



Corporation of the Township of Esquimalt

COMMITTEE OF THE WHOLE

Monday, September 12, 2011

Esquimalt Municipal Hall – Council Chambers

7:28 p.m.

MINUTES

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

STAFF: Laurie Hurst, Chief Administrative Officer
Karen Blakely, Director of Financial Services
Barbara Snyder, Director of Development Services
Jeff Miller, Director of Engineering and Public Works
Jeff Byron, Recreation Manager
Anja Nurvo, Manager of Corporate Services
Marlene Lagoa, Sustainability Coordinator

OTHER: Carla Venter, Recording Secretary

1. CALL TO ORDER

Mayor Desjardins called the meeting to order at 7:24 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 Brame/Councillor Linge. **CARRIED UNANIMOUSLY.**

4. MINUTES

(1) Minutes of the Regular Committee of the Whole, July 11, 2011

MOTION: That the Minutes of the Regular Committee of the Whole, July 11, 2011 be approved. **MOVED/SECONDED.** Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

5. STAFF REPORTS

Engineering and Public Works

- (1) Locations of Work Carried Out on Sidewalk System from 2007 to 2010, Staff Report No. EPW-11-019

MOTION:

1. That Council receive this report for information; and
2. That this information be forwarded to the Access Awareness Committee for information.

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

Finance

- (2) Seaspan / Growth and Revitalization Strategies Update, Staff Report No. FIN-11-033

Discussion ensued and Council noted that there should be a strategy to attract business to Esquimalt.

MOTION: That this report be received for information. MOVED/SECONDED. Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

Parks and Recreation

- (3) Official Opening – Freeman Ken Hill Park, Staff Report No. P&R-11-008

MOTION: That Council approve the installation of the proposed plaque at Freeman Ken Hill Park. MOVED/SECONDED. Councillor Linge/Councillor Gaul. **CARRIED UNANIMOUSLY.**

Development Services

- (4) Amendments to the Building Code Bylaw, Staff Report No. DEV-11-067

The Director of Development Services noted an omission on Page 14, Item 1), Section 2.2 definition of “Solar Ready Hot Water” and referred Council to Bylaw No. 2775 on page 16 of the Agenda where it reads correctly under Section 2(1).

MOTION: That the attached draft amending bylaw be considered and forwarded to Council. MOVED/SECONDED. Councillor Brame/Councillor Gaul. **CARRIED UNANIMOUSLY.**

- (5) OCP Amendment and Rezoning Application, 1037 Lyall Street [Lot B, Section 11, Esquimalt District, Plan VIP17210], 1039 Lyall Street [Lot A, Section 11, Esquimalt District, Plan VIP17210], Staff Report No. DEV-11-071

The Director of Development Services introduced Mr. John Gauld from City Spaces Consulting and Mr. Douglas Sollows of Douglas Sollows Architect to speak to the rezoning application.

Mr. Gauld provided a short background of the current condition of the McCauley Lodge group home and informed Council that the lodge has reached the end of its life cycle and can no longer be renovated and needs to be replaced. Mr. Gauld gave a short overview of the proposed new development which included:

- The size and height of the building
- Vegetation around the lodge and sustainability elements
- The amount of proposed parking spaces
- The planned architecture.

Mr. Sollows then provided the key highlights of the proposed development by focusing on the proposed features of the building which included:

- Landscape design with enhanced shading and vegetation
- Retaining storm water on site
- Parking buffered by landscape
- Keeping the new building consistent with architecture in the neighbourhood
- Sustainability by implementing most of the Green Building Checklist items

Mr. Sollows informed Council that the demolition process will be an incremental deconstruction of the building and also noted that the local community is supportive of the project.

Council raised concern about the transition of the residents during the construction process as well as questions about the sources for funding of this project. Pam Edwards of the Capital Mental Health Association ensured Council that discussions with VIHA are planned on how to assess each client to ensure that individual care is given. Ms. Edwards also indicated that two major funders have come forward but that the process is not yet complete.

Councillor Gaul indicated a conflict of interest stating VIHA is her employer and left Council Chambers at 8:15 p.m.

Council commented on the concern for and interest from the Esquimalt community for the wellbeing of the residents of the McCauley Lodge. Council requested review from Parks and Recreation for the proposed landscaping of the project.

MOTION: That the application for an OCP amendment changing the OCP land use designation from Single and Two Unit Residential to Institutional, and a Zoning amendment changing the zoning designation from RS-1 [Single Family Residential] and P-1 [Public/ Institutional] respectively to P-5 [Community Care Facility] for Lot B, Section 11, Esquimalt District, Plan VIP17210 [1037 Lyall Street] and Lot A, Section 11, Esquimalt District, Plan VIP17210 [1039 Lyall Street], be forwarded to Council with a **recommendation of approval** subject to preparation of amending bylaws, appropriate notification, and a Public Hearing being held. MOVED/SECONDED. Councillor Hundleby/Councillor Brame. **CARRIED UNANIMOUSLY.**

Councillor Gaul returned to Council Chambers at 8:20 p.m.

