



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

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

Monday, July 7, 2025

6:30 PM

Esquimalt Municipal Hall

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

Present: 7 - Mayor Barbara Desjardins
Councillor Ken Armour
Councillor Andrea Boardman
Councillor Meagan Brame
Councillor Duncan Cavens
Councillor Jacob Helliwell
Councillor Tim Morrison

Staff: Dan Horan, Chief Administrative Officer
Deb Hopkins, Director of Corporate Services/Corporate Officer
Joel Clary, Director of Engineering & Public Works
Charles Davie, Manager of Engineering
James Davison, Manager of Development Services
Alex Tang, Planner
Jakub Lisowski, Planner
Jonah Ross, Recording Secretary

1. CALL TO ORDER - WURTELE ROOM

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

Moved by Councillor Brame, seconded by Councillor Helliwell:
That pursuant to Section 90 (1) (a) and (m) 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; and a matter that, under another enactment, is such that the public may be excluded from the meeting. Carried Unanimously.

II. CLOSED MEETING

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

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

Councillor Cavens acknowledged the Songhees and Xwsepsem Nations on whose territories we are gathered, and noted his attendance at a recent presentation from the WSÁNEĆ which reminds us that legally binding agreements signed with the Nations in the 1850s were not followed, with decisions by other levels of government having cascading effects on land use and ownership patterns today. We are reminded to remember what happened in the past, and consider the impacts of our decisions on neighbouring nations.

2. INTRODUCTION OF LATE ITEMS

- 1) Item 6.2 - Official Community Plan Amendment and Rezoning Application - 1340 Sussex Street & 1337 Saunders Street, Staff Report No. DEV-25-029
 - Shannon Mills - received July 3, 2025
 - Captain Kevin Whiteside, CFB Esquimalt - received July 3, 2025
 - Jackie Carlé, Esquimalt Military Family Resource Centre - received July 3, 2025
 - Mary Lynn McKenna, Esquimalt Neighbourhood House Society - received July 3, 2025
 - Virginia Holden, Greater Victoria Housing Society - received July 3, 2025
 - Tom Woods, Esquimalt Ribfest - received July 3, 2025
 - Uta Gewald, Township Community Arts Council - received July 3, 2025
 - Marlene Todd - received July 3, 2025
 - Micheal Young - received July 3, 2025
 - Greg McCuskee - received July 3, 2025
 - Lynda Weller - received July 3, 2025
 - Connie McConnell - received July 4, 2025
 - Kelly Lynn Kurta - received July 4, 2025
 - Marie Fidoe - received July 4, 2025
 - Steven Hurst - received July 6, 2025
 - Rick Harris - received July 7, 2025
 - Jennifer and Kelly Hawes - received July 7, 2025
 - Robert and Susan Dean - received July 7, 2025
 - Kathleen McCallum - received July 7, 2025

- Melanie Langdon-Wilkins - received July 7, 2025

- 1) [25-270](#) Late Correspondence

3. **APPROVAL OF AGENDA**

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

4. **ADOPTION OF MINUTES**

- 1) [25-260](#) Minutes of the Regular Meeting of Council held June 9, 2025
- 2) [25-261](#) Minutes of the Regular Council Meeting held on June 23, 2025

Moved by Councillor Brame, seconded by Councillor Armour: That the minutes of the Regular Council meeting held June 9, 2025 and the Regular Council meeting held June 23, 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**

- 1) [25-263](#) Notice of Public Hearing - 1340 Sussex Street, 1337 Saunders Street
- 2) [25-230](#) Official Community Plan Amendment and Rezoning Application – 1340 Sussex Street & 1337 Saunders Street, Staff Report No. DEV-25-029

a) **Director of Development Services - Overview of Application**

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

b) **Applicant or Authorized Representative - Overview of Application**

Applicant representative Farouk Babul presented a PowerPoint and responded to Council questions.

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

c) **Public Input**

Dan McDonald, resident and Executive Director of the Nelson Street Tenant Association, spoke against the application, noting that limiting

building height allows management of infrastructural and public service demands; neighbouring residents' privacy; emergency services challenges; expenses associated with enforcing stricter structural and wind load safety standards; and view preservation for the broader community. While immigration and speculation are driving housing availability down, rents are being raised based on perceived low supply and high demand; further, the province has mandated that municipalities allow density, and landlords and developers have been able to profit by replacing affordable rental housing with luxury apartment buildings. Pausing this application would allow for review of the impacts on residents.

