



## Corporation of the Township of Esquimalt

# SPECIAL COMMITTEE OF THE WHOLE

Monday, February 15, 2010

Esquimalt Municipal Hall – Council Chambers

7:05 p.m.

## MINUTES

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

**REGRETS:** Councillor Bruce McIldoon

**STAFF:** Laurie Hurst, Chief Administrative Officer  
Barbara Snyder, Director of Development Services  
Jeff Miller, Director of Engineering and Public Works  
Marlene Lagoa, Sustainability Coordinator  
Pat Mulcahy, Manager of Human Resources  
Carollyne Evans, Corporate Administrator

### 1. CALL TO ORDER

Mayor Desjardins called the meeting to order at 7:05 p.m.

### 2. LATE ITEMS

Council consented to Mayor Desjardins' request that the public input opportunity be moved to the beginning following the presentation.

### 3. APPROVAL OF THE AGENDA

Moved by Councillor Brame, seconded by Councillor Linge that the agenda be approved as amended.

The motion **CARRIED UNANIMOUSLY**.

### 4. MINUTES

(1) Minutes of the Special Committee of the Whole, January 18, 2010

The Corporate Administrator advised the following changes had been made to the minutes:

P. 5: Motion at top of page should read "...be postponed until the next Committee of the Whole meeting on February 8, 2010 so information can be provided on floor area ratios".

P. 5: Under Emmy Labonte's, the second and third sentences are to be replaced with: "Option 3 will keep Esquimalt where it is now. Ms. Labonte

referred to Swallows Landing which was built as two-9 storey buildings. She would have preferred one 18 storey building which would have provided much more of a view corridor.

Pg 5: Under Adjournment should read "Councillor" Brame.

Moved by Councillor Brame, seconded by Councillor Hundleby that the Minutes of the Special Committee of the Whole, January 18, 2010 be approved as amended.

The motion **CARRIED UNANIMOUSLY**.

- (2) Minutes of the Regular Committee of the Whole, February 8, 2010

P. 11 (3): Entire paragraph at bottom page to be replaced with : It was noted there is a new signalized crosswalk at Cooper Road. Question was raised whether the residents were in favour of relocating the crosswalk at Rankin Road to Dellwood. Director Miller commented that the relocation provides better access and the decision was made in consultation with the Songees First Nations and with their support".

Moved by Councillor Garrison, seconded by Councillor Hundleby that the Minutes of the Regular Committee of the Whole, February 8, 2010 be approved as amended.

The motion **CARRIED UNANIMOUSLY**.

## 5. PRESENTATION

- (1) Darlene Gait, Peace Mural

Ms. Gait acknowledged that she was pleased to be on the traditional territory land of the Songees and Esquimalt Nation. Ms. Gait explained the Coast Salish mural hanging in Council Chambers is number 7 in a series of 10, designed by Songhees artist Butch Dick and Ms. Gait, Esquimalt Nation. The textile mural project is a collaboration between the Greater Victoria School District Circle of Connectedness and the Creative Peace Mural Society. The Circle of Connectedness is committed to ensuring that they will create a community of students, staff and parents who value Aboriginal culture, knowledge and traditions. The Creative Peace Mural Society is a non-profit, non-denominational organization that promotes international understanding and linkages through the creation of textile murals, with the community, that represent local culture, history and geography. Over 13 schools participated in the making of the mural along with members of the public and community groups.

Ms. Gait stated the images in the mural honour grandmothers as our lives are richer, more peaceful and balanced because of them. Plans are being made for an International Exhibition and Cultural Celebration in Ottawa and London in 2012.

## 6. PUBLIC INPUT

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

Mayor Desjardins called for public input.

Grant from Esquimalt stated he moved to Esquimalt 32 years ago because the amenities were what his family needed – restaurants, sporting goods stores, hardware stores, four banks – many no longer here. He stated the police are virtually non-existent and do not readily attend when 911 is called. Taxes in Esquimalt are the same as those paid in Oak Bay, but without the amenities. Langford issues building permits for free and Sooke gives refunds. This community needs our development and Council should vote for higher buildings with greater densities.

