



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

MINUTES  
SPECIAL MEETING  
OF MUNICIPAL COUNCIL  
MONDAY, MAY 25, 2010

6:45 P.M.  
COUNCIL CHAMBERS

**PRESENT:**

Mayor Barbara Desjardins  
Councillor Mayor Don Linge  
Councillor Meagan Brame  
Councillor Randall Garrison  
Councillor Lynda Hundleby  
Councillor Alison Gaul  
Councillor Bruce McIldoon

**STAFF:**

Laurie Hurst, Chief Administrative Officer  
Jeff Miller, Director of Engineering & Public Works  
Barb Snyder, Director of Development Services  
Darrell McLean, Inspector, OIC West Division  
Carollyne Evans, Corporate Administrator

**1. CALL TO ORDER**

Mayor Desjardins called the meeting to order at 6:45 p.m.

**2. LATE ITEMS**

There were two late items:

- 6(1) Contract Award of Arm Street Seawall Reconstruction Project
- 6(2) Project Update – Project Management Services for Esquimalt Village Project

**3. APPROVAL OF THE AGENDA**

Moved by Councillor Brame, seconded by Councillor Hundleby that the Agenda be approved as amended.

The motion **CARRIED UNANIMOUSLY.**

**4. MINUTES**

- (1) Minutes of the Special Meeting of Council, May 10, 2010

A correction was noted on page 2.

Moved by Councillor Linge, seconded by Councillor Brame that the Minutes of the Special Meeting of Council, May 10, 2010, be adopted as amended.

The motion **CARRIED UNANIMOUSLY.**

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

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

Mayor Desjardins called for public input and there was none.

**6. STAFF REPORTS**

- (1) Contract Award of Arm Street Seawall Reconstruction Project, Staff Report No. EPW-10-016

Director of Engineering and Public Works Jeff Miller stated three bids were received on May 20, 2010 and all met the requirements of the tender. The project is constrained by Department of Fisheries and Oceans regulations that permit works to be carried out only between June 1 and September 20, 2010.

Moved by Councillor Hundleby, seconded by Councillor Brame that Council approve the following:

- 1. That the Township enter into a Construction Contract for the Arm Street Seawall Reconstruction project with

2. That \$25,000 be released from the Capital Project Reserves and assigned to the Project as contingency monies.

Discussion:

Director Miller stated that due to the nature of the project, additional funds may be required due to accessibility of the site, weather conditions, and geotechnical issues that become visible upon drilling into the existing structure.

The Question was called on the motion and declared **CARRIED UNANIMOUSLY**.

- (2) Project Update – Project Management Services for Esquimalt Village Project, Staff Report EPW-10-017

Director Miller spoke to his report, noting that one proposal was received through the RFP process. Staff has evaluated the report and there are some components that require discussion and clarification. Director Miller anticipates bringing back further information to Council in about three weeks time.

Moved by Councillor Linge, seconded by Councillor Brame that the Project Update – Project Management Services for Esquimalt Village Project, Staff Report EPW-10-017, be received.

The motion **CARRIED UNANIMOUSLY**.

**7. PUBLIC HEARING – OFFICIAL COMMUNITY PLAN BYLAW, 2006, NO. 2646, AMENDMENT BYLAW [NO. 6], 2010, NO. 2730**

Mayor Desjardins declared the Public Hearing open at 7 p.m.

Director Snyder stated the general purpose of Bylaw No. 2730 is to amend Sections 2.2 and 2.3 of the Official Community Plan [OCP] to allow buildings up to 12 storeys in height and with densities of up to 3.0 for properties which are designated for multi-use, high rise residential use or for commercial mixed use. She added that the OCP bylaw already has provisions for buildings that exceed the limits of height and floor area ratio [FAR].

**PUBLIC INPUT**

Mayor Desjardins called for public input. It was noted that two emails have been received as follows:

- (i) Email from Rod Lavergne, received May 19, 2010, spoke against raising the number of storeys to twelve.

- (ii) Email from Mark Aitken, received May 19, 2010, spoke in opposition to amending the OCP to allow any increases in height and density.

Doug Grant of Head Street asked why 200 letters he personally collected supporting structures greater than 12 storeys, of which at least 150 of those letters are from Esquimalt residents, were not mentioned in the documents on the agenda.

Geoff Murray of Dunsmuir Road stated he wants to be a member of a community that draws the line and tells developers they are welcome to come back when they can build to 10 or 12 storeys. Mr. Murray stated developers always start high and then come down and always make a profit at the Township's expense.

Michael Levin of Praxis Architects on Esquimalt Road congratulated Council on moving to 12 storeys, a small step forward in increasing density. Mr. Levin stated he is not sure of the impact of 12 storeys and a FAR of 3 during these economic times; Esquimalt may initially see a FAR of 3 in 8 storeys. He noted there are not enough people in Esquimalt to generate interest in retail ground level establishments and there are still many empty spaces in town.

Director Snyder stated that all letters directed to this Public Hearing were sent to the Corporate Administrator for inclusion on the Agenda. There are other letters that have been received and they were in support of the Legion project.

Doug Grant of Head Street thanked Director Snyder for the great job she has done. He reminded Council that Esquimalt needs to bring in more people and the only way to do that is to build higher. Mr. Grant stated developers are not bringing in high buildings for greed, but to save the town and make a living. Taller buildings are being built in Greater Victoria and it's going to happen whether anyone likes it or not.

There being no further public input, Mayor Desjardins declared the Public Hearing closed at 7:17 p.m.

#### **PUBLIC HEARING STAFF REPORT**

- (1) Bylaw to Amend the Official Community Plan Regarding Height and Density in Multi-Unit, High Rise Residential and Commercial Mixed- Use Buildings, Staff Report No. DEV-10-037

Moved by Councillor Brame, seconded by Councillor Garrison That Official Community Plan Bylaw, 2006, No. 2646, Amendment Bylaw [No. 6], 2010, No. 2730, which would amend Sections 2.2 and 2.3 of the Official Community Plan to allow buildings of up to 12 storeys in height and with densities [i.e. floor area ratios] of up to 3.0 for properties designated in Schedule A of the Official Community Plan for Multi-Unit, High-

Rise Residential use or for Commercial Mixed-Use, and would add “accessible housing units” to the list of items which qualify for the consideration of density bonusing of floor-space for properties which are designated in Schedule A of the Official Community Plan for Townhouse Residential use; Multi-Unit, Low-Rise Residential use; Multi-Unit, High-Rise Residential use; or Commercial Mixed-Use, be given third reading and adoption.

Discussion:

The pros and cons of setting a building height and determining that height at 12 stories were discussed. Council recognized the process has been long and the issue divisive. Some members expressed 12 storeys is a compromise that recognizes the consensus of the community, while others expressed setting a number is not flexible for future planning.

The Question was called on the motion and declared **CARRIED**, with Councillors McIldoon, Hundleby, Brame, Garrison, Gaul In Favour and Mayor Desjardins, Councillor Linge Opposed.

**8. PUBLIC QUESTION AND COMMENT PERIOD**

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

Mayor Desjardins called for public input and there was none.

**9. ADJOURNMENT**

Moved by Councillor Brame, seconded by Councillor Garrison that the Special Meeting of Council be adjourned at 8:35 p.m.

The motion **CARRIED UNANIMOUSLY**.

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MAYOR OF THE CORPORATION OF THE  
TOWNSHIP OF ESQUIMALT  
THIS 21<sup>st</sup> DAY OF JUNE, 2010

CERTIFIED CORRECT:

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CAROLLYNE EVANS  
CORPORATE ADMINISTRATOR