



Corporation of the Township of Esquimalt

SPECIAL COMMITTEE OF THE WHOLE

Monday, November 30, 2009

Esquimalt Municipal Hall – Council Chambers

7:00 p.m.

MINUTES

PRESENT: Mayor Barbara Desjardins (Chair), Councillor Meagan Brame, Councillor Randall Garrison, Councillor Bruce McIldoon, Councillor Alison Gaul, Councillor Lynda Hundleby, Councillor Don Linge

STAFF: Laurie Hurst, Chief Administrative Officer
Barbara Snyder, Director of Development Services
Carollyne Evans, Manager of Corporate Services

1. CALL TO ORDER

Mayor Desjardins called the meeting to order at 7:00 p.m.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

Moved by Councillor Brame, seconded by Councillor McIldoon that the agenda be approved as presented.
The motion **CARRIED**.

4. MINUTES

- (1) Minutes of the Special Committee of the Whole, October 19, 2009

Pg. 3: Add to comment on lack of sewage treatment information: “and Council requested that public consultation not take place on the Monday nights that conflicted with Esquimalt Council meetings”

- (2) Minutes of the Regular Committee of the Whole, November 9, 2009

Pg. 6: Add to spay and neuter motion: “with Councillors Garrison, Linge and Gaul Opposed”

Moved by Councillor Linge, seconded by Councillor Garrison that the Minutes of the Special Committee of the Whole, October 19, 2009 and the Regular Committee of the Whole, November 9, 2009 be approved as amended.
The motion **CARRIED**.

5. STAFF REPORTS

Development Services

- (1) Official Community Plan Review – Building Heights and Densities, Staff Report No. DEV-09-075

Discussion ensued on density bonusing and appropriate height and floor area ratios for new multi-unit, residential and mixed-use, and commercial buildings in Esquimalt.

Comments from Council:

- Don't put limitations in OCP; better place in Zoning Bylaw;
- Advisory Planning Commission should deal with applications that conform to the OCP and those that don't conform should go directly to Council;
- APC hears a lot of residents' concerns regarding height with respect to view, sunlight and being overlooked by neighbours;
- The municipality should have a plan showing the locations where development should be;
- Good idea to have consulting expertise for those projects that are complicated and require a lot of staff time;
- There is no guarantee other buildings will come and surround a taller building creating isolated towers;
- Cash payment to municipality before construction confirms developer is invested in building;
- The community wants to see development and there is no desire for height and density; retain natural beauty and keep to reasonable height in low and mid-rise development; provide predictable environment for developers;
- Residents are concerned the municipality must rely so heavily on residential tax dollars for the delivery of services; residents want more diversity in the community, more businesses, and an increase in population; Esquimalt has no more land; may require height and density to achieve that;
- Incorporate smart growth, be environmentally sensitive; denser community reduces greenhouse gas emissions;
- Height and density should be dealt with in the OCP and site specific zoning will control development;
- Option 2 allows for growth in the community; need to increase density and core areas for commercial viability; can't compete with big box stores; draw people in with specialty stores, boutiques, allowing some residential in commercial ground floor areas; create different streetscape; don't limit ourselves by picking a number now;
- Don't delay any longer, get on with it and deal with all issues now, not one at a time; hire consultants if needed;

Comments from Director of Development Services:

- Option 2 will take about 6 months to properly develop design guidelines;
- Height and density issues including knowing how many units will be brought on stream need to be resolved first before establishing

- development cost charges;
- Multi-use commercial zone doesn't specify height or density – development expected to match adjoining residential area;
- The higher the building, the less shadowing;
- Suggest address issue of 6 story building when reviewing OCP and Zoning; considerable cost difference between wood and concrete; construction opportunity to encourage and acquire some infill development.

