



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

## Minutes - Final

### Council

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

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Monday, May 27, 2019

7:00 PM

Esquimalt Council Chambers

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**Present:** 6 - Mayor Barbara Desjardins  
Councillor Ken Armour  
Councillor Meagan Brame  
Councillor Lynda Hundleby  
Councillor Tim Morrison  
Councillor Jane Vermeulen

**Absent:** 1 - Councillor Jacob Helliwell

**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  
Anja Nurvo, Director of Corporate Services  
Alex Tang, Planner  
Rachel Dumas, Recording Secretary

#### 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.

Mayor Desjardins acknowledged the following:

- \* Rebecca Wolf Gage, youth resident, for receiving a Victoria Community Leadership Award - Healthy Safe Environments;
- \* Esquimalt High School Golf Team for placing 3rd in the 2018 Golf AAA Island Tournament;
- \* New Township Parade Float for placing 2nd in the 2019 Buccaneer Days Parade; and
- \* Condolences to the families of Esquimalt residents Karen Saunders and Rene D'Hollander.

#### 2. LATE ITEMS

The following late items were added to the agenda:

- (1) Add to Item 8. **STAFF REPORTS:** (5) Official Community Plan Amendment and Rezoning Application - 899 Esquimalt Road, Staff Report DEV-19-048
  - Email from Penny Davies dated May 26, 2019, Re: Lexi Development proposal DEV-19-048
  - Letter from Carole Witter, President, West Bay Resident's Association, dated

May 27, 2019, re: Official Community Plan Amendment and Rezoning Application - 899 Esquimalt Road, Staff report DEV-19-048

### 3. APPROVAL OF THE AGENDA

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

### 4. MINUTES

- 1) [19-244](#) Minutes of the Special Meeting of Council, May 6, 2019
- 2) [19-245](#) Minutes of the Regular Meeting of Council, May 6, 2019
- 3) [19-246](#) Minutes of the Special Council Meeting, May 13, 2019

Moved by Councillor Morrison, seconded by Councillor Hundleby: That the Minutes of the Special Meeting of Council, May 6, 2019, Minutes of the Regular Meeting of Council, May 6, 2019 and Minutes of the Special Council Meeting, May 13, 2019 be adopted as circulated. Carried Unanimously.

### 5. PUBLIC HEARING

*The Public Hearing is to afford all persons who deem their interest in property affected by the Bylaw an opportunity to be heard or to present written submissions before the Municipal Council on matters contained in the Bylaw.*

- 1) [19-247](#) Notice of Public Hearing - Rezoning Application - 1158 Craigflower Road
- 2) **Background Information - Available for Viewing Separately**
- 3) **Director of Development Services - Overview of Application**

Planner provided an overview of rezoning application for 1158 Craigflower Road, presented a PowerPoint Presentation and responded to questions from Council. The applicant intends to construct two single family dwellings.

  - a) [19-256](#) Rezoning Application - 1158 Craigflower Road, Staff Report DEV-19-044
- 4) **Applicant or Authorized Representative - Overview of Application**

Rus Collins, Zebra Design, provided an overview of rezoning application for 1158 Craigflower Road, presented a PowerPoint Presentation and responded to questions from Council. He advised one extra parking space had been added to address parking concerns to accommodate the proposed suite within each single family dwelling.
- 5) **Public Input**

Mayor Desjardins called three times for public input and there was none.

**6) Adjournment of Hearing**

Mayor Desjardins declared the Public Hearing for Bylaw No. 2957 closed at 7:17 PM.

**7) Consideration of Staff Recommendation**

Moved by Councillor Brame, seconded by Councillor Hundleby: That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2957, attached to Staff Report DEV-19-044 as Appendix A, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of 1158 Craigflower Road [PID 000-284-025, Lot 1, Section 2, Esquimalt District, Plan 5766], shown cross hatched on Schedule 'A' of Bylaw No. 2957, from RD-3 [Two Family/Single Family Residential] to CD No. 119 [Comprehensive Development District No. 119], be given third reading and adoption. Carried Unanimously.

