



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

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

Monday, February 6, 2017

7:00 PM

Esquimalt Council Chambers

Present: 6 - Mayor Barbara Desjardins
Councillor Meagan Brame
Councillor Beth Burton-Krahn
Councillor Lynda Hundleby
Councillor Olga Liberchuk
Councillor Susan Low

Absent: 1 - Councillor Tim Morrison

Staff: Laurie Hurst, Chief Administrative Officer
Jeff Miller, Director of Engineering & Public Works
Bill Brown, Director of Development Services
Ian Irvine, Director of Financial Services
Blair McDonald, Director of Community Safety Services
Scott Hartman, Director of Parks and Recreation
Deborah Liske, Recording Secretary

Other: Del Manak, Acting Chief, Victoria Police Department
Jason Laidman, Police Inspector, Victoria Police Department,
Esquimalt Division

1. CALL TO ORDER

Mayor Desjardins called the Regular Council meeting to order at 7:00 PM.

Mayor Desjardins acknowledged with respect that we are within the
Traditional Territories of the Esquimalt and Songhees First Nations.

2. LATE ITEMS

The following late items were added to the agenda:

1. Pertaining to Agenda Item 8. **STAFF REPORTS** (6) Development
Variance Permit - 1041 Wurtele Place, Staff Report No. DEV-17-006
 - Letter from Michael Freeborn and Janet Grover, dated February 2,
2017, Re: Application for DVP from Owners of 1041 Wurtele Pl.,
Mr. and Mrs. Chee
2. Pertaining to Agenda item 8. **STAFF REPORTS** (8) First and Second
Readings of Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No.
2888, Staff Report No. DEV-17-008
 - Statutory Right of Way for Public Walkway for Waste Water

Treatment Plant

The following agenda items were deleted from the agenda:

Agenda Item **5. PRESENTATIONS (1)** Presentation of Spirit Award; and

Agenda Item **6. DELEGATIONS (1)** Lea Silver, Heart and Stroke Foundation, Re: Big Bike Esquimalt

3. APPROVAL OF THE AGENDA

Moved by Councillor Hundleby, seconded by Councillor Liberchuk: That the agenda be approved as amended with the inclusion of the late items and the removal of the deleted items. Carried Unanimously.

4. MINUTES

- 1) [17-058](#) Minutes of the Regular Meeting of Council, January 23, 2017

Moved by Councillor Burton-Krahn, seconded by Councillor Hundleby: That the Minutes of the Regular Meeting of Council, January 23, 2017 be adopted as circulated. Carried Unanimously.

5. PRESENTATIONS

- 1) [17-059](#) Presentation of Spirit Award

This item was removed from the agenda.

- 2) [17-060](#) James Wadsworth, Senior Transit Planner, BC Transit, Re: Update on Concerns Ecole Shoreline School Parent Advisory Council

James Wadsworth, Senior Transit Planner, BC Transit, provided a Powerpoint presentation on Route 25 - Maplewood / Colwood route updates. This was a follow-up to the route scheduling concerns raised by the Ecole Shoreline School Parent Advisory Council. Mr. Wadsworth advised that BC Transit has adjusted the afternoon schedule to arrive closer to bell times but was unable to adjust morning times. BC Transit will be presenting a proposal to the Victoria Regional Transit Commission requesting a new Westshore to Esquimalt route for Fall of 2017. Mr. Wadsworth responded to questions from Council.

6. DELEGATIONS

- 1) [17-061](#) Lea Silver, Heart and Stroke Foundation, Re: Big Bike in Esquimalt

This item was removed from the agenda.

7. PUBLIC INPUT (On items listed on the Agenda)

Excluding items which are or have been the subject of a Public Hearing.

Lorne Argyle, resident, hopeful Council supports the early budget request of

the Victoria Police Department and supports the letter from Terry Prentice.

8. STAFF REPORTS

Finance

- 1) [17-053](#) Early Budget Approval - Victoria Police Department Budget Request, Staff Report FIN-17-002

Comments from Council included:

- * Continue work with Health Authority to provide further support of mental health services
- * Review results of Evaluation Framework; measure success and failures
- * Include examination of effect ACT Teams have on caseloads in Evaluation Framework
- * Petition Provincial and Federal Governments to support municipal protective services
- * Interdisciplinary approach to work collaboratively with mental health workers to address mental health issues in the community

Moved by Councillor Burton-Krahn, seconded by Councillor Brame: That Council consider the Victoria Police Department budget request attached to Staff Report FIN-17-002 and approve an amount for inclusion in the 2017-2021 Financial Plan.

