



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Final

Council

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

Monday, November 25, 2019

7:00 PM

Esquimalt Council Chambers

Present: 7 - Mayor Barbara Desjardins
Councillor Ken Armour
Councillor Meagan Brame
Councillor Jacob Helliwell
Councillor Lynda Hundleby
Councillor Tim Morrison
Councillor Jane Vermeulen

Staff: Laurie Hurst, Chief Administrative Officer
Jeff Miller, Director of Engineering & Public Works
Bill Brown, Director of Development Services
Rachel Dumas, Manager of Corporate Services
Artur Bittencourt, Manager of Information Technology
Alicia Ferguson, 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.

2. LATE ITEMS

- (1) Add to Item No. 5: **PUBLIC HEARING** - (3)(a) Official
Community Plan Amendment and Rezoning Application -
899 Esquimalt Road, Staff Report No. DEV-19-106
- Email dated November 18, 2019 from Carole & Bill
Wennington, Re: Proposed 10 Story Tower Corner of Head
St. & Esquimalt
 - Email dated November 18, 2019 from Danielle Ewald, Re:
899 Esquimalt Road
 - Email dated November 18, 2019 from Morlene Tomlinson,
Re: Esquimalt Rd & Head St Development Proposal
 - Email dated November 19, 2019 from Carole Witter
(President) - West Bay Residents Association, Re: 899
Esquimalt Road
 - Email dated November 19, 2019 from Murray Sallows, Re:
899 Esquimalt Road
 - Email dated November 19, 2019 from Dana and Cameron

Duke, Re: 899 Esquimalt Road / Against the Amendment Proposal

- Email dated November 19, 2019 from Cheryl Jurek , Re: 899 Esquimalt Road
- Email dated November 19, 2019 from Victoria Cronin, Re: 899 Esquimalt Road
- Email dated November 20, 2019 from Gilbert and Gis  le Verrier, Re: 899 Esquimalt, Against Amendment Proposal
- Email dated November 20, 2019 from Peter Ryan, Re: 899 Esquimalt Road - Development Proposal
- Email dated November 20, 2019 from Ann White, Re: 899 Esquimalt Rd
- Email dated November 20, 2019 from Paul and Gail Onderwater, Re: 899 Esquimalt Road Development Application - For This Development to Proceed
- Email dated November 20, 2019 from Allen Meyer, Re: Amending the OCP for 899 Esquimalt Rd and 896 Wollaston St
- Email dated November 20, 2019 from Sandy Rozon, Re: The Lexi Proposal for 899 Esquimalt Rd Public Hearing
- Email dated November 20, 2019 from , Stephane Vaudandaine, Re: Public Hearing LEXI Development: 896 Esquimalt Road Nov 25 2019
- Email dated November 20, 2019 from Will Nikl & Mark Bell, Re: 899 Esquimalt Rd Property
- Email dated November 21, 2019 from Caroline Startin, Re: Please vote "NO" to Amending the OCP for 899 Esquimalt Rd and 896 Wollaston St
- Email dated November 21, 2019 from Isabelle Le Boulh, Re: Please vote NO to Amending the OCP for 899 Esquimalt road/896 Wollaston St
- Email dated November 21, 2019 from Michael and Diana Robertson, Re: Please Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 21, 2019 from Carina Foran, Re: No to Amending the OCP at 899 Esquimalt Rd and 896 Wollaston St.
- Email dated November 21, 2019 from Kathy Allison & Warren Carrie, Re: Rezoning 899 Esquimalt Rd
- Email dated November 22, 2019 from Fred Thorsteinson and Sherry Ainsworth, Re: Please vote 'No' to amending the OCP for 899 Esquimalt & 896 Wollaston