**6. PRESENTATIONS**

- 1) [19-204](#) Gord Horth, General Manager, CREST, Re: CREST Update

Gord Horth, General Manager, CREST, provided an update on transmission sites and coverage gained since the installation of tower in Highrock Park, new P25 system progress, presented a PowerPoint Presentation and responded to questions from Council.

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

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

Ally Dewji, *resident*, advised Council that he is available to answer questions regarding agenda item 8. STAFF REPORTS (4).

Doug Scott, *resident*, expressed height and privacy concerns for proposed development at 899 Esquimalt Road.

Darlene Duncan, *resident*, expressed concerns with height of structure proposed for 899 Esquimalt, amenity package being offered by developer and increased traffic flow.

Ron Driedger, *resident*, in opposition of development proposed for 899 Esquimalt Road and expressed concerns with height of structure and privacy impact to neighbours, amenity package offered and lack of community engagement.

Muriel Dunn, *resident*, acknowledged the support of the Esquimalt Fire Department during a family emergency.

Darlene Duncan, *resident*, expressed concerns that the proposed development for 899 Esquimalt Road did not address affordable housing options.

Ron Driedger, *resident*, asked whether the rezoning application for 899 Esquimalt Road was the same version presented to APC/DRC last year.

**8. STAFF REPORTS****Administration**

- 1) [19-219](#) Fees and Charges Bylaw Update, Staff Report ADM-19-009

Director of Corporate Services responded to questions from Council.

Moved by Councillor Hundleby, seconded by Councillor Armour: That Council give first, second and third readings to the Fees and Charges (Miscellaneous) Bylaw, 2019, No. 2961. Carried Unanimously.

- 2) [19-238](#) Draft Strategic Priorities and Goals 2019 - 2023, Staff Report ADM-19-014

CAO responded to questions from Council, and will add the names and photo of Council to the document.

Moved by Councillor Armour, seconded by Councillor Morrison: That Council approve the Draft Strategic Priorities and Goals 2019 - 2023 including Operational Strategies as presented in Staff Report ADM-19-014 with the inclusion of a page with the names and photo of Council. Carried Unanimously.

### **Finance**

- 3) [19-234](#) 2018 Statement of Financial Information, Staff Report FIN-19-007

Director of Finance responded to questions from Council regarding calculations of remuneration totals.

Moved by Councillor Armour, seconded by Councillor Hundleby: That Council receive and approve the 2018 Statement of Financial Information attached to Staff Report FIN-19-007. Carried Unanimously.

### **Engineering and Public Works**

- 4) [19-242](#) 457 Nelson Street - Development Variance Permit for Driveway, Staff Report EPW-19-016

Director of Engineering and Director of Development Services responded to questions from Council.

Moved by Councillor Morrison, seconded by Councillor Brame: That Council allow Ally Dewji, property owner, to address Council and respond to questions. Carried Unanimously.

Moved by Councillor Morrison, seconded by Councillor Armour: That Council receive Staff Report No. EPW-19-016 for information and take no further action on the matter. Carried Unanimously.

### **Development Services**

- 5) [19-214](#) Official Community Plan Amendment and Rezoning Application - 899 Esquimalt Road, Staff Report DEV-19-048

Planner provided an overview of OCP Amendment and rezoning application for 899 Esquimalt Road, presented a PowerPoint presentation and responded to

questions from Council.

The meeting recessed at 8:13 PM and reconvened at 8:18 PM with all members of Council present, excluding Councillor Helliwell.

Bahaedin Naemi, Lexi Development Group, provided an overview of OCP amendment and rezoning application for 899 Esquimalt Road, presented a PowerPoint Presentation and responded to questions from Council.

Moved by Councillor Armour, seconded by Councillor Morrison:

1. That Council resolves that Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2962, attached to Staff Report DEV-19-048 as Appendix A, which would:

- amend Official Community Plan Bylaw, 2018, No. 2922 by changing Schedule 'B', being the Proposed Land Use Designations Map by changing the designation of PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557 [899 Esquimalt Road], shown cross-hatched on Schedule 'A' of Amendment Bylaw No. 2962, from a mix of 'Neighbourhood Commercial Mixed-Use' and 'Townhouse Residential' to 'Commercial/Commercial Mixed-Use'; and
  - amend Official Community Plan Bylaw, 2018, No. 2922 by changing Schedule 'H', being the Development Permit Areas Map by changing the designation of PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557 [899 Esquimalt Road], shown cross-hatched on Schedule 'A' of Amendment Bylaw No. 2962, from a mix of Development Permit Area No. 4 - Commercial and Development Permit Area No. 6 - Multi-Family Residential to Development Permit Area No. 4 - Commercial;
- be given first and second reading;

