

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, July 14, 2014 at 7:00 p.m.

PRESENT: Councillor Copley
Councillor C. Green, Chair
Councillor J. Herbert
Councillor M. Kirby
Councillor K. Murdoch
STAFF: Municipal Clerk, L. Hilton
Deputy Municipal Clerk, C. Denomme
Municipal Treasurer, P. Walker
Director of Building and Planning, R. Thomassen
Director of Engineering Services, D. Marshall

Acting Mayor Green called the meeting to order at 7:11 p.m.

MOVED by Councillor Herbert
Seconded by Councillor Kirby that the amended agenda be approved as circulated.

CARRIED

FINANCE SECTION: (Section Councillor Herbert)

1. 2014-191 MUNICIPAL TREASURER, July 9, 2014
Re Financial Reports

The Municipal Treasurer provided an overview of her report and answered questions from the Committee.

MOVED by Councillor Copley
Seconded by Councillor Kirby, That the financial reports, correspondence no. 2014-191, be received.

CARRIED

PUBLIC WORKS SECTION: (Section Councillor Herbert)

2. 2014-192 DIRECTOR OF ENGINEERING SERVICES, July 4, 2014
2014-192-1 BRIAN YOUNG, January 31, 2014
2014-192-2 JAMES WEHNER, January 31, 2014
2014-192-3 JIM AND CORIE PRICE, February 1, 2014
2014-192-4 STUART CULBERTSON, February 4, 2014
2014-192-5 JILL CROFT, February 6, 2014
2014-192-6 PATTY FREEMAN, February 12, 2014
2014-192-7 BRIAN D. YOUNG, May 19, 2014
Re Traffic Study Report – Intersection of Cadboro Bay Road and Thompson Avenue

The Director of Engineering Services gave an overview of his report and answered questions from the Committee.

MOVED by Councillor Murdoch
Seconded by Councillor Herbert, That it be recommended to Council that the estimated cost of \$47,500, for Option 1 as laid out in the memorandum from the Director of Engineering Services dated July 4, 2014, correspondence item no. 2014-194, be referred to Estimates Committee for 2015 budget deliberations.

A member of the Committee spoke in favour of Option 2, and responding to questions, Mr. Marshall noted that staff would be prepared to report back on the success of Option 1 to determine if Option 2 should be pursued in the future.

MOVED by Councillor Murdoch

Seconded by Councillor Herbert, That the motion be amended to add: and further that staff track the success of option 1 and report back to the Committee of the Whole within two years.

CARRIED
(Councillor Kirby against the motion)

With no members of the public wishing to speak, the question on the main motion, as amended, was then called.

CARRIED
(Councillor Kirby against the motion)

LAND USE SECTION: (Section Councillor Copley)