Mayor Desjardins advised those present to refrain from clapping.

Al Price of Esquimalt Road spoke to those citizens and Councillors against buildings taller than 14 stories. In the last 2.5 years he has attended Council meetings involving this issue. No progress has been made and the issue needs to be settled now. In the past there were decent places to dine and now they are gone. Fields Store and hardware stores, plus many more, are gone. Now we have fast food places and no restaurants for fine dining. Esquimalt will have a population of 30,000 in the year 2050. Esquimalt must go higher to accomplish this. Three town planners invited to speak at the March 25, 2000 Public Forum advised 5 or 6 tall buildings on the north side of Esquimalt Road, possibly up to 30 stories, could be built, which Council did not act on. Another year has gone by and we are no further ahead. Admirals/Esquimalt Road not more Esquimalt skyline. He urged Council not to bury their heads and to believe in progress; we need tall buildings or there may be no more Esquimalt. We've lost our police department. Citizens, businesses and youth need our tax dollars. Find someone willing to invest in building. One cannot go forward without stepping back into the future.

## 7. STAFF REPORTS

### *Development Services*

(1) OCP Revisions Regarding Height and Density, Staff Report No. DEV-10-011

Councillor Gaul raised a point of order that there is a motion on the floor to postpone discussion on height and density until the information comes forward on floor area ratios. She subsequently withdrew her motion after Mayor Desjardins stated the Staff Report specifically addresses this information. Councillor Gaul stated she has received a lot of calls regarding height and density and it is disrespectful to the public to have had this motion hanging in the air for so long.

Director of Development Services Barb Snyder clarified that her recommendation for an appropriate floor area ratio [FAR] for a 12 storey building is 3.0. She proceeded to show slides illustrating various ways to control the size and mass of buildings through FAR and lot coverage, being careful to point out that the pictures did not reflect any application that had been submitted.

Director Snyder stated that the maximum lot coverage should be set, although a developer may choose to build to a lesser coverage to achieve more height.

Councillor Gaul stated she appreciated the great deal of options presented and asked for clarification on Option #2 for moving forward in the Staff Report. Councillor Linge raised a point of order as the only choice for Council is to decide on an appropriate FAR for a maximum twelve storey building.

Discussion ensued on the mechanism to control height, 1) setting a maximum height in the OCP so the community and developers know what the requirements are or 2) not setting a number and allowing flexibility to look at good developments higher than 12 stories. Note was made that Council can consider higher heights if the developer provides amenities bonusing.

Picking an arbitrary number was a huge concern expressed by those Councillors opposed, pointing out that it is poor planning and a band-aid solution that will impede moving forward. Allowing flexibility will attract residential growth, increase the tax base, retain businesses and create density in Esquimalt's core area.

Those Councillors in favour of a number expressed concerns if there is no maximum height number set in the OCP, changes to zoning can occur more easily and there are no clear guidelines for the community.

Moved by Councillor Gaul, seconded by Councillor Hundleby that the maximum building height be set at twelve (12) stories and that the current floor area ratio [FAR] be changed from 2.0 to 3.0 for commercial and mixed use multi unit high rise buildings.

Discussion:

Comments were made that although 12 stories may not be the ideal number, it appears to be a number acceptable to the community and which may be enough to encourage development.

THE QUESTION WAS CALLED ON THE MAIN MOTION AND DECLARED **CARRIED**, with Councillors Hundleby, Brame, Garrison, Gaul voting In Favour and Mayor Desjardins, Councillor Linge Opposed.

**9. ADJOURNMENT**

Moved by Councillor Brame, seconded by Councillor Hundleby that the Special Committee of the Whole meeting be adjourned at 8:07 p.m.  
The motion **CARRIED UNANIMOUSLY**.

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MAYOR OF THE CORPORATION  
OF THE TOWNSHIP OF ESQUIMALT  
THIS 8<sup>th</sup> DAY OF MARCH, 2010

CERTIFIED CORRECT:

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CAROLLYNE EVANS  
CORPORATE ADMINISTRATOR