- (6) Development Variance Permit, 472 / 474 Nelson Street, [Strata Lot 1 Suburban Lot 48 Esquimalt District Strata Plan VIS1031], [Strata Lot 2 Suburban Lot 48 Esquimalt District Strata Plan VIS1031], Staff Report No. DEV-11-072

MOTION: That the application for a Development Variance Permit authorizing the construction of a new deck as indicated on the survey provided by Richard J. Wey & Associates stamped 'Received June 24, 2011', and including the following variances, for Lot 1 Esquimalt District Plan VIS1031 Subsidy Lot 48 [472 Nelson Street] be forwarded to Council with a recommendation of approval, subject to appropriate notification and a variance hearing being held.

Zoning Bylaw 1992, No. 2050, Section 38 (8)(a) – Lot Coverage – a 7 % increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 30% of the Area of a Parcel. [i.e. from 30% to 37%].

Zoning Bylaw 1992, No. 2050, Section 38 (9)(a)(i) – Front Setback – a 3.3 metre relaxation to the requirement that no Principal Building shall be located within 7.5 metres of a Front Lot Line. i.e. from 7.5 metres to 4.2 metres. **MOVED/SECONDED.** Councillor Linge/Councillor Brame. **CARRIED UNANIMOUSLY.**

RECESS

Meeting of the Regular Committee of the Whole recessed at 8:24 p.m.

RECONVENE

Meeting of the Regular Committee of the Whole reconvened at 8:30 p.m.

- (7) Development Permit, 1149 Esquimalt Road, [Lot A, Section 11, Esquimalt District, Plan 42081], Staff Report No. DEV-11-073

Discussion ensued and Council questioned whether parking will be sufficient for the customers of the new tenant.

Mr. James McNally from National Money Mart was introduced to speak to the application and gave the following summary:

- The Hazmat study is Phase 1 of their investigations and should there be any negative results Money Mart would not be interested in the property
- Parking is available in the large parking lot and at the adjacent shopping centre
- All renovations will take place within the four walls of the building.

Further discussion ensued around the amount of staff and clients that will require parking, security plan, as well as similar businesses already present in Esquimalt.

MOTION: That the application for a Development Permit limiting the form and character of development to that shown on architectural plans provided by Kneider International Architecture and Interior Design, stamped "Received July 14, 2011", and on the sign plans prepared by Enseignes Pattison Sign Group, stamped "Received July 14, 2011", for the proposed tenant improvements and signage located at Lot A, Section 11, Esquimalt District, Plan 42081 [1149 Esquimalt Road], be forwarded to Council with a recommendation of approval subject to preparation of a Development Permit. MOVED/SECONDED. Councillor Brame/Councillor Hundleby. **CARRIED UNANIMOUSLY.**

Council discussed the possibility of limiting similar businesses in Esquimalt as well as being cautious not to push away new business.

MOTION: That Council direct staff to bring back a report reviewing options to assist in encouraging variety and limiting repetition in the types of businesses in the municipality. MOVED/SECONDED. Councillor McIldoon/Mayor Desjardins. **CARRIED** (Mayor Desjardins, Councillors McIldoon, Gaul, and Linge in favour, Councillors Brame and Hundleby opposed).

6. PUBLIC QUESTION AND COMMENT PERIOD

Mayor Desjardins commented on the following three issues raised at the last meeting:

1. The ramp at Chafe house: Repairs have been completed and that final touches will be finished within the next week.
2. The roof over the fire truck: The building is not used to house the new fire truck and as such there are no immediate plans to work on the building. It will be relocated when the extension is done.
3. Banners and poles: Mayor Desjardins noted that usual processes will not allow the banners and poles to be ready for the events of October 8, 2011 but that a decision will be made as soon as possible.

Tim Morrison, 1315 Esquimalt Rd, voiced his concern over allowing National Money Mart to conduct business in Esquimalt especially adjacent to the Archie Browning Sports Centre. Mr. Morrison pointed out that the Township does get the benefit of tax money but that the image the business portrays is negative to the community of Esquimalt.

Muriel Dunn, 1193 Old Esquimalt Rd, noted the comments from Mr. McNally from National Money Mart were insulting to the community and residents of the CFB base in Esquimalt as well as all the other residents. Ms. Dunn also voiced her pleasure to see the cleaned signs on Admirals Road.

Bruce Cuthbert, 431 Constance Avenue, commented on the revitalization of Esquimalt and the social and economic impact of new business to the area. Mr. Cuthbert also noted that there is a new application to allow anonymous tips to crime stoppers to be received from mobile phones.

7. ADJOURNMENT

MOTION: That the Regular Committee of the Whole Meeting of September 12, 2011 be adjourned at 9:24 p.m. MOVED/SECONDED. Councillor Linge/Councillor Brame. **CARRIED UNANIMOUSLY.**

MAYOR OF THE CORPORATION
OF THE TOWNSHIP OF ESQUIMALT
THIS 24th DAY OF OCTOBER, 2011

CERTIFIED CORRECT:

ANJA NURVO
CORPORATE OFFICER