3. 2014-193 DIRECTOR OF BUILDING AND PLANNING, July 9, 2014
- 2014-193-1 GUY GENSEY & LORI CANNING, January 29, 2014
- 2014-193-2 ERIK ABBINK, April 15, 2014
- 2014-193-3 MARY VICTORIA DICKSON, April 17, 2014
- 2014-193-4 KRISTOPHER EMBERLEY, April 18, 2014
- 2014-193-5 DRUSILLA ROGERS, April 18, 2014
- 2014-193-6 SHIRLEY GEORGE, April 18, 2014
- 2014-193-7 BONNIE WAI, April 18, 2014
- 2014-193-8 GREG BEAMISH, April 18, 2014
- 2014-193-9 DOUG BRANTER, April 19, 2014
- 2014-193-10 JODIE WALSH, April 19, 2014
- 2014-193-11 MARK WALSH, April 19, 2014
- 2014-193-12 MARK & DIANA GILLIS, April 21, 2014
- 2014-193-13 ELENA ROMANIUK, April 21, 2014
- 2014-193-14 PAUL ROMANIUK, April 21, 2014
- 2014-193-15 SOPHIE ROUSSEAU, April 21, 2014
- 2014-193-16 JOHN OWEN, April 21, 2014
- 2014-193-17 MAGGIE OWEN, April 21, 2014
- 2014-193-18 GAYLE GOOD, April 21, 2014
- 2014-193-19 SHELLEY ROBERTS, April 21, 2014
- 2014-193-20 DAVID VERNON, April 21, 2014
- 2014-193-21 DEREK UNDERWOOD, April 21, 2014
- 2014-193-22 P. HOBSON-UNDERWOOD, April 21, 2014
- 2014-193-23 AVIGAIL EISENBERG, April 21, 2014
- 2014-193-24 COLIN MACLEOD, April 21, 2014
- 2014-193-25 SYLVIA DYER, April 22, 2014
- 2014-193-26 GLENN DYER, April 22, 2014
- 2014-193-27 SYDNEY WITOSKI, April 22, 2014
- 2014-193-28 DAVID WINESTOCK, April 22, 2014
- 2014-193-29 A. E. WINESTOCK, April 22, 2014
- 2014-193-30 RON CARTER, April 28, 2014
- 2014-193-31 MICHAEL CONRAD, May 18, 2014
- 2014-193-32 CAROLYN STEVENS, May 15, 2014
- 2014-193-33 MICHAEL BULLOCK, May 29, 2014
- 2014-193-34 RUSSELL FREETHY, [Undated]

- 2014-125 DIRECTOR OF BUILDING AND PLANNING, April 9, 2014
- 2014-193-35 CAROLYN STEVENS, July 12, 2014
- 2014-193-36 NATALIE LONGE, July 12, 2014
- 2014-193-37 NATALIE LONGE, July 12, 2014
- 2014-193-38 ALAN AND CATHERINE THOMSON, July 12, 2014
- 2014-193-39 PARMINDER S. BASRAN, PhD, July 13, 2014
- 2014-193-40 ROBIN LONGE, July 13, 2014
- 2014-193-41 DAN SAVARD AND MARION NOAKES, July 13, 2014
- 2014-193-42 LOUISE ROZEWICZ, July 14, 2014
- 2014-193-43 CAROLYN STEVENS, July 14, 2014
- 2014-193-44 LOUISE ROZEWICZ, July 14, 2014
Re Development Variance Permit Application – 820 Victoria Avenue
(St. Michael’s University School)

Councillor Murdoch declared a conflict inasmuch as he is a parent of a child who goes to St. Michaels University Junior School and left the meeting at 7:35 p.m.

The Director of Building and Planning gave an overview of the application.

Present for this item:

Paul Merrick and Shaun McIntyre, Merrick Architecture
Nancy Richards, Director, St. Michaels University School
Nadine King, Boulevard Transportation
Landscape Architect

Nancy Richards provided an update on activities the school has undertaken to help with the traffic problems and she reported on the Neighbourhood Relations Committee meetings.

Paul Merrick gave a presentation on the application making note of the changes to the application and answered questions from the Committee.

Nadine King gave an overview of the Parking and Traffic Circulation Review.

Michael Bullock, resident, said he lives to the north of the property and he was shown how the school will look from his window at ground level. Mr. Bullock said his property will suffer to allow for the playing field. He also noted he has concerns with the underground parking. The school could be built within the rules, he said.

Douglas Scott, resident, said he is speaking on behalf a few of the neighbours. They do not feel that the application is ready to go forward, he said. They feel that the parking/traffic issue is key to the variance and relevant to the decision. He continued by saying this is a great opportunity to do it right as it’s a 50 year decision, and to solve the parking and traffic issues which are key to the variance question. We are all in this together; let us have time to provide you with more informed thought so you can make your decisions, he said.

Nigel Beamish, resident, said the variance required to the north is right in front of his property and will result in a massive structure right in front of his house.

