



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**LATE AGENDA ITEMS
REGULAR COUNCIL**

Monday, September 28th, 2020 @ 7:00 pm
Esquimalt Council Chambers

- (1) **ADD** to Item No. 7 (1): **STAFF REPORTS:** 2021 Permissive Tax Exemptions, Staff Report No. FIN-20-017
- Permissive Tax Exemptions Bylaw No. 3004 – Appendix A
- (2) **ADD** to Item No. 7 (2): **STAFF REPORTS:** Climate Emergency Report - Staff Response, Staff Report No. DEV-20-061
- Email from Duncan Cavens, Ph.D, Registered Professional Planner (MCIP, RPP), dated September 28, 2020, Re: Climate Emergency Response Report
 - Email from Francois Brassard, Team Leader - Esquimalt Climate Organizers, dated September 28, 2020, Re: Climate Emergency Report – Staff Response
- (3) **ADD** as Item No. 10 (1): **RISE AND REPORT:** Esquimalt Town Square Executed Agreements
- That Council direct staff to post all executed agreements to date pertaining to the Esquimalt Town Square Project to the Municipal website for public information.

BILAN 3004 APPENDIX A

OFFICE LEASE

THIS LEASE, dated for reference the 6th MAY day of April, 2014, is made by the Landlord and Tenant named below who, in consideration of the covenants in this Lease, agree as follows:

1. BASIC TERMS, SCHEDULES, AND DEFINITIONS

1.1 Basic Terms

(a) Landlord:

461339 B.C. LTD.

Address of Landlord:

3823 Miramonte Drive
Victoria, BC V8N 4L1

(b) Tenant:

BOYS & GIRLS CLUB SERVICES OF GREATER VICTORIA

Address of Tenant:

1240 Yates Street
Victoria, BC V6V 3N3

(c) Premises:

Third Floor of Building located at 1195 Esquimaux Road, Victoria, BC,
being the entire area shown on the Plan attached as Schedule A

(d) Rentable Area:

5,341 square feet

(e) Term:

Five (5) years

(f) Commencement Date:

August 1, 2014

LEASE EXTENSION AND MODIFICATION AGREEMENT

THIS LEASE EXTENSION AND MODIFICATION AGREEMENT made July 5, 2019, . . .

BETWEEN:

461339 B.C. Ltd., a company duly incorporated under the laws of British Columbia, and having an office at 3823 Miramontes Drive, Victoria, BC V8N 4L1

(the "Landlord")

AND:

BOYS & GIRLS CLUB SERVICES OF GREATER VICTORIA, a society duly incorporated under the laws of British Columbia, and having an office at 301 - 1195 Esquimaux Road, Victoria, BC V9A 3N6

(the "Tenant")

BACKGROUND

- A. By a lease (the "Original Lease") dated for reference the 6th day of May, 2014, made between the Landlord and the Tenant, the Landlord leased to the Tenant for a term of five (5) years from August 1, 2014, premises (the "Leased Premises") shown on a plan attached to the Original Lease as Schedule A, being a portion of the Building situate on the Lands in Victoria, British Columbia, more particularly known and described as: PID: 017-806-399, Lot A, Section 11, Victoria District, Plan VIP54373.
- B. Under the terms of the Original Lease, the Tenant was granted the right to extend the Term of the Original Lease for a further term (the "Extension Period") of five (5) years, from August 1, 2019, on the terms and conditions provided in the Original Lease.
- C. The Tenant has requested that the Landlord grant to the Tenant the Extension Period under the terms of this agreement (the "Lease Extension and Modification Agreement").
- D. The Landlord and the Tenant have agreed to modify the Original Lease by the Landlord granting the Tenant a second option to extend the Term of the Original Lease, as set out in this Lease Extension and Modification Agreement.

AGREEMENTS

In consideration of the grants, rents, and mutual covenants hereinafter reserved and contained, the parties covenant and agree as follows:

W

Jessica Nichol

From: Rachel Dumas
Sent: September-28-20 13:13
To: Jessica Nichol
Subject: FW: Climate Emergency Response Report

Importance: High

Mail log please.