2. That Council resolves that Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2963, attached to Staff Report DEV-19-048 as Appendix B, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557 [899 Esquimalt Road], shown cross hatched on Schedule 'A' of Amendment Bylaw No. 2963, from a mix of C-2 [Neighbourhood Commercial] and RD-1 [Two Family Residential] to CD No. 120 [Comprehensive Development District No. 120] be given first and second reading;

3. That Council authorizes the Corporate Officer to schedule a Public Hearing for Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2962 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2963, mail notices and advertise for the same in the local newspaper; and

4. That, as the applicant wishes to assure Council that uses and development will be restricted and amenities provided as identified in Staff Report DEV-19-048, the applicant has voluntarily agreed to register a Section 219 Covenant on the title of PID 030-151-562, Lot A, Section 11, Esquimalt District, Plan EPP69557 [899 Esquimalt Road] in favour of the

Township of Esquimalt providing the lands shall not be subdivided, built upon or used (as appropriate to the requirement, as drafted by the Township's solicitor at the applicant's expense) in the absence of all of the following:

- Urgent primary care centre
- 3 containers that will function as a temporary medical clinic
- Kayak dock in West Bay
- 5 free parking spaces with publicly available electric vehicle charging stations
- Built Green Canada Silver certification
- Undergrounding of BC Hydro pole on the southeast corner of Esquimalt Road and Head Street

Council direct staff and legal counsel for the Township to coordinate with the property owner to ensure a S.219 Covenant addressing the aforementioned issues is registered against the property title, in priority to all financial encumbrances, prior to returning Amendment Bylaw No. 2962 and Amendment Bylaw No. 2963 to Council for consideration of adoption.

Moved by Councillor Morrison, seconded by Councillor Armour: That the Main Motion be amended to add a section to Bylaw No. 2963 titled DESIGN GUIDELINES to read as follows: "East side of building shall incorporate artistic design to provide visual character and interest". Carried Unanimously.

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

**6) [19-237](#) Development Permit Application - 838 and 842 Admirals Road, Staff Report DEV-19-045**

Planner provided an overview of Development Permit application for 838 and 842 Admirals Road, presented a PowerPoint Presentation and responded to questions from Council.

Heather Spinney, Praxis Architects, Inc., provided an overview of Development Permit application for 838 and 842 Admirals Road, presented a PowerPoint Presentation and responded to questions from Council.

Moved by Councillor Brame, seconded by Councillor Hundleby: That Council resolves that Development Permit No. DP000114, attached as Appendix A to Staff Report DEV-19-045, consistent with the architectural plans provided by Praxis Architects, Inc., the landscape plan by Lombard North Group Inc., and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped "Received May 17, 2019", be approved, and staff be directed to issue the Permit (subject to receipt of the required landscape security) and register the notice on the titles of the properties located at 838 Admirals Road [PID 005-074-011, Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546 Except that part in Plan VIP86845] and 842 Admirals Road

[PID 006-324-118, Lot 16, Block 7, Section 10, Esquimalt District, Plan 2546]. Carried Unanimously.

- 7) [19-243](#) Rezoning Application - 1198 Munro Street, Staff Report DEV-19-046

Moved by Councillor Morrison, seconded by Councillor Brame: That Council resolves that Bylaw No. 2947 [Appendix A], which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 1198 Munro Street [PID 005-455-031, Lot 1, Section 11, Esquimalt District, Plan 44436] from RD- 3 [Two Family/Single Family Residential] to CD. No. 114 [Comprehensive District No. 114] be adopted. Carried Unanimously.

## 9. MAYOR'S AND COUNCILLORS' REPORTS

- 1) [19-205](#) Community Remembrance Project, Mayor Barbara Desjardins

CAO responded to questions from Council.

