



Corporation of the Township of Esquimalt

SPECIAL COMMITTEE OF THE WHOLE

Monday, June 23, 2008

Esquimalt Municipal Hall – Council Chambers

5:30 p.m.

MINUTES

PRESENT: Mayor Chris Clement, Councillor Lynda Hundleby (Chair), Councillor Barbara Desjardins, Councillor Don Linge, Councillor Hy Freedman and Councillor Jane Sterk

STAFF: Tom Day, Chief Administrative Officer; Barbara Snyder, Director of Development Services; Paul Nelson, Fire Chief; Bob Haveruk, Building Inspector; Diane Knight (recorder)

1. CALL TO ORDER

Councillor Hundleby called the meeting to order at 5:30 p.m.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF AGENDA

Moved by Councillor Sterk, seconded by Councillor Linge that the agenda be approved.
The motion **CARRIED**.

4. PRESENTATIONS

(1) Randi Masters, Victoria Real Estate Board (VRB)

The Director of Development Services gave an overview of the development in Esquimalt. She noted that new banners will be put up in the 800 Block of Esquimalt Road, a new Official Community Plan was approved in March 2007, there have been changes to duplex zoning and secondary suite regulations and she identified new projects under construction in Esquimalt.

Bob Haveruk, Building Inspector, commented about improved communication with realtors regarding requests for copies of survey certificates and floor plans. He requested that realtors bring a signed letter from the property owner for more sensitive issues, put information requests in writing and ensure that they are aware of any bylaws in place in the area before advertising.

Jim Bennett, Government Relations Coordinator, VRB, introduced Randi Masters, Chair, Government Liaison Committee, VRB who reported on the following:

- Supported legalization of secondary suites and offered any help from VRB required to move this issue forward this year;
- Encouraged construction of rental housing by foregoing DCC's and zoning for this purpose;
- Voiced concerns regarding duplex issues and questioned if Council is being fair to good duplex landlords; and
- Questioned Council's position on Sewage Treatment.

She commented on the good work Council has accomplished in improving the community. She thanked staff for their time and is looking forward to returning to Council.

Comments from Council include:

- Clarification that staff act on complaints regarding duplexes as there may be fire, safety, or health issues.
- Council supports McLaughlin Point as the preferred site for a sewage treatment plant and also supports the waste to energy concept. There is currently a mitigation strategy in place for the municipality and notification will be sent to the VRB to advise them of an information meeting for community groups hosted by the Township regarding sewage treatment.
- Council encouraged VRB to read the Integrated Resource Management Study Report (IRM) prepared for the Ministry of Community Services.
- Suggestion was made that VRB make a presentation to the new Council early in their term next year.

(2) Peter McCoppin, Music Festival

Mr. McCoppin introduced a proposal for an International Music Festival. The festival would be called the Shoaling Waters International Music Festival and take place in July 2009, over a period of ten days, and would be indoors and outdoors. The venues would mainly be in Esquimalt, accessible by bus or bicycle and include outstanding Canadian artists. He would like to see a commitment from Council both in principle and financial. This would be an opportunity to draw people to Esquimalt and enrich the quality of the community. He requested an opportunity to make a formal presentation to Council.

Comments from Council include:

- Very exciting project for Esquimalt.
- What would the costs be for this initiative?
- What types of facilities would be required?
- Suggestion was made to arrange a time for Mr. McCoppin to make a presentation to Parks and Recreation Commission, Economic Development Committee and Cultural Committee to see what the municipality could do to move forward with the concept of the festival. Council and staff would need to see a business plan and a

marketing strategy for the proposal.

Moved by Councillor Linge, seconded by Councillor Freedman that Council support in principle the proposal for the Schoaling Waters Music Festival proposed by Mr. Peter McCoppin.
The motion **CARRIED**.

5.

STAFF REPORTS

(1) **Development Permit Application, 1153 Esquimalt Road [Lot A, Section 11, Esquimalt District, Plan 15195 Except Plan 24210], Staff Report No. DEV-08-062**

Moved by Councillor Sterk, seconded by Councillor Freedman that the application for a Development Permit, limiting the form and character of development at 1153 Esquimalt Road to that shown on plans prepared by Horvath Interior Design and stamped "Received June 3, 2008", be forwarded to Council for approval.
The motion **CARRIED**.

(2) **Development Permit, 924 Esquimalt Road, 928 Esquimalt Road, 912 Carlton Terrace, 914 Carlton Terrace [Lot 1, 2, 3, 4, Section 11, Esquimalt District, Plan 13060], Staff Report No. DEV-08-063**

The Director of Development Services noted that this development will be a great benefit to the community.

Comments from Council include:

- Concerns were noted regarding where workers would park and response was that there is parking on site and on Carlton Terrace.
- Questions were raised regarding green features incorporated into the building.
- Questions were raised regarding an accessibility suite for handicapped and provision of low cost units.

Moved by Mayor Clement, seconded by Councillor Desjardins to hear from the proponent, Mr. Kang.
The motion **CARRIED**.

Mr. Kang commented that no decisions have been made regarding low cost units as developer is creating affordable housing with this project. There will be many green features including open site area, roof garden, separate storage for each unit, and bicycle racks.

Moved by Mayor Clement, seconded by Councillor Desjardins that the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by Misra Architect, stamped "Received June 3, 2008", and a landscape plan prepared by Lombard North Group stamped "Received June 3, 2008" for the proposed 44 unit multi-family

residence located on Lots 1,2,3,4 Section 11, Esquimalt District, Plan 13060 [924 and 928 Esquimalt Road, 912 and 914 Carlton Terrace] and including the following variance to Zoning Bylaw No. 2050, be forwarded to Council for approval.

Section 44(4)(a) – Building Height – a 3.6 metre increase in the permitted Height, from 11 metres to 14.6 metres.

The motion **CARRIED.**

6. **ADJOURNMENT**

Moved by Mayor Clement, seconded by Councillor Freedman that the meeting adjourn at 7:18 p.m.

The motion **CARRIED.**

A/MAYOR OF THE CORPORATION
OF THE TOWNSHIP OF ESQUIMALT
THIS 8th DAY OF SEPTEMBER, 2008

CERTIFIED CORRECT:

TOM DAY
DEPUTY MUNICIPAL CLERK