

MINUTES of the regular meeting of the COMMITTEE OF THE WHOLE of the Municipal Council of The Corporation of the District of Oak Bay, held in the Council Chambers, Oak Bay Municipal Hall, 2167 Oak Bay Avenue, Victoria, B.C. on Monday December 14, 2020 at 6:00 PM

We acknowledge that the land on which we gather is the traditional territory of the Coast and Straits Salish Peoples. Specifically we recognize the Lekwungen-speaking peoples, known today as the Songhees and Esquimalt Nations, and that their historic connections to these lands continue to this day.

PRESENT: Mayor K. Murdoch, Chair  
Councillor A. Appleton  
Councillor H. Braithwaite  
Councillor C. Green  
Councillor T. Ney  
Councillor E. Paterson  
Councillor E.W. Zhelka \*

STAFF: Chief Administrative Officer, L Varela  
Director of Corporate Services, S. Williams  
Director of Financial Services, C. Payne \*  
Director of Building and Planning, B. Anderson \*  
Deputy Director of Corporate Services, S. Morden \*  
Manager of Engineering Services, S. Rennick \*  
Manager of Planning, D. Jensen \*  
Recorder, A. Nurvo

\* attended by conference call

#### CALL TO ORDER:

Mayor Murdoch called the meeting to order at 6:06 p.m. (due to technical difficulties). Mayor Murdoch advised that members of the public are invited to call into Municipal Hall to provide comments on any agenda items.

#### COMMUNICATIONS:

##### 1. **Electronic Vehicle Charging Stations: Options and Analysis**

The Manager of Engineering Services provided an overview of his report and staff's recommendation to charge \$1 per hour user fee to defray installation, maintenance and electricity costs, and to reconsider the fee at the end of 2021. The Director of Financial Services advised that any additional revenue would go into the Climate Action Reserve.

MOVED and seconded: That it be recommended to Council that staff procure 3 electric vehicle charging stations, to replace the station at the Municipal Hall, and to install at 2 additional locations,

And that the stations charge a \$1 per hour user fee, with the fee to be reviewed at the end of 2021.

**CARRIED**

**2. Development Variance Permit DVP00102 / ADP00126 - 2740 Beach Drive**

The Manager of Planning provided an overview of the application to remove an existing dwelling and build a new home at 2740 Beach Drive. She advised that staff recommend both applications be denied due to non-compliance with the Uplands Guidelines.

Mark Whitney, applicant, advised that they decided upon a new accessory building instead of a basement, with the rear portion to be used for storage and the front for a workshop, and that the variance allows for more usable green space for the young family. He advised that all the immediate neighbours are in support.

MOVED and seconded: That it be recommended to Council that application DVP00102 be denied and that the Uplands siting and design application ADP00126 be referred back to staff to work with the applicant to site the accessory building with no variances.

**CARRIED**

*Mayor Murdoch declared a conflict of interest and left the meeting at 6:47 p.m. as he is within the notification range of the variance. Councillor Braithwaite assumed the role of Chair during this portion of the meeting.*

**3. Development Variance Permit DVP00103 - 388 King George Terrace**

The Manager of Planning provided a brief overview of the application for renovations to an existing legal non-conforming home and the variances required.

Jeremy Sturgess, applicant, answered questions from Council and advised that both immediate neighbours were in support.

MOVED and seconded: That it be recommended to Council that the application to undertake renovations to the existing home at 388 King George Terrace be approved subject to issuance of Development Variance Permit DVP00103;

And that notification be given of Council's consideration of DVP00103.

**CARRIED**

With Councillor Zhelka OPPOSED

*Mayor Murdoch rejoined the meeting at 6:59 p.m. and resumed the role of Chair.*

**4. Development Variance Permit DVP00104 - 2690 Beach Drive**

The Manager of Planning provided an overview of the application for renovations to an accessory building, which is considered to be legal non-conforming for siting, and advised that the side lot line requires variances.

Blair Robertson, applicant, advised that the accessory building can be used as a garage but is not intended to be used as such.

MOVED and seconded: That it be recommended to Council that the application to undertake alterations to the existing accessory building at 2690 Beach Drive be approved subject to issuance of Development Variance Permit DVP00104;

And that notification be given of Council's consideration of DVP00104.

**CARRIED**

**5. Uplands Siting and Design – ADP00125 - 3020 Lansdowne Road**

The Manager of Planning provided an overview of the application to construct a new 2 storey single family home and accessory building. She advised that the application is compliant with Zoning and Uplands Guidelines, and that no variances were required.

Tim Rodier, applicant, was available by phone and answered questions of Council. Don't anticipate any blasting and new home will be built close to footprint of existing home.

MOVED and seconded: That it be recommended to Council that the proposal to construct a new single family dwelling and accessory building at 3020 Lansdowne Road, as outlined in this December 14, 2020 report for ADP00125 be approved as to Uplands siting and design.

**CARRIED**

**6. Uplands Siting and Design – ADP00127 - 2727 Dover Road**

The Manager of Planning provided an overview of the application for renovations to the existing home and advised that the ADP was supportive and that the application is compliant with all Zoning and Uplands Guidelines.

MOVED and seconded: That it be recommended to Council that the proposal to renovate an existing single family dwelling at 2727 Dover Road, as outlined in this December 14, 2020 report for ADP00127 be approved as to Uplands siting and design.

**CARRIED**

**7. Uplands Siting and Design – ADP00128 - 2460 Cotswold Road**

The Manager of Planning provided an overview of the application to renovate an existing single family home and advised that the application was compliant with OCP, zoning regulations and Uplands Guidelines.

MOVED and seconded: That it be recommended to Council that the proposal to renovate an existing single family dwelling at 2460 Cotswold Road, as outlined in this December 14, 2020 report for ADP00128 be approved as to Uplands siting and design.

**CARRIED**  
With Councillor Appleton OPPOSED

ADJOURNMENT:

8. **Motion to Adjourn**

MOVED and seconded: That the meeting be adjourned at 7:22 p.m.

**CARRIED**

Mayor Murdoch advised that the Council meeting will be starting in 15 minutes.

Certified Correct:

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Chair

\_\_\_\_\_  
Director of Corporate Services