Moved by Mayor Desjardins, seconded by Councillor Hundleby: That Council request staff to prepare a report to Council as to how the Township of Esquimalt can facilitate a community project of Remembrance Day banners. Carried Unanimously.

- 2) [19-235](#) Association of Vancouver Island and Coastal Communities, 2019 Conference, Councillor Lynda Hundleby

Moved by Councillor Hundleby, seconded by Councillor Brame: That the Association of Vancouver Island and Coastal Communities, 2019 Conference Report by Councillor Lynda Hundleby be received. Carried Unanimously.

## 10. REPORTS FROM COMMITTEES

- 1) [19-248](#) Adopted Minutes from the Environmental Advisory Committee, March 28, 2019

The Minutes were received.

## 11. COMMUNICATIONS

- 1) [19-249](#) Email from Jason Austin, received May 3, 2019, Re: Farmland Trust Proposal

Moved by Councillor Brame, seconded by Councillor Hundleby: That the Email from Jason Austin, received May 3, 2019, Re: Farmland Trust Proposal be received. Carried Unanimously.

- 2) [19-250](#) Letter from Selina Robinson, Minister of Municipal Affairs and Housing, dated May 7, 2019, Re: Partnership Opportunities to Increase Affordable Housing Supply

- 3) [19-251](#) Letter from Don Prittie, President, Boating BC Association,



dated May 13, 2019, Re: AVICC Resolution R14 -  
Recreational Boating Access Infrastructure

Moved by Councillor Hundleby, seconded by Councillor Morrison: That the Letter from Selina Robinson, Minister of Municipal Affairs and Housing, dated May 7, 2019, Re: Partnership Opportunities to Increase Affordable Housing Supply and Letter from Don Prittie, President, Boating BC Association, dated May 13, 2019, Re: AVICC Resolution R14 - Recreational Boating Access Infrastructure be received. Carried Unanimously.

- 4) [19-252](#) Email from Emilie Saucier, SOGI Leader SD93, Ecole Victor Brodeur, dated May 15, 2019, Re: Project Request from the SOGI Team at Ecole Victor Brodeur

Moved by Councillor Hundleby, seconded by Councillor Vermeulen: That Council direct staff to prepare a report for Council consideration with reference to the Email from Emilie Saucier, SOGI Leader SD93, Ecole Victor Brodeur, dated May 15, 2019, Re: Project Request from the SOGI Team at Ecole Victor Brodeur and request on behalf of the SOGI team (sexual orientation gender identity) for a rainbow crosswalk in the community. Carried Unanimously.

- 5) [19-253](#) Email from Kelly Myers, Executive Services Coordinator, Capital Regional District, dated May 15, 2019, Re: Letter from CRD Board Chair Re: Climate Emergency Declaration Follow-up

Moved by Councillor Hundleby, seconded by Councillor Brame: That the Email from Kelly Myers, Executive Services Coordinator, Capital Regional District, dated May 15, 2019, Re: Letter from CRD Board Chair Re: Climate Emergency Declaration Follow-up be received. Carried Unanimously.

- 6) [19-254](#) Email from Employment and Social Development Canada, dated May 16, 2019, Re: Canada's Volunteer Awards - Call for Nominations

Moved by Councillor Brame, seconded by Councillor Armour: That the Email from Employment and Social Development Canada, dated May 16, 2019, Re: Canada's Volunteer Awards - Call for Nominations be posted to Municipal social media channels for public information and action as required. Carried Unanimously.

- 7) [19-255](#) Email from Bruce Gibbons, Merville Water Guardians, dated May 17, 2019, Re: Follow-up for Delegation Presentation Feb 25th

Moved by Councillor Armour, seconded by Councillor Brame: That the Email from Bruce Gibbons, Merville Water Guardians, dated May 17, 2019, Re: Follow-up for Delegation Presentation Feb 25th be received. Carried Unanimously.



- 8) [19-257](#) Letters from Chief Ron Sam, Songhees Nation, dated April 19, 2019 and April 24, 2019, Re: Colquitz / Gorge Watershed Special Management Area Initiative

Moved by Councillor Hundleby, seconded by Councillor Brame: That the Letters from Chief Ron Sam, Songhees Nation, dated April 19, 2019 and April 24, 2019, Re: Colquitz / Gorge Watershed Special Management Area Initiative be deferred until the next Council meeting for discussion upon distribution of further information from Mayor Desjardins. Carried Unanimously.