- Email dated November 22, 2019 from Rosalie Queen, Re: PleaseVote “NO” to amending the OCP for 899 Esquimalt Rd and 896 Wollaston Street
- Email dated November 22, 2019 from Erin Donnelly, Re: Please Vote “No” to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 22, 2019 from Jacques Lacoste, Re: Please vote NO to Amending the OCP for 899 Esquimalt Road/896 Wollaston St
- Email dated November 22, 2019 from Babak Nikbakhtan - Lexi Group, Re: Public Consultation for Pacific House as of November 21, 2019
- Email dated November 22, 2019 from Colin MacLock, Re: Letter to Council - 899 Esquimalt Road
- Email dated November 22, 2019 from Stephen Fortner, Re: 899 Esquimalt Road
- Email dated November 22, 2019 from Mike Sheward, Re: 899 Esquimalt Road - Against Proposal
- Email dated November 22, 2019 from , Diana Bosworth, Re: “NO”To Amending OCP for 899 ESQUIMALT RD. and 896 WOLLASTON ST. Lexi Development
- Email dated November 22, 2019 from Tia and Che Way, Re: Saying NO TO THE PROPOSED BUILDING AND Against the Amendment Proposal 899 Esquimalt Road
- Email dated November 22, 2019 from Marina Smith, Re: Development at 899 Esquimalt Road NO to higher than 6 storeys
- Email dated November 22, 2019 from Michael Pountney,, Re: LEXI
- Email dated November 22, 2019 from Lorin Goshinmon, Re: 899 Esquimalt Rd. / Against Amendment Proposal
- Email dated November 22, 2019 from Sherry Goshinmon, Re: 899 Esquimalt Road/ Against Amendment Proposal
- Email dated November 22, 2019 from Brenda and Albert Lacharity, Re: PLEASE VOTE NO to Amending the OCP for 899 Esquimalt Rd
- Email dated November 22, 2019 from Colleen Auringer, Re: Please vote NO to amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 22, 2019 from Shannon McCloskey, Re: Corner of Head and Esquimalt
- Email dated November 22, 2019 from Steve Caryk, Re:

Support for 899 Esquimalt Rd

- Email dated November 22, 2019 from Gwen Thompson-Robinow, C.M. and Oliver Robinow, MD, Re: 899 Esquimalt Road
- Email dated November 23, 2019 from Harvey Rogalsky, Re: Development Esquimalt Road and Head Street
- Email dated November 23, 2019 from Jackie St-Denis, Re: Head and Esquimalt development input
- Email dated November 23, 2019 from Julie and Terry Flatt, Re: 899 Esquimalt Road - Very Much Against
- Email dated November 23, 2019 from Dan Urbauer, Re: VOTE NO TO LEXI DEVELOPMENT; ESQUIMALT RD AND HEAD ST.
- Email dated November 23, 2019 from Melissa Cannady, Re: Please Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 23, 2019 from Katrina Chappell, Re: Please vote "NO" to amending the OCP for 899 Esquimalt Rd and 896 Wollaston St.
- Email dated November 23, 2019 from Kim Christensen, Re: Please vote "No" to amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 23, 2019 from Carolyn and James Currie-Johnson, Re: Amendments to the OCP for 899 Esquimalt Rd. and 896 Wollaston St.
- Email dated November 23, 2019 from Lynne Christensen, Re: Please vote "No" to amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Andrew Stoddart , Re: *A short quiz about community and urban design*
- Email dated November 24, 2019 from Dave Barnes, Re: Please vote "no" to amending the OCP for 899 Esquimalt Road and 896 Wollaston Street.
- Email dated November 24, 2019 from , Christie Eng, Re: No to amending the OCP for 899 Esquimalt Rd.
- Email dated November 24, 2019 from Chris & Kerri Moore, Re: Vote 'YES' to Lexi Group Development at 899 Esquimalt Rd.
- Email dated November 24, 2019 from Mary Ann Snowden, Re: I Vote "No"
- Email dated November 24, 2019 from Arlene Smith, Re: Proposed building @Esquimalt road and Head street

- Email dated November 24, 2019 from Sue Donaldson, Re: NO to Amending OCP for 899 Esquimalt Rd/896 Wollaston St on Nov 25/2019
- Email dated November 24, 2019 from Rozlynn Mitchell, Re: 899 Esquimalt Road Proposal
- Email dated November 24, 2019 from Rod Horner , Re: Please Vote "No" to amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Christina and Dan Morgan, Re: Please Vote "NO" to amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Babak Nikbakhtan - Lexi Group, Re: Public Consultation for Pacific House as of November 21, 2019
- Email dated November 24, 2019 from Debbie Douez, Re: 899 Esquimalt
- Email dated November 24, 2019 from Brigid Skelton, Re: 899 Esquimalt Road Proposal
- Email dated November 24, 2019 from Vita Tandy, Re: Council meeting November 25/19
- Email dated November 24, 2019 from Emmy Labonte and Yvon Labonte, Re: PLEASE VOTE NO TO AMEND OUR OCP FOR 899 ESQUIMALT RD AND 896 WOLLASTON
- Email dated November 24, 2019 from Gary Zak, Re: Please say "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston
- Email dated November 24, 2019 from Judith Phillips, Re: Lexi project
- Email dated November 24, 2019 from Mary Zak, Re: Please Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Victoria & Ken Francis, Re: Ocp and rezoning of 899 Esquimalt Road, Council meeting November 25th
- Email dated November 24, 2019 from Craig Moddle, Re: Rezoning Application for 899 Esquimalt Rd
- Email dated November 24, 2019 from Penny Davies, Re: Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Derek & Kathryn Bussanich, Re: No to Amending the OCP for 899 Esquimalt Road and 896 Wallaston Street

