



Corporation of the Township of Esquimalt

COMMITTEE OF THE WHOLE

Monday, July 11, 2011

Esquimalt Municipal Hall – Council Chambers

7:03 p.m.

MINUTES

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

REGRETS: Councillor Don Linge

STAFF: Laurie Hurst, Chief Administrative Officer
Karen Blakely, Director of Financial Services
Barbara Snyder, Director of Development Services
Scott Hartman, Director of Parks & Recreation Services
Jeff Miller, Director of Engineering and Public Works
Marlene Lagoa, Sustainability Coordinator

OTHER: Carla Venter, Recording Secretary

1. CALL TO ORDER

Mayor Desjardins called the meeting to order at 7:03 p.m.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF THE AGENDA

MOTION: That the agenda be approved as circulated. **MOVED/SECONDED.** Councillor Hundleby/Councillor Brame. **CARRIED UNANIMOUSLY.**

4. MINUTES

(1) Minutes of the Special Committee of the Whole, June 13, 2011

MOTION: That the Minutes of the Special Committee of the Whole, June 13, 2011 be adopted. **MOVED/SECONDED.** Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

(2) Minutes of the Regular Committee of the Whole, June 13, 2011

MOTION: That the Minutes of the Regular Committee of the Whole, June 13,

2011 be adopted. MOVED/SECONDED. Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

5. STAFF REPORTS

Engineering and Public Works

(1) Clarification on Yard and Garden Waste Disposal Facility Contract, Staff Report No. EPW-11-016

MOTION: That Council receive this report for information and that the information be forwarded to View Royal Mayor and Council. MOVED/SECONDED. Councillor Brame/Councillor Gaul. **CARRIED UNANIMOUSLY.**

Finance

(2) Conference Attendance and Expense Policy Revisions, Staff Report No. FIN-11-022

The Director of Financial Services spoke to the report and provided a short overview of the recommended policy changes.

Discussion ensued and the following concerns were noted:

- Page 12, Item (d), Council members are to inform the public and Council of their findings in writing and are to use point form.
- That staff review other municipalities' policy with regards to Council members claiming mileage when traveling to meetings outside of Victoria and bring back a report to Council.

MOTION: That Council approve the revisions to the policies ADMIN-38 Conference Attendance by Elected Officials, ADMIN-11 Travel Allowance – Municipal Staff, Council Appointees and Volunteers and ADMIN-13 Car Allowance – Municipal Staff and Elected Officials as discussed. MOVED/SECONDED. Councillor Brame/Councillor Gaul. **CARRIED UNANIMOUSLY.**

(3) Local Grant Policy Revisions, Staff Report No. FIN-11-023

The Director of Financial Services spoke to the report and provided a short overview of the recommended policy changes. Committee discussion ensued on additional changes to the local grants policies for Esquimalt schools.

MOTION:

1. That Council approve the staff revisions to Council Policies NO. ADMIN-29, Local Grants – Esquimalt Community School; NO. ADMIN-32, Local Grants Policy; and NO. ADMIN-52, Local Grants – L'École Victor Brodeur; and
2. The following committee revisions:
 - ADMIN-32: The Local Grants Committee be appointed by the Mayor and will consist of THREE members of Council...
 - ADMIN-29 & ADMIN-52:

- A report showing the use of funds for the intended purposes, INCLUDING NAMES OF AWARD RECIPIENTS, must be submitted at least annually.
- THE SCHOOL IS RESPONSIBLE TO DETERMINE THE RECIPIENTS OF THE AWARDS.
- The Scholarship continues as a legacy of the Centennial and is awarded to the graduating student with the highest artistic achievement in VISUAL OR PERFORMING ARTS, who is continuing in art studies.

MOVED/SECONDED. Councillor McIldoon/Councillor Brame. **CARRIED UNANIMOUSLY.**

Councillor McIldoon declared a conflict of interest due to the nature of his employment and left Council Chambers at 7:25 p.m.

- (4) Seaspan Shipyards – Property Tax Relief and Tax Strategy, Staff Report No. FIN-11-024

Discussion ensued around the various tax rates applied to the different classes and ways to ensure that the tax burden does not get shifted to the residents of Esquimalt.

