



Questions to Staff by Candidates

Below are questions that have been submitted to staff by candidates during election period, as well as the answers provided to them by staff. This information is being provided to all candidates that have filed nomination papers, to ensure that the same information has been made available to all candidates.

Monday, September 10, 2018

Q: When a developer comes into the planning department for a residential building permit, does the municipality provide a developers' package of Esquimalt's requirements?

A: *Currently, we do not have a "developer's package."*

Q: Could you provide the total number of residential and industrial buildings in Esquimalt?

A: *According to the 2016 Federal Census, there were 8,742 private dwellings in Esquimalt. We do not keep track of the number of industrial buildings.*

Q: Does Esquimalt track the amount of impervious surface?

A: *We also do not track impervious surface. This would be somewhat complex to calculate as the permeability coefficient (k) varies with soil type and structure. Presumably even pervious surfaces become impervious under certain conditions. The area of impervious surface would also be a dynamic number since, based on our observations of runoff, virtually the entire Township is impervious when the soils are saturated in the winter.*

Q: Does Esquimalt keep statistics on the number of units removed verses the number of units built?

A: *The number of units removed can be calculated through an analysis of demolition permits. Likewise the number of units built can be calculated through an analysis of residential building permits. This data can be found in the Community Safety Services period reports. The next period reports will be presented at the September 17, 2018 Council meeting at 5:45 p.m. (the agendas with the reports attached are available on our website the previous Friday).*

Q: Does Esquimalt keep statistics on the changes in rental / lease charges?

A: *We do not track changes in rental/lease charges. This report: <http://landlordbc.ca/app/uploads/2017/11/Victoria.pdf> contains information on rents in Greater Victoria including specific data related to Esquimalt.*

Thursday, September 13, 2018

Q: Can you advise if there is some sort of document that summarizes the 2018 Esquimalt Budget?

Q and A continued...

A: Please refer to the 2018 Mayor's Message that was posted to our website.

https://www.esquimalt.ca/sites/default/files/docs/municipal-hall/finance/2018/tax_and_budget_info_2018_final.pdf

Q: Based on the Mayor's message, can you confirm that there was a property tax increase of 2.9 percent in 2018 and, a property tax increase of 0.5 percent in 2017.

A: The figures of 2.90% and 0.50% were tax revenue increases in order to balance the annual budget. The actual amount of the property tax increase would be different for each property based on class and assessed value.

Q: Is there a policy concerning election signs on municipal property?

A: Yes. Council Policy No. Admin – 69 addresses election signage.

<https://www.esquimalt.ca/municipal-hall/elections/2018-election/election-signs>

Friday, September 21, 2018

Q: Who owns Esquimalt Town Square land?

A: The developer owns the land – Aragon.

Q: Was the land purchased or leased by one or several developers?

A: Purchased by one developer.

What was the sale price to the developer?

A: Sale price was \$4,613,600

Q: Who will own the library building after it is built?

A: The Township will own the library space, not the entire building.

Q: Is there an lease agreement between the owner of the library and the Greater Victoria Public Library and what is the lease price?

A: There is an agreement between the Township and the Greater Victoria Public Library.

Q: What are the agreements between Township of Esquimalt and the developer of Esquimalt Town Square? Has the rental price for the affordable units been defined at that time?

A: There are multiple agreements for the development including Purchase and Sales, Parking and Public Space. There is no housing agreement at this time.

Q and A continued...

Q: Regarding the acquisition by the Township of Esquimalt of the land on Esquimalt Road on the right of Esquimalt Town Square. What happened to the businesses that were there? Are there any agreements with them to relocate somewhere else? How was their departure negotiated before the building was demolished? What was the purchase price? Who owns it today?

A: *The businesses that were located at 1237-1243 Esquimalt Road were given notice to vacate subsequent to a public forum and discussion with Council. They requested and received additional time to vacate than was required. There were no relocation agreements. The property was purchased for approximately \$1,900,000. The Township owns the property.*

Q: Regarding the development of a new building at the Legion Site with Vista Independent Living Ltd, are there agreements signed between the Township of Esquimalt and the developer/owner, for instance regarding the quota of affordable housing, etc.?

A: *There are no agreements between the Township and the developer/owner of the Legion site.*

Q: What is the status of the development on Esquimalt Road and Head Street, are there any agreements between the Township of Esquimalt and the developer/owner, and has any quota been defined for affordable housing?

A: *The developer for this site withdrew their application and there are no agreements between them and the Township.*

Monday, September 24, 2018

Q: What is the approximate total cost for the updated OCP?

A: *The OCP was done in-house. There were some legal fees associated with the review of the final drafts.*

Q: Which companies or consultants participated in the OCP update, eg architects, designers, technical writers, facilitators?

A: *It was done in-house. Unlike many other municipalities we did not contract out.*

Q: How were these companies / consultants chosen?

A: *We did not chose any companies because everything was done in-house except for the legal review in which case we used the lawyer that does most of our planning work and is familiar with our bylaws.*

Q: Which part of the OCP is a bylaw?

A: *The OCP itself is a bylaw in its entirety.*

Q: The adopted OCP on the website indicates on first page "Schedule "A" Bylaw No. 2922". What does this mean?

A: *All Bylaws are assigned a number when dealt with by Council. Bylaw 2922 is the OCP adoption bylaw, with the new OCP attached as a schedule to the Bylaw.*

Q and A continued...

Q: Schedule "A" refers to the Present Land Use designation zoning. Can you confirm that the council approved the OCP with the zoning described in Schedule "A"?