- Email dated November 24, 2019 from The Childs Family, Re: NO to Amending OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Judy Crowder, Re: Please vote NO to amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Alysha Sharpe, Re: Concerns about the proposed amendment to the bylaw re: 899 Esquimalt
- Email dated November 24, 2019 from Dean Polvi, Re: Vote No to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Arlene Richards , Re: 899 Esquimalt rd
- Email dated November 24, 2019 from Lori McAuley, Re: Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Peter Justo, Re: Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Diane Adolph, Re: Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Chris Frye, Re: Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 24, 2019 from Rosemary and Geoff Murray, Re: Vote No to Amending the OCP for 899 Esquimalt Rd/Wollaston St
- Email dated November 24, 2019 from Scott White, Re: NO to development Head St and Esquimalt
- Email dated November 24, 2019 from Yvon Labonte and Emmy Labonte, Re: VOTE >>NO>> TO THE AMENDING OUR OCP FOR 899 ESQUIMALT ROAD and 896 WOLLASTON
- Email dated November 25, 2019 from Elsa Family, Re: No to Amending the OCP for 899 Esquimalt Road
- Email dated November 25, 2019 from Fiona Sudbury, Re: 899 Esquimalt Road/896 Wollaston
- Email dated November 25, 2019 from The Smarandaches, Re: Support on the 899 Esquimalt Road development by Lexi

- Email dated November 25, 2019 from Richard Fisher, Re: VOTE NO to AMENDMENT OF Official Community Plan Bylaw, 2018, No. 2050, Amendment Bylaw No. 2962, and Zoning Bylaw 1992, No. 2050, Amendment Bylaw No. 2963 at 899 Esquimalt Road
- Email dated November 25, 2019 from , Peggy Sutter, Re: Please vote NO to amending the OCP for 899 Esquimalt Road
- Email dated November 25, 2019 from Dr. Cynthia Barco, Re: Please Vote "NO" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street--Dr. Barco
- Email dated November 25, 2019 from Judy Crowder, Re: Please vote NO to amending the OCP FOR 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 25, 2019 from Erin Gray, Re: Please Vote "No"...
- Email dated November 25, 2019 from Brent Sterzenbach, Re: Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 25, 2019 from GB, Re: Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 25, 2019 from Marc Phillips, Re: Against 899 Esquimalt Road (Lexi Development)
- Email dated November 25, 2019 from Dean, Re: Vote No to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 25, 2019 from Denise Reed, Re: Public Hearing/LEXI Please vote NO to amending the OCP
- Email dated November 25, 2019 from Rebecca Juetten, Re: Please say "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston
- Email dated November 25, 2019 from Lindsay Scott-Moncrieff, Re: Proposed Development of 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 25, 2019 from Dwayne & Nicky Hart, Re: Public hearing - Lexi
- Email dated November 25, 2019 from Julie Campbell, Re: Please Vote "NO" to Amending the OCP for 899 Esquimalt road and 896 Wollaston Street
- Email dated November 25, 2019 from Nadine Sterzenbach, Re: Letter - AGAINST 899 Esquimalt Road Proposal

- Email dated November 25, 2019 from Denise Pritchard, Re: 899 Esquimalt Rd - Against Amendment Proposal
- Email dated November 25, 2019 from Mary Lelonde, Re: 899 Esquimalt Road
- Email dated November 25, 2019 from Allison and Tony Green, Re: 899 Esquimalt Road
- Email dated November 25, 2019 from Faye Martin, Re: 899 Esquimalt Rd. -- Against Amendment Proposal
- Email dated November 25, 2019 from Melissa Schade Saltel, Re: 899 Esquimalt Road Development Proposal - Against Amendment Proposal
- Email dated November 25, 2019 from Laurene Daniels, Re: Vote NO to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 25, 2019 from Jennifer Atkinson, Re: 899 Esquimalt Road - Against Proposal
- Email dated November 25, 2019 from Shaida Rabie, Re: Comments about Public Hearing Nov. 25
- Email dated November 25, 2019 from Glenn Whiteley, Re: Please vote "yes" to amend the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 25, 2019 from Peter Daniels, Re: Vote NO to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
- Email dated November 25, 2019 from Hazel Furey, Re: Only 6 Storeys Not 12 Storeys
- Email dated November 25, 2019 from Scott White, Re: Vote NO to amending OCP for Lexi developments at Esquimalt rd and Head street
- Email dated November 25, 2019 from Kim Bellefontaine, Re: 899 Esquimalt Road - Please vote no to OCP and bylaw amendments
- Email dated November 25, 2019 from Katie Robb and Adam Campkin, Re: Support for Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2962 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2963
- Email dated November 25, 2019 from Ron Driedger, Re: Opposed to proposed amendments, 899 Esquimalt Rd
- Email dated November 25, 2019 from Kim Fisher, Re: Please Vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street.
- Email dated November 25, 2019 from Ben Lumley, Re:

Please vote "No" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street

- Email dated November 25, 2019 from Brian Kikstra, Re: Please vote 'NO' to amending the OCP for 899 Esquimalt Rd and 896 Wollaston Street.
 - Email dated November 25, 2019 from Don and Sylvia Hatfield, Re: Public hearing nov 25th vote YES
 - Email dated November 25, 2019 from Nan Baxter, Re: Nov. 25, 1919 Rezoning and development of land at 899 Esquimalt Rd.
 - Email dated November 25, 2019 from Trineke Robertson, Re: PLEASE VOTE 'NO' TO AMENDING THE OCP FOR 899 ESQUIMALT ROAD
 - Email dated November 25, 2019 from Susan Underwood, Re: 899 Esquimalt road
 - Email dated November 25, 2019 from Andrew Stoddart, Re: Notice of Public Hearing OCP Change 899 Esquimalt Road
 - Email dated November 25, 2019 from , Diane White, Re: Please Vote "NO" to Amending the OCP for 899 Esquimalt Road and 896 Wollaston Street
 - Email dated November 25, 2019 from Kathy Fyfe, Re: Development at 899 Esquimalt Road
- (2) Add to Item No. 9: **STAFF REPORTS** - (3) Temporary Use Permit - 624 Admirals Road, Staff Report No.DEV-19-104
- Email dated November 20, 2019 from Stephane Vaudandaine , Re: Two Years Temporary Use Permit Notice: 624 Admirals Road Council Meeting of Nov 25 2019

3. APPROVAL OF THE AGENDA

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

4. MINUTES

- 1) [19-532](#) Minutes of the Special Council Meeting, November 4, 2019
- 2) [19-538](#) Minutes of the Regular Council Meeting, November 4, 2019
- 3) [19-534](#) Minutes of the Special Council Meeting, November 12, 2019

Moved by Councillor Brame, seconded by Councillor Helliwell: That the Minutes of the Special Council Meeting, November 4, 2019, Minutes of the Regular Council Meeting, November 4, 2019, and Minutes of the Special Council Meeting, November 12, 2019, be adopted. Carried Unanimously.

Moved by Mayor Desjardins, seconded by Councillor Morrison: Pursuant to Section 477 of the Local Government Act, Council has considered "Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw, 2019, NO. 2962" in conjunction with (i) its financial plan, and (ii) applicable waste management plan (s) under Part 3 [Municipal Waste Management] of the Environmental Management Act. 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) [19-539](#) Notice of Public Hearing - Official Community Plan Amendment and Rezoning Application - 899 Esquimalt Road
- 2) **Background Information - Available for Viewing Separately**
- 3) **Director of Development Services - Overview of Application**
 - a) [19-529](#) Official Community Plan Amendment and Rezoning Application - 899 Esquimalt Road, Staff Report No. DEV-19-106

Director of Development Services provided an overview of the presentation, presented a PowerPoint Presentation and responded to questions from Council.

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

Babak Nikabakhtan, *Lexi Development Group*, provided an overview of the application, presented a PowerPoint Presentation, and responded to questions from Council

The meeting recessed at 7:49 PM and reconvened at 7:57 PM with all members of Council present.

- 5) **Public Input**

Gareth Thomas, *resident*, in support of the development and growth of the community.

Keyvan Shojania, *non resident*, in support of densification and creating more housing.

Nooshin Keshavarz, *non resident*, in support of creating more housing and the proposed health care amenity.

Clifford Wettlaufer, *resident*, in support of the development including its fit within the neighbourhood and creation of more housing.

Paul Onderwater, *resident*, in support of the development including its fit within the neighbourhood and creation of more housing.

Marvin Eng, *resident*, in opposition of increasing density at this location and expressed concerns regarding the operation of the proposed health care

amenity.