MOTION: That Council:

1. Investigate a tax strategy which provides investment incentives that applies new tax revenue to rate reduction for Class 4 Major Industry, Class 5 Light Industry and Class 6 Business commencing 2012 fiscal year, as illustrated in example B of Appendix 2.
2. Investigate the possibility of a Revitalization Tax exemption program for Class 4 Major Industry, Class 5 Light Industry and Class 6 Business throughout the Township which would provide a reduced tax rate for new investment for a period of time, as illustrated in example C of Appendix 2.

MOVED/SECONDED. Councillor Hundleby/Councillor Brame. **CARRIED UNANIMOUSLY.**

Councillor McIldoon returned to Council Chambers at 7:40 p.m.

Development Services

- (5) Referendum Question – Regarding Bylaw No. 2756 to Amend the Official Community Plan and Bylaw No. 2757 to Amend the Zoning Bylaw with Regard to the Esquimalt Village Plan, Staff Report No. DEV-11-053

Discussion ensued on the proposed referendum question and it was noted that:

- The referendum question will be non-binding
- The referendum may not provide Council with enough information on the community's opinion on the project
- The referendum gives everyone in the community a voice as more members of the community will take part in voting than attend a public hearing
- The referendum result will form another piece of information for

Council's consideration for the second public hearing

MOTION: That the following question be placed on the November 2011 General Local Election ballot:

Are you in favour of the Township of Esquimalt adopting amendments to Official Community Plan Bylaw No. 2646 and Zoning Bylaw No. 2050 that would facilitate development of Phase One of the Esquimalt Village Plan which would include a mix of residential, commercial and civic uses in two buildings, one of which may be up to 12 storeys in height, on the site of the old municipal hall and old public works yard?

Yes No

MOVED/SECONDED. Councillor Brame/Councillor Gaul. **CARRIED** (Councillors Brame, Gaul and McIldoon in favour; Mayor Desjardins and Councillor Hundleby opposed).

- (6) Rezoning Application and Development Permit, 856 Esquimalt Road, [Lot A, Section 11, Esquimalt District, Plan VIP80973], 858 Esquimalt Rd, [Lot 2, Section 11, Esquimalt District, Plan 23904], Staff Report No. DEV-11-054

On behalf of the applicant Esquimalt Holdings Inc., representative Brandon Smith and a team of consultants presented the rezoning and development permit application for 856 & 858 Esquimalt Road.

Douglas Millar, Architect, presented a power point presentation on the proposed development and provided background on what the future benefits to the community will be. Mr. Millar also provided a summary of the project in terms of the proposed height, amount of units, the green checklist, handicap access and storage space.

Doron Fishman, Landscape Architect, then spoke to the landscape plan. Highlights of the landscape plan included the following:

- The plan will be pedestrian oriented
- The use of productive landscapes in the form of fruit trees
- The use of native shrubs
- Educational value of the proposed landscape
- The use of natural equipment

Les Archer, Traffic Consultant, provided an overview of the traffic report that was provided. Mr. Archer noted that the proposed development will not increase traffic flow in the area and that sufficient parking will be provided as per the requirements of the bylaw.

RECESS Meeting of the Regular Committee of the Whole recessed at 8:57 p.m.

RECONVENE Meeting of the Regular Committee of the Whole reconvened at 9:04 p.m.

Discussion ensued around the proposed development which included:

- The timeframe in which the development would be completed
- The need for parking of construction vehicles
- The landscape irrigation and water collection strategies
- Notification area for community information sessions should be expanded
- Items that have been checked off on the green building checklist need further attention from the developer
- Requirements around earthquake safety

MOTION: That the application for rezoning authorizing one, 36 metre, 88 unit tower, including approximately 934m² of commercial space, and one, 36 metre, 80 unit residential tower and a development permit limiting the form and character of development to that shown on architectural plans provided by Douglas P. J. Millar Architect, stamped "Received June 3, 2011", and on the landscape plan prepared by Eckford and Associates Landscape Architecture, stamped "Received June 3, 2011", and sited as detailed on the survey plan prepared Richard J. Wey and Associates Land Surveyors Inc., stamped "Received June 6, 2011", for the proposed development located at Lot A, Section 11, Esquimalt District, Plan VIP80973 [856 Esquimalt Rd] and Lot 2, Section 11, Esquimalt District, Plan 23904 [858 Esquimalt Road], be forwarded to Council with a recommendation of approval subject to appropriate notification, preparation of an amending bylaw and a public hearing being held. **MOVED/SECONDED.** Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

- (7) OCP Amendment and Rezoning Application, 855 Lampson Street, [Lot 11, Section 10, Esquimalt District, Plan 7500], Staff Report No. DEV-11-055

The Director of Parks and Recreation presented an overview of the property which was purchased by the municipality in 2010 to expand recreational facilities at Lampson Park.

