



Corporation of the Township of Esquimalt

REGULAR COMMITTEE OF THE WHOLE

Monday, October 13, 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
Scott Hartman, Director of Parks & Recreation Services
Will Wieler, Engineering Manager
Carolayne 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 Hundleby that the agenda be approved as presented.
The motion **CARRIED**.

4. PUBLIC HEARINGS

(1) HEARING – Secondary Suites

- Official Community Plan Bylaw, 2006, No. 2646, Amendment Bylaw [No. 3], 2009, No. 2707
- Zoning Bylaw, 1992, No. 2050, Amendment Bylaw [No. 185], 2009, No. 2708

(a) Notice of Hearing

(b) Background Information: Staff Report No. DEV-09-066
[*Information available separately* Staff Report No. DEV-09-058]

Mayor Desjardins convened the hearing at 7:03 p.m.

Director of Development Services Barb Snyder gave a brief overview of the bylaw amendments which, if adopted, would require both existing and new secondary suites to meet the terms the BC Building Code. She noted that suites would be registered through a permit process, and suites which do not comply with the BC Building and Plumbing Codes would have one year to bring them up to those standards. Home owners will have one year to register without having to pay a registration fee.

Mayor Desjardins called for public input.

Veronica Harrison of Camosun College spoke in support of legalizing secondary suites. The Student Action for Affordable Housing has already collected 1,000 signatures on a petition for more legal, safe, and affordable housing near the campus which is supported by the University of Victoria Students' Society, Camosun College Students' Society and the Canadian Federation of Students. The petition demands include (i) that local municipalities offer grants to homeowners to build secondary suites; (ii) that local municipalities increase the construction of affordable housing units; and (iii) that the Government of Canada and the BC Government increase funding to municipalities for affordable housing.

Terry Prentice of Rockcrest Avenue spoke in support of the amending bylaws, stating secondary suites have been discussed over the past two years, all information and material have been covered in previous hearings and includes what the residents have asked for.

Alex Ferguson of Parkland Drive spoke against having secondary suites in single family large lot areas. He noted that five years ago 73% of residents in the area petitioned to maintain large lots and there was no mention of secondary suites being considered. The residents are opposed. More cars will be parked on the street and there is now only room for parking along one side of the street.

Rudy Cunningham of Dunsmuir Road supported partial ownership by other family members rather than 100% owner occupier to allow transitioning between generations. He also commented that a secondary suite is clearly subordinate within a house but it is not clear to him what the specific reason is for excluding accessory buildings, such as carriage houses.

Al Kemp, CEO, Rental Owners & Managers, Society of BC spoke in support of legalizing secondary suites, noting the Esquimalt population will increase, home ownership is expected to decline, and the rental vacancy rate is very low. He stated 15% to 20% of Esquimalt homes already have rental suites based on data from other Greater Victoria municipalities. Mr. Kemp spoke to the pros and cons of rental suites, as outlined in his report dated October 1, 2009 submitted to Council.

Emmy LaBonte of Dunsmuir Road spoke in support of secondary suites, noting she would like to see more people moving to Esquimalt. She urged Council to consider duplexes as an option as well.

Hugh Cunningham spoke in support of secondary suites, noting owners who by age or physical capabilities are not able to maintain their properties will benefit from the extra revenue. He pointed out that home support does not extend to maintaining the outside grounds.

Mayor Desjardins called for further public input. Hearing none the Public Hearing closed at 7:23 p.m.

(2) **HEARING - Amend OCP to Add Pedestrian Charter**

1. Official Community Plan Bylaw, 2006, No. 2646, Amendment Bylaw [No. 4], 2009, No. 2717

(a) Notice of Hearing

(b) Background Information: [*Information available separately* Staff Report No. DEV-09-060

Mayor Desjardins convened the Public Hearing at 7:24 p.m.

