



Corporation of the Township of Esquimalt

COMMITTEE OF THE WHOLE

Monday, September 13, 2010

Esquimalt Municipal Hall – Council Chambers

7:00 p.m.

MINUTES

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

REGRETS: Councillor Don Linge

STAFF: Laurie Hurst, Chief Administrative Officer
Scott Hartman, Director of Parks & Recreation Services
Jeff Miller, Director of Engineering & Public Works
Trevor Parkes, Senior Planner
Marlene Lagoa, Sustainability Coordinator
Carollyne Evans, Corporate Administrator

1. CALL TO ORDER

Mayor Desjardins called the Committee of the Whole to order at 7:00 p.m.

2. LATE ITEMS

There was one late item: FCM Mayor's Report – Item 4.

3. APPROVAL OF THE AGENDA

Moved by Councillor Brame, seconded by Councillor Garrison that the agenda be approved as amended.
The motion **CARRIED UNANIMOUSLY.**

4. MAYOR'S REPORT

(1) Federation of Canadian Municipalities Directors Meeting

Mayor Desjardins gave a slide show presentation of her travels to Iqaluit, Nunavut to attend the FCM Directors' meeting the week of August 30, 2010. She noted that the Chair of the PILT Sub Committee [payment in lieu of taxes] is retiring and she has been asked to sit on this Committee to provide continuity. The first conference call is September 15, 2010 at 6 a.m.

Moved by Councillor Hundleby, seconded by Councillor Brame that the report from Mayor Barbara Desjardins on the FCM Directors meeting held the week of August 30, 2010 in Iqaluit, Nunavut be received.
The motion **CARRIED UNANIMOUSLY.**

STAFF REPORTS

Administration

- (1) Community Energy and Emissions Planning (CEEP), Staff Report No. ADM-10-056

Marlene Lagoa, Sustainability Coordinator, spoke to her report. Discussion ensued on the implications of participating in BC Hydro's CEEP Quickstart Pilot program.

Concerns were expressed with the short time frame to have meaningful consultation and community engagement, insufficient information about budget implications, and need to develop a corporate plan. Council was hesitant to commit to implement actions that would be identified in the Council Briefing Document and asked Ms. Lagoa to confirm with BC Hydro that Council could consider the commitments within the scope of the Township's budget.

Moved by Councillor Gaul, seconded by Councillor Hundleby that Council support the Township of Esquimalt's participation in the BC Hydro CEEP Quickstart Pilot.

The motion **CARRIED UNANIMOUSLY**.

Moved by Councillor Garrison, seconded by Councillor Gaul that Council invite a broader participation in the BC Hydro CEEP Quickstart Pilot to include more Council members and the Environmental Advisory Committee; and to plan for public engagement as part of this process.

The motion **CARRIED UNANIMOUSLY**.

Councillor Hundleby expressed an interest in participating.

Development Services

- (2) CRD Transportation Corridor Plan, Staff Report No. DEV-10-061

Jeff Miller, Director of Engineering & Public Works, spoke to his report. Discussion ensued.

Moved by Councillor Hundleby, seconded by Councillor Garrison that Council inform the CRD that, while philosophically it accepts the idea of a coordinated transportation strategy, the Township of Esquimalt will only consider participation under Options 1 or 2 based on the information provided at this time; and

That Council provide comments and any preliminary concerns with the Draft Transportation Corridor Management Plan to staff prior to this item going to the CRD Planning and Transportation Committee on September 22, 2010; and

That the CRD recognize the support for the rail transit corridor of the E&N Trail and the support for it by Westside Mayors.

The motion **CARRIED UNANIMOUSLY**.

- (3) Development Variance Permit, 1032 Bewdley Street, [Lot 2, Section 11, Esquimalt District, Plan 37264], Staff Report No. DEV-10-064

Trevor Parkes, Senior Planner, spoke to the report concerning the application to allow the construction of a garage that would be taller than that allowed by current zoning. He noted that the majority of the proposed garage would be shrouded by the existing home and would have limited impact on the street scape. The neighbours have voiced no objections. Mr. Parkes noted that although the garage has a steep pitch, the peak has a clear 7 foot walking space. A section 219 covenant will be registered on title to ensure the use of the property remains at two residential units only.