Katie Robb, *resident*, in support of the development including its fit within the neighbourhood and creation of more housing.

Mark Lindholm, *resident*, in support of the development including its fit within the neighbourhood and proposed health care amenity.

Gary Zak, *resident*, in opposition of the proposed height and health care amenity and expressed concerns regarding the potential for a Revitalization Tax Exemption to offset the amenity.

Megan Clark, *resident*, in support of densification, creating more housing, and the proposed health care amenity.

Ron Dreidger, *resident*, in opposition of the proposed height and massing and expressed concerns regarding lack of alignment with the Official Community Plan.

Amy Higginbotham, *resident*, expressed concerns with increasing density at this location and impact to surrounding neighbourhood.

Kris Emberley, *non resident*, in support of creating more housing.

Darlene Duncan, *resident*, in opposition of the proposed height, density, massing, and expressed concerns regarding fit within the neighbourhood, impact to parking, and lack of alignment with the Official Community Plan.

William Snyder, *resident*, in support of the development including the proposed health care amenity and expressed concerns regarding the change in Official Community Plan height guidelines occurring after the property was purchased.

Donna Bagley, *non resident*, in support of the proposed health care amenity.

Lorena Dickson, *resident*, in opposition of the proposed height and expressed concerns regarding impact to traffic safety and fit within the neighbourhood.

Geoff Murray, *resident*, in opposition of the development and expressed concerns regarding lack of alignment with the Official Community Plan and fit within the neighbourhood.

Anne White, *resident*, expressed concerns regarding the proposed height, impact to parking, traffic safety impact, and lack of alignment with the Official Community Plan.

Brian Kikstra, *resident*, expressed concerns regarding the proposed height, lack of alignment with the Official Community Plan, and fit within the neighbourhood.

Joy Cassidy, *resident*, expressed concerns regarding traffic safety impact.

Christie Eng, *resident*, in opposition of the development including the proposed height and expressed concerns regarding fit within the neighbourhood and traffic safety impact.

Erin Glazier, *resident*, in support of creating more housing and the proposed health care amenity.

Jeremy Hendrikx, *resident*, in support of the development, increasing density, and the proposed health care amenity.

Maria Hendrikx, *resident*, in support of creating more housing and the proposed health care amenity.

Bruce Tranter, *non resident*, in support of the development and the proposed health care amenity.

Albert Lacharity, *resident*, in opposition of the development including the proposed height and expressed concerns regarding fit within the neighbourhood and lack of alignment with the Official Community Plan.

Douglas Bancroft, *resident*, in support of densification and community growth with proper management and planning and expressed concerns regarding the proposed height in this location and traffic safety impact.

Marcin Lelewski, *resident*, in support of the development, creating more housing, and reducing traffic congestion.

Mandy McGillivray, *resident*, in support of the development, growth of the community, and proposed parking.

Sofina Waters, *resident*, in support of the proposed health care amenity and increasing density.

Cythnia Barco, *resident*, in opposition of the development including the proposed height, impact to parking, and traffic safety impact and expressed concerns regarding fit within the neighbourhood and lack of alignment with the Official Community Plan.

Phil Ferri, *resident*, expressed concerns regarding fit within the neighbourhood and the operation of the proposed health care amenity.

Doug Scott, *resident*, in opposition of the proposed height and setbacks on the south lot and expressed concerns regarding lack of alignment with the Official Community Plan.

Ben Brishick, *resident*, in opposition of the development including the proposed height and health care amenity and expressed concerns regarding fit within the neighbourhood and lack of alignment with the Official Community Plan.

Andre Kazakoff, *resident*, in support of the proposed health care amenity.

Stephan Jacob, *resident*, in opposition of the development including fit within the neighbourhood.

Colin MacLock, *resident*, expressed concerns regarding the community opposition, affordability of the units, and ability to secure primary care physicians for the proposed healthcare amenity.

Ruth Edwards, *resident*, in opposition of development including the proposed height and expressed concerns regarding lack of alignment with the Official Community Plan .

Peter Grealey, *resident*, in opposition of the development including the proposed height, impact to parking, and traffic safety impact and expressed concerns regarding lack of alignment with the Official Community Plan.

Ben Lumley, *resident*, expressed concerns regarding lack of alignment with the Official Community Plan.

Jay Smith, *resident*, in support of the development and creating more housing.

Adrian Andrew, *resident*, in support of the development and creating more housing and spoke on behalf of his coworker, Sukhi Lalli who is in support of the creating more housing and proposed health care amenity.