Michael Conrad, resident, said that his concerns, as stated in his May 18, 2014 correspondence remain. A proper play field for children should be provided and what is proposed is only 25% of what should be provided, he said. Mr. Conrad expressed concerns in regard to parking issues and the design of the drop off/pick up area.

Ron Carter, resident, said that he is in favour of a new school but not at the expense of the neighbourhood. Mr. Carter expressed concerns with traffic issues and the lack of possible tree retention on the property, and the limited scope of the traffic study. There's room to explore tree retention more fully, and more information is needed, he said.

Taryn Scott, resident, said she is concerned with impact to the environment, in particular the water table. Ms. Scott said she does not want to end up with water in her basement, and feels an environmental analysis should be undertaken.

John Nedwidek, resident, said he will submit a survey on how other schools deal with traffic issues for the Committee to review. He said he feels resident only parking on Beaverbrooke would help with the parking issues. Mr. Nedwidek commented that he had measured the width of Victoria Avenue and Falkland Road and his figures are different than what is in the report. He wondered if the 216 student enrolment would be the cap, saying he hoped for assurances in that regard.

Colin Chadwick, resident, expressed the opinion that all comments should be included in the minutes.

Russell Freethy, resident, commented that when the school was originally built it took out the urban forest and there was an underground stream which flowed through the property and onto his property. Mr. Freethy said he is concerned about digging down and affecting the underground stream. He further noted his concerns with the design of the drop off.

Bonnie Robinson, resident, said there are no sidewalks on Falkland Road and there is a very large Garry Oak with constricts the street. There is a stream and the water will go under the school, she said. She also noted that the school bus is often left idling and waiting for traffic.

Chris Strong, resident, said there are two issues; parking/traffic and the variance application, which should be separated. A lot of the parking and traffic issues are the responsibility of Council, he said. Mr. Strong said that there should be a meeting just for the people who are affected by the variance application.

Kim Nayyer, resident, said that she agrees with everything in Parminder Basran's letter, noting he is her husband. Ms. Nayyer said they have not been invited to meetings being held by the school and only just heard about the good neighbour meeting, and not from the school. She expressed concerns with the traffic and parking issues, which will increase with more students.

Shireen Alam, resident, said that Oak Bay should have an Urban Planner and she noted there were a number of mistakes in the traffic study, which should be reviewed by someone qualified.

Carolyn Stevens, resident, said that the traffic study took place on a sports day and it was not a normal traffic day which she found odd.

In responding to questions from the Committee regarding the Traffic Study Ms. King said that Option 2 was recommended as it provided more coverage with the underground parking and the volume of traffic is lower on Victoria Avenue. Ms. King agreed underground was less desirable for bike parking for students and could be for teachers. She also agreed that they need to look at the bus loading and drop off area. She noted that the traffic report was done on a day that had a sports event elsewhere in the afternoon but felt that the morning traffic represented typical volume.

A discussion ensued in regards to the parking and traffic issues, water course and the trees on the property. It was the view of the Committee that the application should be deferred until

more information can be obtained, including from residents who indicated they would be submitting additional information.

MOVED by Councillor Herbert

Seconded by Councillor Copley That correspondence item no. 2014-193 be deferred pending further information.

Further discussion ensued in regard to what information the Committee is requesting in response to concerns raised and the following items were identified:

- Consideration of multiple access points to the property
- Access to school through bus zone
- Possible water course issues
- Tree retention plan
- Wall options for adjacent neighbour's consideration
- Provision of secured/covered on site parking for bikes above ground
- Ingress/egress from underground parking

The question on the motion was then called.

CARRIED

Councillor Murdoch returned to the meeting at 9:56 p.m.

4. 2014-194 DIRECTOR OF BUILDING AND PLANNING, July 8, 2014
Re Uplands Building Permit Application – 3370 Uplands Road

MOVED by Councillor Herbert

Seconded by Councillor Murdoch, That it be recommended to Council that the plans to construct a 96 square food accessory building to house the electrical service for the house located at 3370 Uplands Road be approved as to siting and architectural design.