Director of Development Services Barb Snyder gave a brief overview noting that the Pedestrian Charter was approved by the previous Council and was designed to recognize the health benefits of walking and promote pedestrian mobility in the community.

Mayor Desjardins called for public input.

Terry Prentice of Rockcrest Avenue commented that rather than have the Pedestrian Charter as part of the OCP Bylaw which increases the length of the OCP, it could be noted in the OCP that Council will adopt a Pedestrian Charter as a stand-alone document.

Mayor Desjardins called for further public input. Hearing none, the Public Hearing closed at 7:29 p.m.

5. HEARING FOR DEVELOPMENT PERMIT

(1) Development Permit, 883 Admirals Road

(a) Background Information: Staff Report No. DEV-09-065

Director of Development Services Barb Snyder gave a brief overview of the project, noting the applicant proposes to construct a non-strata titled duplex on a now vacant lot. The development meets all current RD-3 zoning requirements and has many of the design guidelines contained in the Official Community Plan. The Advisory Planning Commission has approved the design and revised landscape plan.

Mayor Desjardins called for public input and there was none.

HEARING STAFF REPORTS

- (1) Development Permit, 883 Admirals Road, Staff Report No. DEV-09-065

Moved by Councillor Linge, seconded by Councillor Brame that the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by McNeil Building Designs Ltd., stamped "Received August 4, 2009", and on the landscape plan prepared by Koi Dragon Enterprises Ltd., stamped "Received October 7, 2009" for the proposed development located at Lot 1, Section 2, Esquimalt District, Plan VIS2241, together with an interest in the common property in proportion to the unit entitlement of the strata lot [883 Admirals Road], be forwarded to Council with a **recommendation of approval**.

Discussion:

Question was raised about the common driveway and parking. Ms. Snyder responded the residents make arrangements amongst themselves. With respect to parking, there is one parking space per unit, parking stalls for visitors and parking in front on Admirals Road. She added that within the strata property the driveway can be curved to maximize parking capacity.

QUESTION WAS CALLED ON THE MOTION AND IT **CARRIED**.

7. PRESENTATIONS

- (1) Options for the Development of Phase 1 of the "Esquimalt Village Plan" by consultants Jennifer Kay and Norm Hotson [Hotson, Bakker, Boniface, Haden and Laneca].

The consultants stated they have been working for many months on a broader plan with options for properties around municipal hall and how this portion of the Village Core can be transformed. They have taken a detailed look at some items:

- Explicit architectural plan
- Opportunities for private developers/3 P partnerships
- Land use, height, density, public space
- Mixed uses of commercial/civic/residential
- Reinforcing Thornton Walk
- Public town square on Esquimalt Road associated with retail public activity
- Residential project where current plaza is located
- Potential underground parking on Fraser Street/no surface parking
- Creating an active use of Esquimalt Road with diverse retail shops

The consultants projected mock development options that would see a mix of retail, civic and residential uses over various square footage schemes and staging of buildings.

The consultants asked for Council's feedback so that they can move forward with community consultation in early November and prepare a more detailed financial analysis, develop high level proformas with potential revenue streams,

and develop strategies for Council to consider. Following the community consultations they will prepare a summary for consideration at a Committee of the Whole meeting.

Council commented that

- the development needs to include 20,000 square feet for the Children's Museum. The consultants stated this is doable, such as the space could be spread out over two floors in the civic section.
- it is important to the community to retain important memorials and markers on Esquimalt Road such as Sailors Walk.
- the Centennial Committee is looking for a centennial project and may be interested in taking on Centennial Square. Councillor Linge will bring this to them for discussion.
- they would like more vibrancy in Memorial Park. Mr. Hotson stated the park plan will be reconsidered and perhaps make it multi purpose.
- they like the plans for Thornton Walk and the string of lights
- they would like a blending of Options 1 and 2

Mayor Desjardins thanked Mr. Hotson and Ms. Kay for their presentation, and they took their leave at 8:21 p.m.