Paul Silletta, *resident*, in support of densification and creating more

housing.

Emmy Labonte, *resident*, in opposition of the development and expressed concerns regarding lack of alignment with the Official Community Plan.

Teresa Howden, *resident*, in opposition of the development including the proposed height and traffic safety impact and expressed concerns regarding fit within the neighbourhood and management of community growth.

Andrew Stoddart, *resident*, expressed concerns regarding fit within the neighbourhood and operation of the proposed health care amenity.

Nelson Brunyanski, *resident*, read a letter from Ian Duncan and Louise Blight, *residents*, in opposition of the development and proposed health care amenity and expressed concerns regarding lack of alignment with the Official Community Plan and fit within the neighbourhood. Mr. Brunyanski noted his own concerns regarding fit within neighbourhood and the operation of the proposed health care amenity.

Donna Doyle, *resident*, in support of the proposed development.

Francois Brassard, *resident*, expressed concerns regarding the lack of affordable and family housing options.

Carolyn Whittaker, *resident*, expressed concerns regarding fit within the neighbourhood, lack of alignment with the Official Community Plan, and monitoring growth of the community in a sustainable manner.

Ross Nelson, in support of the development including increasing density, fit within neighbourhood, and the proposed health care amenity.

Sylvia Hammond, *resident*, in support of the development and its fit within the neighbourhood.

Carole Witter, *resident*, expressed concerns regarding fit within neighbourhood and lack of alignment with the Official Community Plan.

Chris Fitzpatrick, *applicant representative*, in support of the development and detailed the community support he has received regarding the proposal.

Rebecca Juetten, *resident*, in opposition of the development and expressed concerns regarding fit within the neighbourhood.

Muriel Dunn, *resident*, in opposition of the proposed height.

Pat Rose, *resident*, in opposition of the development and proposed health care amenity and expressed concerns regarding alignment with the Official Community Plan.

Chad Sharratt, *resident*, in support of the development and creating more housing

Fil Ferri, *resident*, spoke on behalf of his wife Kim, in opposition of the development and proposed health care amenity and expressed concerns regarding fit within neighbourhood.

Doug Scott, *resident*, expressed concerns regarding ability to deliver the proposed amenities and whether the financial contributions proposed in lieu of amenities is adequate.

Terry Prentice, *resident*, encouraged Council to consider the public input and debate the merits of the proposal with an understanding that there is not one decision that will be fully supported by the community.

Sean MacUisdin, *resident*, in support of the development and fit within the neighbourhood.

Rbert Evans, *non resident*, in support of the development and proposed height.

Colin MacLock, *resident*, expressed concerns regarding the shadowing impact and lack of alignment with the Official Community Plan.

Nick Kovacs, *resident*, in support of the development and creating more housing.

6) Adjournment of Hearing

Mayor Desjardins declared the Public Hearing for Official Community Plan Bylaw 2018, No. 2922, Amendment Bylaw No. 2962 and Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2963 closed at 9:29 p.m.

Moved by Councillor Morrison, seconded by Councillor Hundleby: That the Regular Council meeting be extended to 11:00 PM. Carried Unanimously.

The meeting recessed at 9:30 PM and reconvened at 9:37 PM with all members of Council present.

7) Consideration of Staff Recommendation

Moved by Councillor Armour, seconded by Councillor Vermeulen:

1. That Council, upon considering comments made at the Public Hearing, resolves to give third reading to the Official Community Plan Bylaw, 2018, No. 2922, Amendment Bylaw No. 2962, attached to Staff Report DEV-19-106 as Appendix A, which would:

- add the following text after the map under the heading “Height” at page 131 of the Official Community Plan Bylaw, 2018, No. 2922

Notwithstanding the building heights indicated on the map above, up to 10 storeys may be permitted on the following property provided no portion of the development within 21.5 m of Wollaston Street exceeds three storeys:

PID: 030-151-562

Lot A, Section 11, Esquimalt District, Plan EPP69557
[899 Esquimalt Road]

- 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;

2. That Council, upon considering comments made at the Public Hearing, resolves to give third reading to Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2963, attached to Staff Report DEV-19-106 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]; and

3. That, as the applicant wishes to assure Council that uses and development will be restricted and amenities provided as identified in Staff Report DEV-19-106, 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:

- Construction of purpose built health clinic or facility with a minimum of 370 square metres of gross floor area;
- Subsidized rent for tenant(s) of health clinic or facility over first 10 years in the amount of \$396,000;
- Annual lease hold and equipment improvement incentives valued at a total of \$160,000;
- \$54,000 cash contribution to be used in relation to health and community well-being matters, including but not limited to providing incentives or grants, undertaking or commission studies or reports, promotions and public information, and establishing temporary medical clinics;
- \$150,000 cash contribution to be used for the provision and maintenance of a kayak dock within the Township;
- 5 free parking spaces with publicly available electric vehicle charging stations
- Built Green Canada Silver certification;
- Removal of BC Hydro pole on the southeast corner of Esquimalt Road and Head Street and burial of the power lines on the Esquimalt Road and Head Street frontage;
- Perpetual Statutory Right of Way for public access and expanded sidewalk on the northern 3.2 metres of the lot along Esquimalt Road; and
- \$30,000 cash contribution to be used for the provision and

installation of 2 pedestrian activated crosswalk signals in the general vicinity of the subject parcel.

Council direct staff and legal counsel for the Township to coordinate with the property owner to ensure a Section 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.

Council comments included:

- * Varying views of community members.
- * Options to incentivize primary care physicians to occupy the proposed health care amenity.
- * Alignment with Official Community Plan guidelines.
- * Traffic impact.
- * Fit within the neighbourhood.
- * Creating walkable communities with accessible transit options.

Amendment Motion:

Moved by Councillor Morrison, seconded by Councillor Armour: That the Main Motion be amended to amend the parking ratio and number of units in Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2963 by striking "1.10" and replacing it with "1.30" in Section 13(b) and striking "sixty-nine (69)" and replacing it with "sixty-six (66)" in Section 5. Carried.

In Favour: 5 - Mayor Desjardins, Councillor Brame, Councillor Helliwell, Councillor Morrison, and Councillor Vermeulen

Opposed: 2 - Councillor Armour, and Councillor Hundleby

The vote was taken on the Main Motion as amended and declared Carried with Councillors Brame, Helliwell, and Hundleby opposed.

Motion #2:

Moved by Councillor Morrison, seconded by Councillor Armour: That Council direct staff to negotiate with the applicant the following additional terms to be included in the covenant:

- Better defining the health clinic with an emphasis on primary care physicians
- Restricting commercial uses along Wollastion
- Providing bus passes to residents for a period of one year. Carried Unanimously.

6. PRESENTATIONS

- 1) [19-493](#) Katrina Dwulit and Lily Robinson, Esquimalt Farmers Market Society, Re: Esquimalt Farmers Market (EFM)

Lily Robinson, *Student, University of Victoria*, provided an overview of the benefits of farmers markets, presented a PowerPoint Presentation and requested that Council consider supporting the market by funding signage, providing separated

waste bins and installing lighting at Memorial Park to allow the market to operate in this location all year round. Mayor Desjardins inquired as to the upcoming awards for Best Farmer's Market. Katrina Dwulit, *Manager of the Esquimalt Farmer's Market*, provided details on how to vote.

- 2) [19-502](#) Sean Wheeler, On Behalf of Gorge Waterway Homeowners, Re: Approach to Docks on Gorge Waterway Where Upland Property is privately Owned

Sean Wheeler, *On Behalf of Gorge Waterway Homeowners*, provided an overview of concerns relating to municipal enforcement of private docks and requested that Council work with dock owners to achieve a resolution to the matter with consideration given to the benefits of private docks for the community.

Moved by Councillor Morrison, seconded by Councillor Hundleby: That the meeting be extended to 11:30 PM. Carried.

In Favour: 5 - Mayor Desjardins, Councillor Armour, Councillor Helliwell, Councillor Hundleby, and Councillor Morrison

Opposed: 2 - Councillor Brame, and Councillor Vermeulen

7. DELEGATION

- 1) [19-492](#) John R Roe, Veins of Life Watershed Society, Jenny Lee and Erin Gray, Environmental Law Clinic, University of Victoria, Re: Cleaning up CRD Waterways and Beaches

Jenny Lee, *Student, Environmental Law Clinic, University of Victoria*, presented the Environmental Law Clinic's 2019 Stormwater Report including 12 recommendations for CRD municipalities to consider in regards to stormwater management issues.

8. PUBLIC INPUT ON ANY ITEMS LISTED ON THE AGENDA

Address Council on any item included on this Agenda, including Staff Reports and Communications (excluding items which are or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

Terry Prentice, *resident*, expressed concerns regarding the proposed approval process for Boulevard Alteration Modifications.