Mary Lynn McKenna, Esquimalt Neighbourhood House, spoke in favour of the project due to the current building's age, and the applicant's plan to support tenants. The project will deliver five times the current building's rental units, add a green space and children's play area which will benefit the broader Esquimalt community, and renderings show that the height will not look out of place due to the elevation grade.

Virginia Holden, CEO of the Greater Victoria Housing Society (GVHS), expressed support for the application, noting that the GVHS currently owns and operates close to 1,200 rental homes geared towards a variety of people, including 230 in Esquimalt with some that are close neighbours to the proposed development. GVHS hears from applicants looking for more rental options in the community, and while staff work to meet growing demand, there is a need to increase both housing options and supply. The proposed location is perfect for increased density, with its larger units and commercial presence close to amenities, transit services, and employers like CFB Esquimalt. The Township's Tenant Assistance Policy has led the developer to include funding for GVHS in the proposal should the project be approved, which could support future non-market development or acquisitions in Esquimalt; similar contributions have been used for housing projects like 874 Fleming Street.

Karen McDonald, resident, expressed opposition to the project as a current tenant who will be displaced should it be approved. After living in the Township for 13 years, the lack of affordable housing alternatives nearby would likely require them to leave the region, and live far from their children and grandchildren.

Doug Scott, resident, expressed concern regarding the building's

impacts on neighbours; nearby projects are already causing challenges due to their shadows, and new wind tunnels have been observed as construction has progressed in the neighbourhood, with potential to impact trees. Parking provisions are insufficient given trends in car use and ownership, and increasing density will exacerbate traffic flow challenges. Towers will be seen from the highway, and we will start to lose our community feel; housing is needed, but should be spread between more buildings.

Kathleen McCallum, resident, is opposed to the application due to concerns related to safety and accessibility; emergency evacuations are more complicated with buildings of this height. The height may also impact birds due to the potential for window strikes, and the Township is situated under a major migratory flyway; designs for windows to minimize damage to an already stressed environment should be considered.

Tella Osler, resident, noted that six major developments have gone forward in the neighbourhood, with three more proposed, and expressed opposition to the removal of affordable apartment housing for replacement with unaffordable units. The proposed park is to the benefit of applicant, as there is already a green space on the block, and surrounding buildings will cast shade on the space for most of the year; the park is not sufficient in justifying a building of this height, which are better-suited to locations downtown than in the Township.

Salome Simard, resident, spoke against the project due to its displacement of residents, and encouraged Council to reconsider. When moving into the Township two years ago, the OCP was interpreted as allowing height increases beyond 12 storeys, but not expected to include proposals of 21 storeys. The building will cast shadow over their property, and impact enjoyment of their deck; the OCP should not be changed for applications without due consideration, as it informs decision-making for those choosing to live here. As well, renderings of the project show wide roads and sidewalks which are not reflective of the site at this time.

Randy Skellington, resident, noted that they have lived at the current building for 16 years and maintained an affordable rent; replacing buildings with high rises without affordable housing gives the impression that Esquimalt wants to push people out through gentrification. As a resident with two cats, finding alternative housing is challenging.

Colin Combol, resident, expressed opposition to the application as it will displace them after 14 years in the building, cause current tenants to leave the community they love, and the proposed height is too high, and they encouraged Council to imagine the proposal from the perspective of current tenants in considering the proposal and amenities offered.

Livi Osler, resident, expressed concern with the proposal's renderings, which do not portray the actual impact the building's proposed height will have on the landscape. The park is insufficient as an amenity given the number of nearby parks that are accessible by short walk, the neighbourhood has already become unrecognizable as nearby developments have progressed over the past 6 years, and the lack of any commitment to affordable housing is distressing.

Dan McDonald, resident, noted that the building is not beyond its useful life, and observed that 30% of municipal buildings in the province are similarly older than 50 years but are still serviceable. Climate is one of the most significant factors impacting service life, and the local climate is mild year-round, and improving building maintenance would address current challenges with the building.

Quin Jones, non-resident, spoke against the proposal, noting that it does not provide a real solution to the housing crisis.