Rachel Dumas

Corporate Officer, Manager of Corporate Services
Tel: 250-414-7135

For the latest on the Township's response to COVID-19, please visit
esquimalt.ca/covid19

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input type="checkbox"/> Mayor/Council	
<input type="checkbox"/>		
RECEIVED: SEP 28 2020		
Referred: <i>Rachel</i>		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

From: Barb Desjardins
Sent: September-28-20 1:10 PM
To: Rachel Dumas
Subject: Fwd: Climate Emergency Response Report

Public input

Sent from my iPhone

Barbara Desjardins

Mayor, Township of Esquimalt
Lekwungen Territory
Tel: 1-250-883-1944

Begin forwarded message:

From: Duncan Cavens <duncan@cavens.org>
Date: September 28, 2020 at 12:38:28 PM PDT
To: Mayor and Council <Mayor.and.Council@esquimalt.ca>
Subject: Climate Emergency Response Report

Dear Mayor and Council,

I am writing you in response to the staff recommendations on responding to council's Climate Emergency Declaration of April 2019, almost 18 months ago. In this declaration, council expressed a desire to have the Esquimalt community become carbon-neutral by 2030. This is extremely ambitious, and well beyond its target of 38% reduction by 2030 in the OCP.

In addition to being an Esquimalt resident, I have more than a decade of experience working with local governments in BC and across Canada on climate planning. Locally, I was hired to help the District of Saanich and the City of Victoria model their climate strategies, and have assisted both the City of Burnaby and the District of Saanich with their climate emergency responses: I know what is becoming typical practice in BC municipalities.

The staff recommendations would continue Esquimalt on the same path as the past decade- setting extremely ambitious targets (Esquimalt's previous target of 38% reduction by 2020 was the highest in the province) and then implementing the bare minimum response that has zero chance of meeting those targets. As a resident who cares deeply about climate change, this is becoming embarrassing.

The township commissioned a report from the Community Energy Association which was presented to Council in April 2020. It presented a fairly moderate, achievable series of actions with minimal risk and cost to the township. Adopting the report, as written, would move the township from being behind the curve to approximately in the middle of the pack of BC municipalities.

The proposed staff actions weakens the recommended actions in two key ways:

- It removes the dedicated funds (recommended at \$20,000 per year) that staff would be able to access quickly to be able to respond to opportunities as they arise, such as conducting feasibility studies to support grant applications;
- It removes any mention of the Low Carbon Approach to its proposed step code implementation, which is a key element of the consultant report. Step Code, due to its focus on energy efficiency rather than low-carbon building systems, is unlikely to provide a significant reduction in GHG emissions. By providing an alternative pathway to developers to actually reduce emissions, construction costs are reduced while drastically increasing GHG reductions. In jurisdictions where this has been implemented, it has been extremely popular with the development industry as it has proven a cost-effective way for them to build low-GHG buildings. Esquimalt is quickly being left behind in dealing with the climate emergency. The proposed step code timelines are way behind other communities such as North Saanich (who adopted Step Code in 2018), Oak Bay (2018), Victoria (2018), Saanich (2018) amongst many others.

A quick look at EV charging location maps (e.g. [plugshare.com](https://www.plugshare.com)) demonstrates that Esquimalt is a void of charging infrastructure. While it is relatively easy to retrofit single family homes and townhouses with charging infrastructure, apartments and condos are prohibitively expensive. In 2018, over 52% of homes in Esquimalt were multi-family apartments or condos (4135 out of 7947 homes). While the proposed EV charging requirements for new construction will help those who live in newly constructed homes, the residents of those 4135 homes will be stranded without a significant increase in public charging infrastructure (ideally targeted to be near these homes.)

The staff report indicates that monitoring grant funding is status quo for the Township: if this is the case, perhaps staff need to reflect on why other local governments (Saanich and Victoria, most notably) have been considerably more successful in receiving grants for active transportation projects. The Lyall street bike lanes, despite receiving considerable support from local residents surrounding Lyall Street, were shelved apparently due to lack of funds. While we monitor grant opportunities, Victoria and Saanich are moving ahead on active transportation projects- all supported by provincial grants.

