



Corporation of the Township of Esquimalt

COMMITTEE OF THE WHOLE

Tuesday, April 14, 2009

Esquimalt Municipal Hall – Council Chambers

7:00 p.m.

MINUTES

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

STAFF: Laurie Hurst, Acting Chief Administrative Officer, Barbara Snyder, Director of Development Services, Gilbert Coté, Director of Engineering and Public Works, Diane Knight, Executive Assistant (recorder)

1. CALL TO ORDER

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

2. LATE ITEMS

There was one late item.

- 1) Pertaining to Agenda Item 5 (1) (a), 2009-2011 Strategic Plan
-email from Ms. Muriel Dunn

3. APPROVAL OF AGENDA

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

The motion **CARRIED**.

4. MINUTES

- (1) Minutes of the Special Committee of the Whole, February 23, 2009
- (2) Minutes of the Regular Committee of the Whole, March 9, 2009
- (3) Minutes of the Special Committee of the Whole, March 16, 17, and 18, 2009
- (4) Minutes of the Special Committee of the Whole, March 23, 2009
- (5) Minutes of the Special Committee of the Whole, March 30, 2009

Moved by Councillor Garrison, seconded by Councillor McIldoon that the Minutes of the Special Committee of the Whole dated, February 23, 2009, March 16, 17, and 18, 2009, March 23, 2009, March 30, 2009 and the Regular Committee of the Whole, March 9, 2009, be adopted.

The motion **CARRIED**.

5. **UNFINISHED BUSINESS**

(1) **From the Regular Council Meeting, April 6, 2009**

(a) 2009 – 2011 Strategic Plan

Comments from Council on Point 2 under Social Improvement on Page 4 of the Strategic Plan include:

- Council has taken steps to protect Archie Browning Sports Centre (ABSC) and continue with the Esquimalt Village Project;
- Suggestion to revise date for Archie Browning in the strategic plan to 2014 which would eliminate need to spend time and money on it now;
- Majority would like to see ABSC addressed sooner rather than later;
- Even if a decision is made now, plans and implementation will take many years;
- Wording on this point is misleading and could be construed as replacing ABSC.

Moved by Councillor McIldoon, seconded by Councillor Gaul to revise the wording on Point 2 under Social Improvement on Page 4 to read "Provide more detailed economic advice on retention of Archie Browning Sports Centre arena."

The motion **CARRIED**.

Moved by Councillor Hundleby, seconded by Councillor Garrison to amend the original motion to add "and for further consideration".

The motion was **DEFEATED**.

Moved by Councillor Brame, seconded by Councillor Hundleby to adopt the 2009 – 2011 Strategic Plan with changes noted.

The motion **CARRIED**.

(2) **From the Special Committee of the Whole Meeting, March 16, 2009**

(a) Budget Questions for Police Board

Mayor Desjardins noted that no questions had been submitted to the Police Board for the meeting on April 16th. Councillors Garrison and Hundleby submitted questions, which along with additional questions from Council will be submitted to Barbara Cameron, Victoria Police Board, to be addressed at the April 16, 2009 meeting.

6. **STAFF REPORTS**

Development Services

(1) **Feedback on Height and Density following the March 24th Community Forum, Staff Report No. DEV-09-020**

The Director of Development Services reported on feedback from the Community Forum on March 24th. The purpose was to get an indication from

the community whether they were interested in considering changes to height and density in the current OCP. She advised that a review process would include visuals, information on the website, large scale ads, and public open houses. The timeline for completion of a review would be this Fall.

Comments from Council include:

- Thank you to staff for hosting the Forum, it was well done, useful and informative;
- Concerns with the fact that changes to the Zoning bylaw would be required to reflect changes to the OCP;
- Concerns were raised with the possibility of having high rises along Esquimalt Road creating a valley;
- Ensure that care is taken in form and character and that views are not blocked;
- In favour of moving forward and recognition that the OCP needs to be a living document;
- Changes would improve the quality of life and keep taxes reasonable;
- Concerns were raised with spending money on an OCP review;
- There seems to be a lot of common ground for residents;
- Appears to be lots of support for DCCs and economic growth;
- Would like to see flexibility to address individual developments;
- Stressed the importance of having a vision and planning neighbourhoods;
- Encourage more people to enjoy the community;
- Ensure inclusion of Pedestrian Charter and Climate Change Charter in review;
- Ensure that industrial areas are given the opportunity to provide feedback;
- Recommend that next step be a strong communication strategy to ensure that input is provided by the majority of the community.

Councillor Gaul thanked those who had worked on the Official Community Plan.

Moved by Councillor Garrison, seconded by Councillor Hundleby that:

1. Council authorize staff to begin the process of reviewing Section 2.2.4 of the Official Community Plan [OCP] with a view to amending the maximum allowable building height and allowable FAR [Floor Area Ratio] for multiple family residential and mixed-use commercial-residential buildings in designated areas [Section 2.2.4.4].
2. The review of Section 2.2.4 of the OCP also include a review of what constitutes an amenity worth qualifying for increased height and density [Sections 2.2.4.1 (h) and (j)] plus give the value of each amenity in relation to the amount of the increase.