8. MINUTES

- (1) Minutes of the Regular Committee of the Whole, September 14, 2009

Moved by Councillor Brame, seconded by Councillor Gaul that the Minutes of the Regular Committee of the Whole, September 14, 2009 be approved. The motion **CARRIED**.

9. STAFF REPORTS

Engineering & Public Works

- (1) Craigflower Road Bus Shelter Update, Staff Report No. EPW-09-041

Engineering Manager Will Wieler advised that nine transit stops along Craigflower Road qualify for 100% funding through BC Transit's new program. Six will be located in Phase 1 and the remaining 3 in Phase 2. The Township is responsible for 100% of the maintenance costs. Additional bus shelters may be purchased at cost. The Township has \$21,000 in the existing budget.

Concern was expressed that the public would not have shelters over the winter months. Mayor Desjardins suggested a positive story be posted on the website and that the public be asked to submit creative ideas.

Moved by Councillor Garrison, seconded by Councillor Gaul that staff explore purchasing older style bus shelters to locate at heavily used transit stops on Craigflower Road as a temporary measure until the new design bus shelters arrive and are ready for installation, or pursue other options. The motion **CARRIED**.

Parks & Recreation

(2) Food Services Review Committee – Final Report, Staff Report No. P&R 09-030

Director of Parks and Recreation Services Scott Hartman noted that Jack Fleming, Chair of the Food Services Review Committee, was in attendance to answer any questions Council may have. He added that options and costs are being prepared to present for budget review.

Mayor Desjardins thanked the Committee members for all their hard work, meeting through the summer to review the food service delivery at the Archie Browning Sports Centre and Esquimalt Recreation Centre. Council commended the readability and quality of the report.

Council commented that the extensive report brings to light to the user groups and community the heavy subsidy shouldered by the Township due to the inequities in the revenues compared to the expenses. The services provided must be re-examined, and the implications for staff are clear. Council asked that an implementation plan be developed to minimize the impacts on the full-time and part-time staff during the transition.

Mr. Fleming thanked Council for the opportunity to undertake the review, and stated it was done from a strategic perspective, not an operational one.

Moved by Councillor Linge, seconded by Councillor Hundleby that Council receive, for information purposes, the final report from the Food Services Review Committee; and

That Council direct staff to review the findings of the report and the comments of the Parks and Recreation Advisory Committee and report to Council with operational recommendations at a later date.

The motion **CARRIED**.

Administration

(3) Council Procedure Bylaw Revision. ADM-09-056

Council requested the following amendments:

- (i) 5(3)(b) and 7(c) to add a clause to the “Notice of Meeting” sections to notify Councillors directly when meeting times and dates are changed.
- (ii) Remove the words “unless the voting member declares otherwise” from 18 (1)(h) “Voting at Meetings”.
- (iii) Amend 9(1) to add the words “upon the recommendation of the Mayor”
- (iv) Amend 21 to read that length of public input opportunities is at the discretion of the Chair.

PUBLIC INPUT

Peter Justo of Esquimalt Road spoke to Craigflower Road bus shelters which are vandalized more than any others and recommended using metal with a protective coating which is more graffiti resistant than glass.

Mr. Justo advised that the 5th annual anti-graffiti ETag Symposium will be held October 21 and 22. There are 200 registrants so far with speakers coming from around the world to exchange ideas. He thanked Vicki Klyne and Mike Reed for all their hard work in helping to organize this event.

5. ADJOURNMENT

Moved by Councillor Hundleby, seconded by Councillor Brame that the Committee of the Whole meeting be adjourned at 9:04 p.m.
The motion **CARRIED**.

MAYOR OF THE CORPORATION
OF THE TOWNSHIP OF ESQUIMALT
THIS 9th DAY OF NOVEMBER, 2009

CERTIFIED CORRECT:

CAROLLYNE EVANS
CORPORATE ADMINISTRATOR