One bright spot is the proposed Integrated Resource Management facility: which is a regionally innovative approach to rapidly reducing corporate and community emissions. Staff should be commended for pursuing it. Unfortunately, the proposed reductions would only be a small

fraction of the communities current GHG emissions (~4,500 of 85,800 tC02e annually or ~5%). In order to achieve Esquimalt's targets, significant effort in all areas need to be applied consistently over the next decade.

At the bare minimum, council should endorse CEA's report and direct staff to implement it as quickly as an emergency declaration would warrant. They should also reaffirm their commitment to the climate emergency and instruct staff to increase their sense of urgency. COVID has demonstrated that the township can move quickly and effectively in the face of a health emergency: it can also move similarly in face of council's climate emergency declaration.

Yours respectfully,

Duncan Cavens, Ph.D, Registered Professional Planner (MCIP, RPP)
Esquimalt

Jessica Nichol

From: Rachel Dumas
Sent: September-28-20 14:56
To: Jessica Nichol
Subject: FW: Climate Emergency Report - Staff Response

Importance: High

Mail log Please.

Rachel Dumas
Corporate Officer, Manager of Corporate Services
Tel: 250-414-7135

For the latest on the Township's response to COVID-19, please visit esquimalt.ca/covid19

From: Barb Desjardins
Sent: September-28-20 2:02 PM
To: Rachel Dumas
Subject: Fwd: Climate Emergency Report - Staff Response

Public input

Sent from my iPhone

Barbara Desjardins
Mayor, Township of Esquimalt
Lekwungen Territory
Tel: 1-250-883-1944

Begin forwarded message:

From: Francois Brassard
Date: September 28, 2020 at 1:31:25 PM PDT
To: Tricia deMacedo <Tricia.deMacedo@esquimalt.ca>, Mayor and Council
<Mayor.and.Council@esquimalt.ca>
Subject: Re: Climate Emergency Report - Staff Response

Dear Tricia,

Today, I have finally finished a very thorough and careful reading of the Adaptation Planning Guide. It is incredibly well done. Personally and also as a member of the EAC, I am duly impressed by all the hard work that so many people and organizations and, particularly yourself, contributed in order to produce such a comprehensive, yet focussed document addressing climate change adaptation and mitigation as regards the Township of Esquimalt. You have covered three of the five points of the ICLEI framework and you have laid the important groundwork for the crucial fourth step, namely, implementation (Section 8.0 Next Steps, P.51).

On page 51 the document states that "all of the actions for both adaptation and mitigation will be presented to residents later this year as part of the public engagement for the Climate Action

TOWNSHIP OF THE TOWNSHIP OF ESQUIMALT		
For Information:	<input type="checkbox"/> Mayor/Council	
RECEIVED: SEP 28 2020		
<i>Rachel</i>		
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<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Plan.” As the team leader of ECO (Esquimalt Climate Organizers), I would appreciate receiving suggestions that would enable ECO and Creatively United for the Planet to assist the municipality in this process.

Kind regards,

Francois Brassard

Esquimalt

On Sep 25, 2020, at 12:12 PM, Tricia deMacedo
<tricia.demacedo@esquimalt.ca> wrote:

Hello,

As you had submitted correspondence on the initial Climate Emergency Report, I would like to let you know that the staff response to this report is on the agenda for Monday September 28th. You can read the report, with your correspondence attached, on our website at <https://www.esquimalt.ca/government-bylaws/council-meetings>. You are welcome to write in response to the agenda item or speak at the meeting by phone. There is no attendance in person allowed. Instructions for calling in are on the webpage above.

Please let me know if you have any questions.

Thank you for your interest in Esquimalt’s climate action planning,

Tricia deMacedo

Planner 2

Township of Esquimalt | Development Services

Tel: 1-250-414-7114 | www.esquimalt.ca

For the latest on the Township’s response to COVID-19, please visit esquimalt.ca/covid19



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RISE AND REPORT

From: *In Camera* Meeting of September 28, 2020
To: Meeting of Municipal Council of September 28, 2020

At the *In Camera* meeting held on September 28th, 2020, Council passed the following resolution:

(1) Esquimalt Town Square Executed Agreements

That Council direct staff to post all executed agreements to date pertaining to the Esquimalt Town Square Project to the Municipal website for public information.