Moved by Councillor Liberchuk, seconded by Councillor Brame: That the main motion be amended to include that staff be directed to draft a letter under Mayor Desjardins' signature to Island Health requesting the consideration of future funding of the two positions on the City of Victoria Police Department Assertive Community Treatment Team. Carried Unanimously.

The vote was taken on the Main Motion as amended and declared Carried Unanimously.

- 2) [17-045](#) Early Budget Approval - RE: Demolition 1106 Lockley Road, Staff Report CSS-17-003

The Director of Community Safety Services responded to questions from Council.

Moved by Councillor Hundleby, seconded by Councillor Brame: That Council grant early budget approval in the amount of \$42,400 for the demolition of the buildings located at 1106 Lockley Road.

Moved by Councillor Low, seconded by Councillor Burton-Krahn: That the main motion be amended to include the staff costs to manage the demolition contract. Carried Unanimously.

The vote was taken on the Main Motion as amended and declared Carried Unanimously.

3) [17-051](#) Early Budget Approval Request, Staff Report P&R-17-002

Moved by Councillor Burton-Krahn, seconded by Councillor Brame: That Council award early budget approval of \$24,000 for two new pool pumps and \$18,000 for a replacement pool filter within the 2017-2021 Financial Plan. Carried Unanimously.

4) [17-056](#) Early Budget Approval for Esquimalt Town Square – Site Development, Staff Report EPW-17-004

Moved by Councillor Liberchuk, seconded by Councillor Low: That Council gives early budget approval for inclusion in the 2017-2021 Financial Plan of Project 1 in the amount of \$579,000, Project 2 in the amount of \$100,000, and Project 3 in the amount of \$212,000, for Esquimalt Town Square Site Development as set out in Staff Report EPW-17-004. Carried Unanimously.

Engineering and Public Works

5) [17-057](#) Award of Construction Contract for Project 1 – Electrical Relocation, Esquimalt Town Square, Staff Report EPW-17-005

Moved by Councillor Burton-Krahn, seconded by Councillor Hundleby: That Council approves the awarding of Project 1 - Electrical Relocation, Esquimalt Town Square for a cost of \$457,333.80 (inclusive of the GST) to Ralmax Contracting Ltd. Carried Unanimously.

Development Services

6) [17-049](#) Development Variance Permit - 1041 Wurtele Place, Staff Report DEV-17-006

Comments of Council included:

- * Issue with applications coming to Council after the work has commenced and is completed or partially completed - need options and tools to deal with these types of applications

- * Not fair to those that follow the correct process

Moved by Councillor Liberchuk, seconded by Councillor Brame: That Council resolves that Development Variance Permit No. DVP00055 [Appendix A] authorizing the construction in general accordance with the survey prepared by Glen Mitchell Land Surveying Inc., stamped "Received November 04, 2016", and the pictures supplied by the owner stamped "Received November 04, 2016", and including the following relaxations to Zoning Bylaw, 1992, No. 2050 be approved, and staff be directed to issue the permit and register the notice on the title of the property located at PID 000-736-813, Lot 2, Section 10, Esquimalt District, Plan VIS697 [1041 Wurtele Place];

Zoning Bylaw, 1992, No. 2050, Section 38 (9)(a)(i) - Front Setback - Principal Building: A 0.8 metre decrease to the requirement that no Principal Building shall be located within 7.5 metres of the Front Lot Line

[i.e. from 7.5 metres to 6.7 metres] for the western most deck.

Zoning Bylaw, 1992, No. 2050, Section 38 (9)(a)(i) - Front Setback - Principal Building: A 0.9 metre decrease to the requirement that no Principal Building shall be located within 7.5 metres of the Front Lot Line [i.e. from 7.5 metres to 6.6 metres] for the eastern most deck. Carried Unanimously.

Moved by Councillor Liberchuk, seconded by Councillor Burton-Krahn: That staff prepare a report for Council on options and tools Council may utilize when applications come forward for work completed or in progress. Carried Unanimously.