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. 3157 and 3158 closed.

e) Consideration of Staff Recommendation

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

1. Give third reading to Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3157; and
2. Give third reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3158.

Council provided the following comments:

- Challenges and concerns voiced by current tenants are heard, and

make Council's decision difficult.

- Tenant displacement is challenging.
- Proximity to the base may decrease traffic on Admirals Road.
- Green space is a benefit, addition of the traffic light is appreciated, the height is required to facilitate market rents, however the parking challenges are concerning.
- Appreciation for tenant relocation, park and washroom facilities, bike storage and commercial space but concerns with discussing significant height without broader discussion of the OCP and windowless bedrooms.
- Concerns with acceptable level of livability, size of units, parking, amenity contributions, and building housing units not homes.
- There is a need for more affordable or market housing and the applicant is providing best in class tenants assistance and relocation.
- Advisory Planning Commission recommended denial, however Design Review Committee recommended approval.
- Suggest that third party evaluation of amenity package would be appreciated to better understand the accounting and sufficiency of what's being offered.
- Concerned that individual applications are driving the vision for height instead of the OCP.
- Appreciate the inclusion of the commercial space, and Modo carshare, and cycling facilities address traffic demand management.
- Good urban park as specified.
- Proposal is not congruent with surrounding properties even in context of newly constructed buildings and those underway.
- Taller buildings have less impact respecting shadowing and massing.
- Current buildings are not up to code and renovations are not feasible.
- Addition of commercial and park space will make this area it's own micro community and adding density here is supportable.
- Current OCP vision may not meet the standards and needs of the community.

Moved by Councillor Morrison, seconded by Councillor Cavens: That the main motion be amended to direct staff to amend the Section 219 Covenant to also secure the internal amenity spaces.

Council provided the following comments:

- Smaller unit sizes increase the importance of internal building community spaces being protected for long-term use given the potential for conversion to revenue-generating spaces
- A general covenant provision which secures amenity spaces in perpetuity would be sufficient.

The amendment to the main motion was then put, and Carried Unanimously.

Main motion as amended:

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

1. Give third reading to Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2025, No. 3157; and
2. Give third reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw, 2025, No. 3158
3. Direct Staff to amend the Section 219 Covenant to also secure the internal amenity spaces.

Carried with Councillor Boardman opposed.

The Regular Council meeting recessed at 9:03 PM and reconvened at 9:08 PM with all members of Council present.

7. PUBLIC INPUT ON AGENDA ITEMS 8, 9, 10, 11, 12, AND 13

Doug Scott, resident, expressed concern regarding the loss of parking outside their business on Esquimalt Road due to interruptions resulting from nearby construction work; these interruptions can determine whether or not customers are able to access businesses, with significant financial implications. The three street parking spots on Esquimalt Road are the only parking access for customers at the business, and even though they may only need to park for brief periods, it makes a difference.

Kody Thompson, resident, suggested removing parking minimums in the updated Parking Bylaw in order to reduce the costs associated with underground parking for new developments, which are passed down to future tenants and owners; this also applies to gentle density projects, such as accessory dwelling units and townhomes as more people use transit, car-shares, and active transportation options. Directing staff to reduce or remove minimums for additional housing types is requested, with recognition that follow-up steps would be required to address challenges relating to free street parking.

Xeniya Vins, resident, expressed support for the updated Parking Bylaw, noting that they have development applications which continue to be delayed while awaiting adoption of the Bylaw. Upon adoption, the Bylaw will allow townhouse and small-scale multi-unit home (SSMUH) applications to progress, which are needed in the Township. The City of Victoria's removal of parking minimums means that the Township receives few of these SSMU/townhome applications, but short of removing minimums, advancing SSMUH provisions would provide an avenue for approval that is currently lacking for these housing types.

8. STAFF REPORTS

- 1) [25-248](#) Esquimalt Road Phase 1 and Craigflower Road Crosswalk Upgrades – Construction Contract Award, Staff Report No.EPW-25-009

The Manager of Engineering introduced the report and responded to questions from Council.

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

1. Award a construction contract (ENG #25-02), optional and provisional work and future change orders within the approved budget, to Hazelwood Construction Ltd. in the amount of \$2,933,745.17, for Esquimalt Road Active Transportation and Underground Improvements Phase 1 and for Craigflower Road Crosswalk Upgrades, as described in Staff Report EPW-25-009; and
2. Approve the reallocation of \$150,000 from the Esquimalt Road Phase 1 project to the Craigflower Crosswalk Upgrade project with funding to come from the Infrastructure Reserve Fund.

