

MINUTES of a regular meeting of 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, Oak Bay, B.C., on Monday, August 11, 2014 at 7:00 p.m.

PRESENT: Councillor C. Green
Councillor M. Kirby *via electronic communication*
Councillor K. Murdoch, Chair
Councillor T. Ney
STAFF: Chief Administrative Officer, H. Koning
Deputy Municipal Clerk, C. Denomme
Director of Building and Planning, R. Thomassen

The Chair called the meeting to order at 7:00 p.m.

Councillor Murdoch indicated that Councillor Kirby would be participating in the meeting through electronic communication via Skype. A sound test was carried out to ensure that Councillor Kirby could be heard by all in attendance and that she could hear the discussion in the Council Chambers as well.

MOVED by Councillor Green
Seconded by Councillor Ney, That the agenda, as distributed, be approved.

CARRIED

LAND USE SECTION: (Section Councillor Murdoch)

1. 2014-210 DIRECTOR OF BUILDING AND PLANNING, August 5, 2014
Re Uplands Building Permit Application – 3370 Uplands Road

Councillor Murdoch gave overview of the application.

MOVED by Councillor Ney
Seconded by Councillor Green, That it be recommended to Council that the proposed revisions for the project located at 3370 Uplands Road consisting of changes to materials, be approved as to architectural design.

CARRIED

2. 2014-211 DIRECTOR OF BUILDING AND PLANNING, August 5, 2014
Re Uplands Building Permit Application – 2673 Dorset Road

Councillor Murdoch gave overview of the application.

MOVED by Councillor Ney
Seconded by Councillor Green, That it be recommended to Council that the plans to construct a 64 square foot accessory building, being a wood shed, located at 2673 Dorset Road be approved as to siting and architectural design.

CARRIED

3. 2014-212 DIRECTOR OF BUILDING AND PLANNING, August 5, 2014
Re Uplands Building Permit Application – 2760 Lincoln Road

Councillor Murdoch gave overview of the application.

Tim Rodier, Outline Home Design, representing the owners, was present and answered questions from the Committee.

MOVED by Councillor Ney

Seconded by Councillor Green, That it be recommended to Council that the plans to construct a new single family residential dwelling at 2760 Lincoln Road be approved as to siting and architectural design.

CARRIED

4. 2014-213 DIRECTOR OF BUILDING AND PLANNING, August 5, 2014
Re Development Variance Permit Application – 1288 Hampshire Road

Councillor Murdoch gave overview of the application.

MOVED by Councillor Kirby

Seconded by Councillor Ney, That a resolution authorizing the issuance of a development variance permit, as outlined in the August 5, 2014 report of the Director of Building and Planning, correspondence item no. 2014-213, be prepared and brought forward to a meeting of Council for consideration.

CARRIED

5. 2014-214 DIRECTOR OF BUILDING AND PLANNING, August 5, 2014
Re Development Variance Permit Application – 2135 McLaren Avenue

Councillor Murdoch gave overview of the application.

MOVED by Councillor Ney

Seconded by Councillor Green, That a resolution authorizing the issuance of a development variance permit, as outlined in the August 5, 2014 report of the Director of Building and Planning, correspondence item no. 2014-214, be prepared and brought forward to a meeting of Council for consideration.

CARRIED

6. 2014-215 DIRECTOR OF BUILDING AND PLANNING, August 5, 2014
Re Development Variance Permit Application – 2090 Carnarvon Street

Councillor Murdoch gave an overview of the application.

Mark Hutcheson, owner, was present and answered questions from the Committee.

MOVED by Councillor Green

Seconded by Councillor Ney, That a resolution authorizing the issuance of a development variance permit, as outlined in the August 5, 2014 report of the Director of Building and Planning, correspondence item no. 2014-215, be prepared and brought forward to a meeting of Council for consideration.

CARRIED

7. 2014-216 DIRECTOR OF BUILDING AND PLANNING, August 6, 2014
Re Zoning Bylaw Amendment, Parking Facilities Bylaw Amendment
– 2280 Estevan Avenue

Carl Peterson, Architect, was present and answered questions from the Committee. Mr. Peterson said the owners have offered to sign a design covenant that will tie the building plans to the rezoning.

MOVED by Councillor Kirby

Seconded by Councillor Green, That staff be directed to revise the draft Zoning Bylaw in relation to the proposed rezoning to two-family residential use for 2280 Estevan Avenue to include an open space requirement of 170 sq. m. per dwelling unit, and that the revised draft, and draft Parking Facilities Bylaw amendment, be brought forward to Council for formal consideration, and further, that a design covenant be prepared based upon the most recent plans submitted in relation to the application for future formal consideration.

At the call of the Chair, members of the public were permitted to address the Committee.

Karen Chapman, resident, said she has concerns with the number of people that could potentially occupy the duplex if bedrooms were to be added in the basement of each unit, which could be rented to students. Ms. Chapman asked if the duplex was constructed now would it be subject to regulations drafted at a later date.

Responding to concerns of Ms. Chapman regarding the number of people that might occupy the duplex, Mr. Thomassen said that boarder use is not allowable in the proposed zoning. Mr. Thomassen also said the zoning is site specific and the property would not be affected by regulations drafted at a later date, and the owners are willing to sign a design covenant.

The question on the motion was then called.

CARRIED

ADJOURNMENT:

MOVED by Councillor Ney

Seconded by Councillor Green, That the Committee of the Whole meeting be adjourned.

CARRIED

The meeting adjourned at 7:37 p.m.

Certified Correct:

Deputy Municipal Clerk

Chair, Councillor Murdoch