9. STAFF REPORTS

Administration

- 1) [19-494](#) Video Surveillance Policy, Staff Report No. ADM-19-031

Moved by Councillor Brame, seconded by Councillor Armour: That Council approve Council Policy No. ADMIN-75 (Video Surveillance) as attached to Staff Report ADM-19-031. Carried Unanimously.

Development Services

- 2) [19-520](#) Climate Action Target Recommendations, Staff Report No. DEV-19-108

Moved by Councillor Armour, seconded by Councillor Morrison:

That Council:

(1) endorse the proposed target to reduce corporate emissions by 45% from 2010 levels by 2030 as recommended by the IPCC in order to immediately achieve Milestone Two of the Partners for Climate Protection five milestone framework.

(2) commit to Esquimalt becoming a 100% renewable energy community by 2050. Carried Unanimously.

- 3) [19-519](#) Temporary Use Permit - 624 Admirals Road, Staff Report No. DEV-19-104

Moved by Councillor Brame, seconded by Councillor Armour: That Council resolves that Temporary Use Permit No.TUP00008, authorizing the site to be temporarily used as a 'Construction Laydown Site' during the construction of the building at 622 Admirals Road be approved and staff be directed to issue the permit subject to the conditions contained within TUP00008, attached as Appendix A to Staff Report DEV-19-104, and register the notice on the title of the property located at 624 Admirals Road, [PID: 006-463-312; Lot 154, Esquimalt District Plan VIP2854 Suburban Lot 43]. Carried Unanimously.

Engineering & Public Works

Councillor Brame declared a conflict of interest due to fiduciary reasons and left the meeting at 11:11 PM.

- 4) [19-543](#) Boulevard Alteration Modification, Staff Report EPW-19-034

Moved by Councillor Hundleby, seconded by Councillor Helliwell: That Council approve the proposed revisions to Council Policy E&PW-02 - Township Guide to Boulevard Modifications, dated November 2019, as attached to Staff Report EPW-19-034.

Amendment Motion:

Moved by Councillor Hundleby, seconded by Councillor Helliwell: That the Main Motion be amended to amend the policy under "Procedure for Application of a Boulevard Alteration Permit": Section (7) and (8), as follows:

1. strike the text under Section (7) in its entirety and replace with "If the application passes both tests, staff will pass the permit application and the survey results to the Director of Engineering & Public Works for decision. The Director will refer all appeals to Council for their consideration."
2. strike the text under Section (8) in its entirety and replace with "If Council or the Director of Engineering and Public Works directs staff to approve the permit, the permit will be issued and the lot owner will carry out the alteration." Carried Unanimously.

In Favour: 6 - Mayor Desjardins, Councillor Armour, Councillor Helliwell, Councillor Hundleby, Councillor Morrison, and Councillor Vermeulen

Absent: 1 - Councillor Brame

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

Councillor Brame returned to the meeting at 11:16 PM.

10. REPORTS FROM COMMITTEES

- 1) [19-530](#) Adopted Minutes from the Parks and Recreation Advisory Committee, April 2, 2019

This item was received.

11. COMMUNICATIONS

For Council's Consideration

- 1) [19-541](#) Letter from Mayor Lisa Helps, City of Victoria, dated November 12, 2019, Re: Support for Resolutions - Safer Drug Supply and Observed Inhalation Sites

This item was received.

- 2) [19-544](#) Email from Linda Arm, dated November 16, 2019, Re: Addressing Concerns About Cell Towers, Microcells and Wireless Technology

This item was received.

For Council's Information

- 3) [19-537](#) Letter from Barry Hobbs, President, Victoria Esquimalt Harbour Society, dated October 16, 2019, Re: Stakeholder Group to Advise on Issues Relating to Victoria Harbour

This item was received.

- 4) [19-535](#) Letter from Mayor Rob Martin, City of Colwood, dated November 4, 2019, Re: Royal Bay Waterfront - Pre-Feasibility Study-Passenger Ferry

This item was received.

12. PUBLIC COMMENT PERIOD

Address Council on any topic that impacts Esquimalt (excluding items which are or have been the subject of a Public Hearing). Limit 2 minutes per speaker.

Doug Scott, *resident*, appreciated the public input opportunity for the rezoning application for 899 Esquimalt Road.

13. ADJOURNMENT

Moved by Councillor Hundleby, seconded by Councillor Morrison: That the Regular Council meeting be adjourned at 11:20 PM. Carried Unanimously.

MEAGAN BRAME, ACTING MAYOR
THIS 16TH DAY OF DECEMBER, 2019

RACHEL DUMAS, CORPORATE OFFICER
CERTIFIED CORRECT