Council commented that the project has been discussed and approved throughout the process.

Staff responded to further questions from Council.

The motion was then put, and Carried Unanimously.

- 2) [25-249](#) Bus Stop Level of Service and Procurement of Used Curbster, Staff Report No. EPW-25-012

The Director of Engineering & Public Works introduced the report.

Moved by Mayor Desjardins, seconded by Councillor Brame: That Council approve the purchase of a used curbster and necessary repairs in the amount of \$35,000, as described in Staff Report EPW-25-012.

Staff responded to questions from Council.

The motion was then put, and Carried Unanimously.

- 3) [25-239](#) Official Community Plan (OCP) Recalibration 2025 - Circulation Approval, Staff Report No. DEV-25-031

The Manager of Development Services introduced the staff report and responded to Council questions.

Moved by Councillor Brame, seconded by Councillor Cavens: That Council, having considered Sections 475 and 476 of the Local Government Act, authorize staff to circulate the Project Sign-off for the Official Community Plan recalibration to those agencies and organizations identified in staff report DEV-25-031. Carried Unanimously.

9. BYLAW READINGS NOT SUBJECT TO A PUBLIC HEARING

- 1) [25-246](#) Proposed Amendments to the Parking Bylaw - Second Reading As Amended - Third Reading, Staff Memorandum No. DEV-25-033

The Manager of Development Services introduced the Bylaw, and responded to questions from Council.

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

1. Give second reading to Parking Bylaw, 2025, No. 3089, as amended as outlined in Staff Report No. DEV-25-033; and
2. Give third reading to Parking Bylaw, 2025, No. 3089.

Council provided the following comments:

- The lack of permit-based street parking is of concern, and potentially requires further consideration, but this Bylaw is supportable as a first step.
- Moving this Bylaw towards adoption is supportable given the number of development applications which are experiencing delays in the meantime.
- Removal of payment in lieu of parking option is of concern.

The motion was then put, and Carried Unanimously.

- 2) [25-243](#) Designating a Servicing Officer, Staff Report No. EPW-25-010

The Director of Engineering & Public Works introduced the report, and noted his availability to respond to Council questions.

Moved by Councillor Helliwell, seconded by Councillor Armour: That Council give first, second and third readings to Officers Bylaw, 2011, No. 2777, Amendment Bylaw, 2025, No. 3154, as described in Staff Report EPW-25-010. Carried Unanimously.

10. REPORTS FROM MEMBERS OF COUNCIL

- 1) [25-240](#) Federation of Canadian Municipalities (FCM) Conference – May 29 to June 1, 2025

Councillor Morrison introduced the report, and Mayor Desjardins provided additional updates regarding ongoing discussions with MP Stephanie McLean.

11. REPORTS / MINUTES FROM COMMITTEES

- 1) [25-252](#) Minutes of the Environment, Parks, and Recreation Advisory Committee meeting held on April 23, 2025

This item was received.

- 2) [25-253](#) Minutes of the Advisory Planning Commission meeting held on May 20, 2025

This item was received.

12. COMMUNICATIONS

For Council's Information

- 1) [25-251](#) Capital Regional District Arts & Culture - 2024 Impact Report

Councillor Brame introduced the report, and provided updates to Council regarding the CRD Arts & Culture Support Service.

13. RISE AND REPORT (FROM IN CAMERA)

- 1) [25-265](#) Rise and Report from the In Camera meeting of June 23, 2025

This item was received.

14. PUBLIC COMMENT PERIOD

Sharon Wickware, St. Peter and St. Paul's Anglican Church, noted that renovictions are particularly challenging for elderly tenants who are faced with increasing rents on fixed incomes, and who may not know where to start in their search for new housing. The provision of tenant relocation support teams, with relevant experience and knowledge, in cases where development applications displace tenants is appreciated.

15. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Helliwell: That the Regular Council meeting be adjourned at 9:40 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS

THIS 21ST DAY OF JULY, 2025

DEB HOPKINS,
CORPORATE OFFICER
CERTIFIED CORRECT