A: *Schedule A of the OCP contains the Present Land Use Designations, approved by Council when the Bylaw was adopted on June 25, 2018. (Note: the designations set out in the OCP are not the same as zoning regulations set out in the zoning bylaw.)*

Q: How many of the 7 members of Council (6 councillors + Mayor) approved the OCP at the June 28, 2018 council meeting?

A: *This information may be found on our website through meeting minutes and video.*

Q: What is the result of June 28, 2018 public hearing on the OCP in terms of people in favour of the rezoning or opposed to the rezoning?

A: *This information can be found through minutes on our website.*

Q: Since June 28 2018 were there any changes made to the OCP?

A: *Any changes would have been by Council resolution and may be found through agendas and minutes on our website.*

Q: Was the CFB Esquimalt consulted during the elaboration of the OCP?

A: *Yes, they were consulted.*

Q: If yes, who from CFB Esquimalt provided inputs and what were these inputs?

A: *To the best of staff's knowledge, we do not remember any input being received from CFB Esquimalt.*

Q: Has the security threat of having a 12 storey building in close proximity of the CFB Esquimalt been assessed? By which authority? What is the recommendation?

A: *It is not a security threat.*

Q: With the new OCP in place, would residents affected by new developments near their neighbourhood be consulted during land use application? What is the process to contact residents?

A: *There is a mandatory public process set out in the Local Government Act for any applications for amendments to the OCP and zoning bylaw*

Q: What can residents do in current process to oppose a development that would drastically affect their environment and/or depreciate the value of their property?

A: *All developments are discussed by Council at open meetings and residents have public input opportunities during those meetings.*

Q: Who decides that a new development proposal will be submitted to a public hearing?

A: *Council decides whether a development is put forward for a public hearing. Prior to adopting an OCP or zoning amendment bylaw, a mandatory public hearing is required by the Local Government Act.*

Q and A continued...

Q: Are there regular meetings between Township of Esquimalt and CFB Esquimalt? If yes, who participates in these meetings?

A: *Township Mayor and Council and senior staff meet with CFB Administration on a bi-annual basis to discuss issues of mutual interest.*

Q: How was the decision made to purchase 1237-1243 Esquimalt Road? What is decided during a public council meeting? What was the date of that decision?

A: *Land purchase discussions and decisions are done In Camera as per the Community Charter. Council rose and reported on the decision and issued a media release on September 19, 2017.*

Q: What is the expected purpose of the property at 1337-1243 Esquimalt Road at the moment?

A: *This will be discussed at the open Council meeting September 24, 2018 at 7:00pm.*

Q: What was the cost to remove the buildings on this lot?

A: *This information is available through meeting minutes on our website.*

Q: Could you elaborate on the response given on September 21 2018 re Esquimalt Town Square: "The Township will own the library space, not the entire building." Will the Township purchase that space or lease it? What is the expected annual cost for the Township to own that space? Can the agreement between Aragon and Township of Esquimalt regarding the library space be provided to candidates?

A: *As answered on September 21, the Township will own the space. Operating costs are paid by the Greater Victoria Library. The purchase and sales agreement has not been made public at this time.*

Wednesday, September 26, 2018

Q: What is the breakdown of the total cost to switch to Surrey dispatch? What are the additional costs that need to be factored in to replicate the services provided by Saanich dispatch including installation and maintenance of infrastructure, data management, fibre optics and software licensing etc.?

A - *This information is available on our website.*

Staff Reports regarding fire dispatch services and costs were presented to Council at public meetings. Please go to "Council Online" on our website and search for "fire dispatch" in the "Legislation" tab and several items should show up, including:

Staff Report ADM-18-010 (March 12, 2018 meeting); Staff Report ADM-18-021 (June 11, 2018 meeting); Plus File ID Nos. 18-018, -114, -115, -253, -382, -383, -384.

For instructions on how to navigate Legistar, please go to <https://www.esquimalt.ca/municipal-hall/council-meetings/agendas-minutes-staff-reports>

Q: Is there an accounting budget with forecasting of expenses?

A – *The 5 year Financial Plan and Annual Reports (which include our audited financial statements) with all forecasted costs included are available on our website. <https://www.esquimalt.ca/municipal-hall/finance>*

Q and A continued...

Monday, October 1, 2018

Q: Please provide me with a copy of the financial statements for the last four years of the Township of Esquimalt, line item, department by department spreadsheet, in a digital format.

A: Financial statements are only produced as they appear on the website. All other supporting documents are internal working papers used by staff and are not published.

Q: Please provide me with a spreadsheet of the Township of Esquimalt, above and below ground assets with the required forecasting of expenses, repairs needed and replacement, what we own and how much to fix it, in digital format.

A: We do not have a spreadsheet with this information on it. We have inventory of assets and an asset management policy that are being utilized to develop an asset management system.

Wednesday, October 10, 2018

Q: Does Esquimalt have a Housing Maintenance Standards Bylaw in place or similar enforcement policy that landlords need to follow for rental units? How is it working?

A: Esquimalt has passed a Maintenance of Property and Nuisance Regulation Bylaw, 2014, No. 2826, a copy of which is posted to our website. It only deals with external conditions of buildings and properties, and is not applicable to internal conditions of buildings. The Provincial Residential Tenancies Act applies to Landlord-Tenant issues including conditions of rental accommodation and obligations of landlords relating to the rental accommodation. Our Bylaw Management Officer deals with approximately 100 complaints annually on unsightly properties. The vast majority of these are investigated and resolved quickly through voluntary compliance with the requirements set out in Bylaw No. 2826. For further details relating to unsightly properties, please see the Period Staff Reports from the Director of Community Safety Services which are posted to the Township's website.