- 7) [17-055](#) Development Permit for proposed two-lot subdivision at 910 McNaughton Avenue, Staff Report DEV-17-007

Moved by Councillor Burton-Krahn, seconded by Councillor Brame: That Council approve Development Permit DP000078 for a two-lot infill residential subdivision at 910 McNaughton Avenue, PID 005-972-159, Lot 6, Block 1, Section 10, Esquimalt District, Plan 5484, attached as Schedule "A" to Staff Report DEV-17-007 and instruct staff to issue the Development Permit and register a notice on title. Carried Unanimously.

- 8) [17-054](#) First and second readings of ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2888 (Appendix "A") being a bylaw to:
- (1) Amend portions of Section 55 McLoughlin Point Special Use [I-3] Zone;
 - (2) Changing the designation from Marine Navigation [M-4] Zone to McLoughlin Point Special Use [I-3] Zone of certain portions of the McLoughlin Point property;
 - (3) Changing the Zoning Map to reflect the changes in zoning classification;
 - (4) Update the Marine Navigation [M-4] Zone to reflect the updated legal description for McLoughlin Point; and
 - (5) Update the definitions of "Sewage Pumping Facility" and "Sewage Screening Facility", Staff Report No. DEV-17-008

Jane Bird, Chair, Core Area Wastewater Treatment Project Board, provided a brief overview and update on the project. Jim Aalders, Architect, HDR/CEI Architecture Associates Inc, presented a Powerpoint presentation on the McLoughlin Point Wastewater Treatment Plant. Jeremy Klarenback, Graham Construction, presented a Powerpoint presentation on the Traffic Management Plan.

Comments of Council included:

- * Screening, trees
- * Odour control
- * Truck traffic, routes, origin and hours

- * Other construction / development projects need to be considered
- * Consider school peak times
- * Impact on view of harbour

Director of Development Services presented a Powerpoint presentation and overview of Staff Report DEV-17-008 and Amendment Bylaw No. 2888. The Director responded to questions from Council. It was noted that under Schedule A of Bylaw No. 2888 - Item (2)(b)(3) that item b. Highrock Middle School should read **Rockheights Middle School**.

Moved by Councillor Burton-Krahn, seconded by Councillor Brame:

(1) That Council give first and second readings of ZONING BYLAW, 1992, NO. 2050, AMENDMENT BYLAW NO. 2888 being a bylaw to:

(a) Amend portions of Section 55 McLoughlin Point Special Use [I-3] Zone;

(b) Change the designation from Marine Navigation [M-4] Zone to McLoughlin Point Special Use [I-3] Zone of certain portions of the McLoughlin Point property;

(c) Change the Zoning Map to reflect the changes in zoning classification;

(d) Update the Marine Navigation [M-4] Zone to reflect the updated legal description for McLoughlin Point; and

(e) Update the definitions of "Sewage Pumping Facility" and "Sewage Screening Facility";

With a revision to Schedule A - Item (2)(b)(3), to change Highrock to read Rockheights Middle School.

(2) That Council authorizes the Corporate Officer to schedule a Public Hearing for Zoning Amendment Bylaw No. 2888 for February 20, 2017, send mail notices and advertise for same in the local newspaper;

(3) That Council authorize the Corporate Officer to include in the Public Hearing notices and advertisement a statement indicating that Council will also accept comments from the public regarding the proposed Host Community Impact 5-Year Agreement, the Community Impact Mitigation & Operating Agreement, the Amenity Reserve Fund Administration Agreement, and the Statutory Right of Way for future trail, up to and during the Public Hearing; and

(4) That prior to consideration of adoption, the Capital Regional District execute the Host Community Impact 5-Year Agreement, the Community Impact Mitigation & Operating Agreement, and the Amenity Reserve Fund Administration Agreement in substantially the same form as presented at Public Hearing.

Carried Unanimously.

9. MAYOR'S AND COUNCILLORS' REPORTS

- 1) [17-048](#) Appointment to Victoria Family Court and Youth Justice Committee, Report from Mayor Barbara Desjardins

Mayor Desjardins expressed her gratitude to Councillor Liberchuk for her work on the Committee.

Moved by Councillor Liberchuk, seconded by Councillor Brame: That Council appoints Councillor Beth Burton-Krahn as the Township of Esquimalt representative to the Victoria Family Court and Youth Justice Committee for 2017. Carried Unanimously.

- 2) [17-052](#) Victoria Family Court and Youth Justice Committee 2016 Activities, Councillor Olga Liberchuk

Councillor Liberchuk expressed her gratitude for the opportunity to represent the Township of Esquimalt on the Committee.