Moved by Councillor Brame, seconded by Councillor Garrison that the application for a Development Variance Permit authorizing the construction shown on the survey plan prepared by Richard J. Wey and Associates and the construction drawings prepared by Ryan Company Architect Inc., stamped "Received July 22, 2010", and including the following variance at Lot 2, Section 11, Esquimalt District Plan 37264 [1032 Bewdley Avenue] be forwarded to Council for approval.

Zoning Bylaw 1992, No. 2050, Section 38(6)(b) – Building Height – a 0.6 metre increase in the 3.6 metre maximum height permitted for an Accessory building, ie. from 3.6 metres to 4.2 metres.

The motion **CARRIED UNANIMOUSLY**.

- (4) OCP Amendment, Rezoning and Development Permit Application, 617 Admirals Road, [Lot 171, Suburban Lot 43, Esquimalt District, Plan 2854, except that part lying to the West of a boundary parallel to and perpendicularly distant 5 feet from the Westerly boundary of said lot], Staff Report No. DEV-10-065

Councillor Gaul declared herself in a perceived conflict of interest due to the proximity of living close to 617 Admirals Road and left Council Chambers.

Michael Levin of Praxis Architects Inc. spoke to the application. Considerable discussion ensued on the design with respect to height of roof line, road noise, parking, activity space for children, and relationship with surrounding buildings.

Concern was expressed that Council needs to look long-term and increase commercial space through mixed use commercial and multi-family residential development.

Moved by Councillor Brame, seconded by Councillor Garrison that the application for OCP Amendment and Rezoning, authorizing four [4] Townhouse Residential dwelling units and a Development Permit limiting the form and character of development to that shown on architectural plans provided by Praxis Architects Inc. stamped "Received June 8, 2010", the landscape plan prepared by Michael Bocking Landscape Architect Limited stamped "Received September 3, 2010", and sited as detailed on the survey plan prepared by Brad Cunnin Land Surveying stamped "Received August 19, 2010" be forwarded to Council with a recommendation of approval.

The motion **CARRIED** with Councillors McIldoon, Hundleby, Brame, Garrison In Favour and Mayor Desjardins Opposed.

Councillor Gaul returned to Council Chambers.

- (5) Rezoning Application and Development Permit, 838 Admirals Road, [Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546, Except that part in plan VIP86845], Staff Report No. DEV-10-066

Trevor Parkes, Senior Planner, spoke to his report. Comments from Council included:

- very wide driveways could be narrowed;
- exteriors of both houses could be similar because of close proximity to each other;
- existing stucco ages the building;
- existing garage appears too small for today's vehicles;
- proposed green features are weak and encourage more use of them;
- developer to check drain bed around house to ensure in good condition.

Moved by Councillor Brame, seconded by Councillor Garrison that the application for rezoning authorizing a new single family dwelling and development permit limiting the form and character of development to that shown on architectural plans provided by AJB Home Design stamped "Received August 10, 2010", the landscape plan prepared by P. Claudia Peterson, stamped "Received July 27, 2010", and sited as detailed on the survey plan prepared by Michael Claxton Land Surveying Inc. stamped "Received August 31, 2010", be forwarded to Council with a recommendation of approval.

The motion **CARRIED UNANIMOUSLY**.

5. PUBLIC QUESTION AND COMMENT PERIOD

Excluding items which are or have been the subject of a Public Hearing.
Limit of two minutes per speaker.

Mayor Desjardins called for public input and there was none.

6. **RECONVENE IN CAMERA**

Moved by Councillor Brame, seconded by Councillor Hundleby that Council reconvene *In Camera* at 8:47 p.m.

The motion **CARRIED UNANIMOUSLY.**

7. **ADJOURNMENT**

Moved by Councillor Brame, seconded by Councillor Hundleby that the Regular Committee of the Whole meeting be adjourned at 8:47 p.m.

The motion **CARRIED UNANIMOUSLY.**

MAYOR OF THE CORPORATION
OF THE TOWNSHIP OF ESQUIMALT
THIS 12TH DAY OF OCTOBER, 2010

CERTIFIED CORRECT:

CAROLLYNE EVANS
CORPORATE ADMINISTRATOR