The motion **CARRIED**.

(2) **Development Permit, 513 Sturdee Street, [Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854], Staff Report No. DEV-09-021**

The Director of Development Services reported that the property is extremely small but does permit residential use.

The applicant, Glenn Davies, advised that the property has been cleaned up, many calls had been made to Esquimalt Police about this property in the past and it is also a difficult lot to build on. This plan was a collective agreement between staff and developers.

Comments from Council include:

- Commend planners on innovation and creativity for this site;
- Neighbours respect developers for changes already made;
- Happy to see green features in plan;
- Welcome addition to the neighbourhood.

Moved by Councillor Linge, seconded by Councillor Hundleby that the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by 3 Metro Urban Design and Development, stamped "Received March 10, 2009" and on landscape plans prepared by Duane Ensing Landscape Design, stamped "Received April 7, 2009", for the proposed development located at Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854 [513 Sturdee Street], and including the following variances to Zoning Bylaw No. 2050 be forwarded to Council with a recommendation of approval.

Section 38(5) – Floor Area – a 30 square metre reduction to the minimum floor area of the first storey of the Principal Building from 88 square metres to 58 square metres.

Section 38(7) – Building Width – a 1.1 metre reduction to the minimum width of any Two Family Dwelling from 7 metres to 5.9 metres.

Section 38(9)(a)(ii) – Siting Requirements – Principal Building – a 0.6 metre reduction to the Interior Side Setback from 1.5 metres to 0.9 metres.

Section 38(9)(a)(ii) – Siting Requirements – Principal Building – a 1.3 metre reduction to the Exterior Side Setback from 3.6 metres to 2.3 metres.

Section 38(9)(b)(ii) – Siting Requirements – Accessory Building – a 0.7 metre reduction to the Exterior Side Setback from 3.6 metres to 2.9 metres.

The motion **CARRIED**.

(3) Rezoning and Development Permit, 934 and 936 Craigflower Road, [Lot B, Section 10, Esquimalt District, Plan 326] and [Lot PT 8, Section 10, Esquimalt District Plan 6650, lying southerly of a boundary parallel to and perpendicularly distant 120 feet from the northerly boundary of said lot], Staff Report No. DEV-09-022

The Director of Development Services reported that the architect will be making a presentation.

The architect, Mr. Herbert Kwan, reviewed the plans for his proposal for townhouse units. He feels that the project will fit in with the neighbourhood.

Mr. Jim Peart, Landscape Architect, reviewed the streetscape and sidewalk frontage.

Mr. Dan Casey, Boulevard Transportation, reported that the development will have little traffic impact.

Comments from Council include:

- Concerns with construction parking which has yet to be finalized;
- Suggestion for garbage cans – this will be for staff to discuss with the developer as well as parkland dedication;
- Concerns with construction on Craigflower Road, ensure that disruptions to traffic are minimal and coordinate construction of development with municipal road construction.

Moved by Councillor Linge, seconded by Councillor Brame that the application for the rezoning of 934 and 936 Craigflower Road and a Development Permit limiting the form and character of the proposed development as shown on the project data and site plans stamped "Received April 7, 2009", and architectural plans stamped "Received August 21, 2008"; prepared by Herbert H. Kwan Architect and landscape plan prepared by Lombard North Group, stamped "Received August 21, 2008", be forwarded to Council with a recommendation for approval.

The motion **CARRIED**.

Engineering and Public Works

(4) Street Cleaning – Proposed Level of Service, Staff Report No. EPW-09-021

The Director of Engineering and Public Works advised that the Township will provide a more consistent level of street cleaning service. The municipality has purchased a street sweeper and developed a program to maximize use of the machine. He reported that there will be no set schedule as there are too many variables.

Comments from Council include:

- Concerns that residents will not have time to remove their cars from the street before the sweeper arrives;
- Some streets cannot be cleaned by the Sweeper and have to be

cleaned by hand;

- Thank you for the proposal for a cleaner Esquimalt.

Moved by Councillor Garrison, seconded by Councillor Hundleby that Staff Report No. EPW-09-021 be received for information.

The motion **CARRIED**.

7. PUBLIC INPUT

Muriel Dunn, 1193 Old Esquimalt Road, stated that she enjoyed the Forum but noted that there was no control over the surveys, some had no name or address on them.

Emmy Labonte, 873 Dunsmuir Road, thanked staff and Council.

8. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Hundleby to adjourn the Committee of the Whole meeting at 9:10 p.m.

The motion **CARRIED**.

MAYOR OF THE CORPORATION
OF THE TOWNSHIP OF ESQUIMALT
THIS 11TH DAY OF MAY, 2009

CERTIFIED CORRECT:

LAURIE HURST
A/CORPORATE OFFICER