Moved by Councillor Linge, seconded by Mayor Desjardins that Council go forward with Option 2 as follows:

remove any reference to maximum heights and densities from the OCP and put these regulations in the Zoning Bylaw and/or new Design Guidelines for:

- Multi-Unit, Low-Rise Residential
- Multi-Unit, Mid-Rise Residential
- Multi-Unit High-Rise Residential
- Commercial Mixed-Use

Discussion:

More discussion ensued on placing limitations in the OCP, delaying any longer, when to address DCCs, whether to treat applications on their own merits, and controlling density through height and FARs.

Moved by Councillor Linge, seconded by Councillor Desjardins that Council postpone making a decision on Option 2 and ask staff to bring back a report with more information to the next Committee of the Whole meeting.

The motion was **DEFEATED** with Councillor Linge and Mayor Desjardins voting in the affirmative.

THE QUESTION WAS CALLED ON THE MAIN MOTION AND IT WAS **DEFEATED** with Councillor Linge and Mayor Desjardins voting in the affirmative.

Moved by Councillor Garrison, seconded by Councillor Brame that staff be asked to move forward with Option 1 as follows:

amend Official Community Plan sections 2.2.4.3 - Multi-Unit, Low-Rise Residential and 2.2.4.4 - Multi-Unit, High-Rise Residential to allow higher maximum heights and greater floor area ratios [FARs] and bring back specific rules.

Discussion:

Some members of Council felt that placing specifics in the Official Community Plan would place restrictions on the community, whereas putting height restrictions in the Zoning Bylaw allows each development to be reviewed on an individual basis. Others felt that density needs to be looked at in individual zones in the OCP and the zoning can be looked at later.

THE QUESTION WAS CALLED ON THE MAIN MOTION AND IT **CARRIED** with Councillor Linge and Mayor Desjardins opposed.

6. COMMUNICATIONS

- (1) Letter from the Capital Regional District, dated November 5, 2009: Re: CRD Board and Hospital Board Inaugural Meetings

Moved by Councillor Garrison, seconded by Councillor Brame, that the Committee recommends the appointment of Mayor Barb Desjardins as the Municipal Director to the Capital Regional District Board and Hospital Board for a one year term to December 2010.
The motion **CARRIED**.

Moved by Councillor Brame, seconded by Councillor Gaul that the Committee recommends the appointment of Councillor Don Linge as the Alternate Municipal Director to the Capital Regional District Board and Hospital Board for a one year term to December 2010.
The motion **CARRIED**.

- (2) Letter from the Capital Regional District, dated November 6, 2009, Re: Regional Housing Trust Fund (RHTF) Appointment

Moved by Councillor Brame, seconded by Councillor Gaul that the Committee recommends the appointment of Councillor Don Linge as the representative from the Township of Esquimalt to the Regional Housing Trust Fund to serve from January 1, 2010 to December 31, 2010.
The motion **CARRIED**.

7. PUBLIC INPUT

Mayor Desjardins called for public input.

Esquimalt resident Muriel Dunn asked Council to listen to residents. Little boutiques are not realistic in Esquimalt; lower levels of buildings are not being rented out for commercial purposes. Esquimalt had little boutiques 30 years ago. Mrs. Dunn likes the idea of residential on the main floor. The community does not want high rise buildings. She personally likes the Cherry Bank building

Esquimalt Resident Lorne Argyle stated he supports Option 2 in the Development Services staff report as it gives more flexibility with height requirements and he supports getting dollars up front from developers. Mr. Argyle asked Council to be more pro active. He gave an example of Carlton Towers with handicapped parking and 12 ft. high parking underneath.

8. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Gaul that the Committee of the Whole meeting be adjourned at 8:40 p.m. to reconvene in Camera.
The motion **CARRIED**.

MAYOR OF THE CORPORATION OF
THE TOWNSHIP OF ESQUIMALT
THIS 11TH DAY OF JANUARY, 2010

CERTIFIED CORRECT:

CAROLLYNE EVANS
CORPORATE ADMINISTRATOR