CARRIED

5. 2014-195 DIRECTOR OF BUILDING AND PLANNING, July 8, 2014
Re Uplands Building Permit Application – 3355 Midland Road

MOVED by Councillor Herbert

Seconded by Councillor Murdoch, That it be recommended to Council that the proposed revisions for the project located at 3355 Midland Road consisting of a material change from granite panels to dolomite stone be approved as to architectural design.

CARRIED

6. 2014-196 DIRECTOR OF BUILDING AND PLANNING, July 8, 2014
Re Uplands Building Permit Application – 3075 Cadboro Bay Road

MOVED by Councillor Herbert

Seconded by Councillor Murdoch, That it be recommended to Council that the plans to replace and expand an existing deck and stairs at the rear of the property located at 3075 Cadboro Bay Road be approved as to siting and architectural design.

CARRIED

7. 2014-197 DIRECTOR OF BUILDING AND PLANNING, July 9, 2014
Re Uplands Building Permit Application – 2810 Lansdowne Road

MOVED by Councillor Herbert

Seconded by Councillor Murdoch, That it be recommended to Council that the plans to construct a single family residential dwelling at 2810 Lansdowne Road be approved as to siting and architectural design.

CARRIED

8. 2014-198 DIRECTOR OF BUILDING AND PLANNING, July 8, 2014
Re Advisory Design Panel Recommendation Design Approval
– 1640 York Place

MOVED by Councillor Herbert

Seconded by Councillor Murdoch, That it be recommended to Council that the proposed plans to construct a den/solarium by enclosing the existing deck on the north side of the dwelling located at 1640 York Place be approved as to architectural design.

CARRIED

9. 2014-199 DIRECTOR OF BUILDING AND PLANNING, July 9, 2014
Re Development Permit Application to Amend Development Permit 81-4 –
2119 Oak Bay Avenue

MOVED by Councillor Murdoch

Seconded by Councillor Herbert, That a resolution authorizing the issuance of a Development Permit in respect to 2119 Oak Bay Avenue to amend the Development Permit #81-4, as outlined in the July 9, 2014 report of the Director of Building and Planning, correspondence item no. 2014-199, be prepared and brought forward to a meeting of Council for consideration.

CARRIED

10. 2014-200 DIRECTOR OF BUILDING AND PLANNING, July 9, 2014
Re Development Variance Permit Application – 556 Newport Avenue

MOVED by Councillor Herbert

Seconded by Councillor Copley, That a resolution authorizing the issuance of a Development Variance Permit in respect to 556 Newport Avenue, as outlined in the July 9, 2014 report of the Director of Building and Planning, correspondence item no. 2014-200, be prepared and brought forward to a meeting of Council for consideration.

CARRIED

11. 2014-201 DIRECTOR OF BUILDING AND PLANNING, July 9, 2014
Re Development Variance Permit Application – 2116 McLaren Avenue

MOVED by Councillor Herbert

Seconded by Councillor Murdoch, That a resolution authorizing the issuance of a Development Variance Permit in respect to 2116 McLaren Avenue, as outlined in the July 9, 2014 report of the Director of Building and Planning, correspondence item no. 2014-201, be prepared and brought forward to a meeting of Council for Consideration.

CARRIED

12. 2014-202 DIRECTOR OF BUILDING AND PLANNING, July 9, 2014
Re Development Variance Permit Application – 2465 Florence Street

MOVED by Councillor Herbert

Seconded by Councillor Copley, That a resolution authorizing the issuance of a Development Variance Permit in respect to 2465 Florence Street, as outlined in the July 9, 2014 report of the Director of Building and Planning, be prepared and brought forward to a meeting of Council for consideration.

CARRIED

ADJOURNMENT:

MOVED by Councillor Kirby

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

CARRIED

The meeting adjourned at 10:06 p.m.

Certified Correct:

Municipal Clerk

Chair, Councillor Green