MOTION: That the application to amend the Official Community Plan designation from "Townhouse Residential" to "Parks and Open Space" and amend the Zoning designation from RD-3 [Two Family/ Single Family Residential] to P-2 [Parks and Open Space] for Lot 11, Section 10, Esquimalt District, Plan 7500 [855 Lampson Street], be forwarded to Council with a **recommendation of approval** subject to appropriate notification, preparation of amending bylaws and a public hearing being held. **MOVED/SECONDED.** Councillor Hundleby/Councillor Brame. **CARRIED UNANIMOUSLY.**

- (8) Rezoning Application, 537 Fraser Street, [Lot 6, Section 11, Esquimalt District, Plan 6722, Except that part in Plan 27619], Staff Report No. DEV-11-056

MOTION: That the application to amend the Zoning designation from RS-1 [Single Family Residential] to P-1 [Public/ Institutional] for Lot 6, Section 11, Esquimalt District, Plan 6722, Except that part in Plan 27619 [537 Fraser Street], be forwarded to Council with a **recommendation of approval** subject

to appropriate notification, preparation of an amending bylaw and a public hearing being held. **MOVED/SECONDED.** Councillor Hundleby/Councillor Gaul. **CARRIED UNANIMOUSLY.**

- (9) Development Variance Permit, 1123 / 1125 Norma Court, [Lot 5, Section 11, Esquimalt District, Plan 11619, Staff Report No. DEV-11-057

MOTION: That the application for a Development Variance Permit reducing the required rear yard setback for the Principal Building as detailed on the survey provided by Brad Cunnin Land Surveying stamped "Received May 26, 2011", for Lot 5, Section 11, Esquimalt District, Plan 11619 [1123 / 1125 Norma Court], including the following relaxation to Zoning Bylaw, 1992, No. 2050, be forwarded to Council with a recommendation of approval subject to appropriate notification and a hearing being held. **MOVED/SECONDED.** Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

MOTION: To extend the Meeting of the Committee of the Whole to 10:15 p.m. **MOVED/SECONDED.** Councillor Hundleby/Councillor Gaul. **CARRIED UNANIMOUSLY.**

- (10) 875 Phoenix Street, [Lot AM3, Section 10, Esquimalt District, Plan 276], Staff Report No. DEV-11-058

MOTION: That Council receive for information Staff Report No. DEV-11-058, 875 Phoenix Street [Lot AM3, Section 10, Esquimalt District, Plan 276]. **MOVED/SECONDED.** Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

6.

PUBLIC QUESTION AND COMMENT PERIOD

Muriel Dunn, 1193 Old Esquimalt Road, raised concerns about the lack of banner holders and poles on Craigflower Road which would show that the area is part of Esquimalt. Ms. Dunn also raised the issue of the poor Esquimalt signage at Craigflower and Admirals as opposed to the neat and clear signage welcoming people to The Town of View Royal. Ms. Dunn provided an estimate from a supplier to have the three signs made and installed and urged Council to address the issue before time runs out.

Mr. Russel Gelling, 869 Phoenix Street, raised concerns about the report on the development permit at 875 Phoenix Street. Mr. Gelling noted the following:

- There was no development on the property for four years.
- The developers indicated to him that they had no intention to build on the property.
- The lot is currently for sale.
- Concerned that the value of his property will decrease with no improvements done to 875 Phoenix Street.

Mayor Desjardins suggested that Mr. Gelling discuss the issue further with staff and noted that Council has followed procedure and that no other action was possible at this time.

7. ADJOURNMENT

MOTION: That the Regular Committee of the Whole Meeting of July 11, 2011 be adjourned at 10:14 p.m. MOVED/SECONDED. Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

MAYOR OF THE CORPORATION
OF THE TOWNSHIP OF ESQUIMALT
THIS 12th DAY OF SEPTEMBER, 2011

CERTIFIED CORRECT:

LAURIE HURST
DEPUTY CORPORATE ADMINISTRATOR