Moved by Councillor Liberchuk, seconded by Councillor Hundleby: That the report from Councillor Olga Liberchuk Re: Victoria Family Court and Youth Justice Committee 2016 Activities be received. Carried Unanimously.

10. COMMUNICATIONS

- 1) [17-062](#) Letter from Catherine Holt, Chief Executive Officer, Greater Victoria Chamber of Commerce, dated January 17, 2017, Re: Sustainable, Fair and Transparent Property Taxes

Moved by Councillor Liberchuk, seconded by Councillor Low: That staff advise Ms. Holt of the location of information pertaining to property taxes on the Township website and extend an invitation to attend future open public budget meetings of Council. Carried Unanimously.

- 2) [17-063](#) Letter from Lucy Lobmeier, Secretary, Honours and Awards Secretariat, received January 24, 2017, Re: Order of British Columbia - 2017 Call for Nominations

Moved by Councillor Low, seconded by Councillor Liberchuk: That the letter from Lucy Lobmeier, Secretary, Honours and Awards Secretariat, received January 24, 2017, Re: Order of British Columbia - 2017 Call for Nominations be received and the information be posted to the Township website. Carried Unanimously.

- 3) [17-064](#) Letter from Barbara Desjardins, Chair, Capital Regional District, dated January 25, 2017, Re: 2003 Regional Growth Strategy (RGS) Amendment Bylaw 4124

Moved by Councillor Burton-Krahn, seconded by Councillor Liberchuk: That the letter from Barbara Desjardins, Chair, Capital Regional District, dated January 25, 2017, Re: 2003 Regional Growth Strategy(RGS) Amendment Bylaw 4124 be received. Carried Unanimously.

- 4) [17-068](#) Letter from Terry Prentice, dated January 31, 2017, Re: Secondary Suites in Duplexes

Moved by Councillor Liberchuk, seconded by Councillor Hundleby: That the letter from Terry Prentice, dated January 31, 2017, Re: Secondary Suites in Duplexes be received and that this subject be included in the discussion on housing during the Official Community Plan review. Carried Unanimously.

Moved by Councillor Low, seconded by Councillor Liberchuk: That the following resolution be forwarded to the Association of Vancouver Island and Coastal Communities:

WHEREAS: Lower investment in rental housing stock over the past 30 years have resulted in a low vacancy rate and steadily increasing rental costs in many communities;

AND WHEREAS: Market conditions have led to increased appetite for rental building owners to invest in upgrades to their buildings which provide improved unit quality, safety, and energy efficiency, but this creates the impetus for existing tenants to be evicted and subsequently experience challenges finding suitable and affordable replacement housing;

THEREFORE BE IT RESOLVED THAT: The Township of Esquimalt, and the member communities of the Association of Vancouver Island and Coastal Communities, call upon the Province to provide a funding model and regulatory framework to assist local governments in reducing the impact of "renovictions" on tenants while continuing to encourage investment in upgrading older rental housing; AND

FURTHER BE IT RESOLVED THAT: The Township of Esquimalt, and the member communities of the Association of Vancouver Island and Coastal Communities, call upon the Province to increase the housing allowance portion of Income Assistance and Disability Assistance, as well as housing subsidies through BC Housing, to mitigate the impact of rising rental costs on low-income and vulnerable British Columbians.

Carried Unanimously.

11. NOTICE OF MOTION

- 1) [17-066](#) Policy for Electric Vehicle Charging Stations in High Density Developments, Councillor Meagan Brame and Councillor Olga Liberchuk, Introduced February 6, 2017

This Notice of Motion was referred to the Regular Council meeting scheduled for February 27, 2017 for discussion.

12. PUBLIC QUESTION AND COMMENT PERIOD

Excluding items which are or have been the subject of a Public Hearing. Limit of two minutes per speaker.

Terry Prentice, resident, spoke to his letter and requested the Township consider licensing people who have rental units in their properties as a

business.

13. ADJOURNMENT

Moved by Councillor Hundleby, seconded by Councillor Brame: That the Regular Council meeting be adjourned at 8:53 PM. Carried Unanimously.

MAYOR BARBARA DESJARDINS
THIS date DAY OF month, 2017

ANJA NURVO, CORPORATE OFFICER
CERTIFIED CORRECT