- 9) [19-260](#) Letter from Mayor Lisa Helps, Deputy Co-Chair, Victoria & Esquimalt Police Board, dated May 10, 2019, Re: Correspondence from Police Services

Moved by Councillor Armour, seconded by Councillor Brame: That the Letter from Mayor Lisa Helps, Deputy Co-Chair, Victoria & Esquimalt Police Board, dated May 10, 2019, Re: Correspondence from Police Services be received. Carried Unanimously.

- 10) [19-261](#) Letter from Brenda Butterworth-Carr, Assistant Deputy Minister and Director of Police Services, Policing and Security Branch, Ministry of Public Safety and Solicitor General, dated May 23, 2019, Re: Response to Victoria & Esquimalt Police Board Letter dated May 10, 2019

Moved by Councillor Morrison, seconded by Councillor Hundleby: That the Township of Esquimalt Council are amenable to Police Services attendance, in an observational capacity, during a Framework Agreement working session, as outlined in the Letter from Brenda Butterworth-Carr, Assistant Deputy Minister and Director of Police Services, Policing and Security Branch, Ministry of Public Safety and Solicitor General, dated May 23, 2019, Re: Response to Victoria & Esquimalt Police Board Letter dated May 10, 2019. Carried Unanimously.

## 12. RISE AND REPORT

- 1) [19-224](#) Rise & Report - 2019 Committee Re-Appointments and Appointment

At its May 6, 2019 In Camera meeting, Council made the following re-appointments to Committees, Commissions and Boards, for the terms indicated below:

### (a) 2019 Committee Re-appointments

Parks & Recreation Advisory Committee:

Lee Mauro 2 years - July 1, 2019 to June 30, 2021

Rita Findlay 2 years - July 1, 2019 to June 30, 2021

Andrea Boardman 2 years - July 1, 2019 to June 30, 2021

Elyse Norgaard Kituri 2 years - July 1, 2019 to June 30, 2021

Lassah Johnson Youth Rep - 1 year - July 1, 2019 to June 30, 2020

## Environmental Advisory Committee:

Waheema Asghar 2 years - July 1, 2019 to June 30, 2021  
Louise Blight 2 years - July 1, 2019 to June 30, 2021  
Paul Helston 2 years - July 1, 2019 to June 30, 2021

## Board of Variance:

Loredana Feraru 3 years - July 1, 2019 to June 30, 2022

## Advisory Planning Commission:

Graeme Dempster 2 years - July 1, 2019 to June 30, 2021  
Chris Munkacsi 2 years - July 1, 2019 to June 30, 2021  
Duncan Cavens 2 years - July 1, 2019 to June 30, 2021

## Design Review Committee:

Ally Dewji 2 years - July 1, 2019 to June 30, 2021  
Roger Wheelock 2 years - July 1, 2019 to June 30, 2021  
Beverly Windjack \* 2 years - July 1, 2019 to June 30, 2021  
Graeme Verhulst \*\* 2 years - July 1, 2019 to June 30, 2021  
\* Subject to ratification by BCSLA \*\* Subject to ratification by AIBC

## (b) 2019 Committee Appointment

At the May 6, 2019 In Camera meeting, Council made the following appointment to the Environmental Advisory Committee, for the term indicated below:

## Environmental Advisory Committee:

Rebecca Wolf Gage Youth Rep - 1 year - starting immediately to June 30, 2020

**13. PUBLIC QUESTION AND COMMENT PERIOD**

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

Marilyn Day, *resident*, provided a brief overview of the Fort Macaulay Park event held this past Saturday.

Robert Evans, *member, Fraternal Order of Eagles*, provided an update of community projects and fundraising initiatives.

**14. ADJOURNMENT**

Moved by Councillor Brame, seconded by Councillor Morrison: That the Regular Council meeting be adjourned at 9:49 PM. Carried Unanimously.

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MAYOR BARBARA DESJARDINS  
THIS 10TH DAY OF JUNE, 2019

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ANJA NURVO, CORPORATE OFFICER  
CERTIFIED CORRECT