested Variances

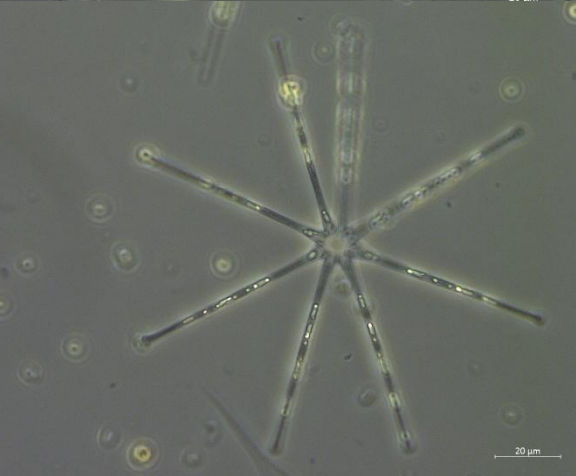
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Variance requested	8

Variance #2: Reduction in Loading Space

Item	Spaces
Loading spaces required by bylaw	1
Variance requested	0

We respectfully request Council's support for these variances so that Biologica can establish its permanent home in Esquimalt, bringing long-term skilled employment while supporting the community's transportation and sustainability objectives.



Thank you.

Questions?

