

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 Tuesday, May 20, 2014 at 7:00 p.m.

PRESENT: Mayor N. Jensen
Councillor Copley
Councillor M. Kirby, Chair
Councillor K. Murdoch
STAFF: Municipal Clerk, L. Hilton
Director of Engineering Services, D. Marshall

The Chair called the meeting to order at 7:02 p.m.

PARKS AND RECREATION SECTION: (Section Councillor Kirby, Chair)

1. 2014-149 OAK BAY PARKS AND RECREATION COMMISSION, May 7, 2014
Re Minutes of Meeting

(Ray Herman, Director of Parks and Recreation, Chris Hyde-Lay, Manager, Parks Services, and Sandi Piercy, Chair, Parks and Recreation Commission, in attendance for this item).

Responding to questions, Mr. Herman noted that while the Commission supported the installation of art in various park locations, as proposed by the Arts Laureate Barbara Adams, an estimate for the cost of staff undertaking the preparation of the area, and installation of the art, has not yet been determined, and could impact the number of locations that can be accommodated.

There was discussion on other aspects of the minutes, with staff answering questions from the Committee in this regard.

MOVED by Councillor Murdoch

Seconded by Councillor Copley, That the minutes of the meeting of the Oak Bay Parks and Recreation Commission held on May 7, 2014, and the recommendations contained therein, be adopted.

CARRIED

2. 2014-150 OAK BAY BUSINESS IMPROVEMENT ASSOCIATION, April 23, 2014
-- EXCERPT FROM COMMITTEE OF THE WHOLE MEETING,
September 23, 2013
Re Bicycle Parking in Oak Bay Village

MOVED by Councillor Copley

Seconded by Councillor Murdoch, That it be recommended to Council that staff be directed to install a six-bicycle rack in the parking space on the west side of Hampshire Road immediately south of the intersection with Oak Bay Avenue, as recommended by the Oak Bay Business Improvement Association in its letter dated April 23, 2014.

CARRIED

MOVED by Mayor Jensen

Seconded by Councillor Kirby, That the recommendation to install a bicycle rack on the front lawn of the Municipal Hall be referred to staff for review and a future recommendation to Committee of the Whole.

CARRIED

PUBLIC WORKS SECTION: (Section Councillor Kirby, Chair)

3. 2014-132 DIRECTOR OF ENGINEERING SERVICES, April 16, 2014
- 2014-132-1 R SCOTT HALL, April 2, 2013
- 2014-132-2 MARY DE ZWAGER, March 20, 2014
- 2014-132-3 CHARLIE WICKE, February 13, 2014
- 2014-132-4 JEFF SMITH, February 26, 2014
- 2014-132-5 JUDY JAMES et al, May 21, 2012
- 2014-151 R. SCOTT HALL, April 22, 2014
Re Resident Parking Only Requests at Various Locations

There was discussion regarding each of the requests for the establishment of parking regulations, with the following recommendations being made:

Item 1 – 2519 and 2510 Cavendish Avenue

MOVED by Councillor Murdoch

Seconded by Councillor Copley, That it be recommended to Council, in regard to a request for “Resident Parking Only” adjacent to 2519 and 25610 Cavendish Avenue, no parking regulation changes be implemented.

CARRIED

Items 2 & 3 – 2056 & 2014 Granite Street

Mary De Zwager, John Eldridge, Kim Moller, Lisa Fiederer, Robert MacRae, all area residents, spoke to the Committee about their concerns in respect to parking in the area.

It was agreed that prior to making any decisions on implementing parking regulations, that a staff report on the existing parking regulations in the Village area should be requested.

MOVED by Councillor Murdoch

Seconded by Councillor Copley, That staff be directed to prepare a report for Committee of the Whole regarding the existing parking regulations in the Village area between St. Patrick Street and Foul Bay Road, one block north and south of Oak Bay Avenue.

CARRIED

Item 4 – 2197 Fair Street

MOVED by Copley

Seconded by Councillor Murdoch, That it be recommended to Council, in regard to a request for “Resident Parking Only” on Fair Street, no parking regulation changes be implemented.

CARRIED

Item 5 – Hibbens Close

MOVED by Councillor Murdoch

Seconded by Councillor Copley, That it be recommended to Council, in regard to a request for “Resident Parking Only” on Hibbens Close, no parking regulation changes be implemented.

CARRIED

4. 2014-133 DIRECTOR OF ENGINEERING SERVICES, April 16, 2014
Re Traffic Concerns at Foul Bay Road and Granite Street

The Director of Engineering Services provided an overview of his memorandum and recommendations, drawing attention to the safety concerns with implementing a crosswalk across Foul Bay Road at Granite Street, given the poor sightlines and other criteria that could not be met through the engineering standards warrant system.

There was discussion regarding the parking and traffic in the vicinity of Granite Street and Foul Bay Road, and Bill Maconachie, David Williams, Irene Munroe, Kirsten De Launiere, and John Eldridge all spoke to their concerns in this regard, reiterating their desire to see a pedestrian controlled crosswalk across Foul Bay Road at Granite or Brighton Street.

Additional discussion ensued, with the Director of Engineering Services answering questions from the Committee.

MOVED by Councillor Murdoch

Seconded by Councillor Copley, That staff be directed to bring forward a report exploring further means of traffic calming on Foul Bay Road between Oak Bay Avenue and Brighton Avenue, including exploring the cost and feasibility of installing a pedestrian controlled crosswalk across Foul Bay Road at Brighton Avenue.

CARRIED

5. 2014-152 WENDY ZINK et al, May 5, 2014
Re Traffic Issues – South of Oak Bay Avenue

It was noted that although Committee of the Whole had previously, on April 22, 2014, directed staff to provide a report that investigates the details around engaging a consultant for assessing the application of various traffic calming measures and aligning vehicle speed limits in the Municipality, residents in the area of South Oak Bay hoped for some interim measures to be implemented as laid out in correspondence item 2014-152.

Diana Butler, Jack Basey and Mary De Zwager all spoke to the need for something to be done about the traffic and parking issues in the vicinity south of Oak Bay Avenue.

Following discussion it was noted that some of the requests laid out in the correspondence would be addressed through other processes, like the Official Community Plan Renewal, or have already been or will be dealt with through the directions given at the April 22, 2014 Committee of the Whole meeting. However, it was agreed that further information on the request for the three way stop at Granite and Victoria Avenue should be sought from staff.

MOVED by Mayor Jensen

Seconded by Councillor Copley, That staff be directed to bring forward a report to Committee of the Whole with respect to the potential installation of a three way stop at the intersection of Victoria Avenue and Granite Street.

CARRIED

LAND USE SECTION: (Section Councillor Copley)

(Hope Burns, Registered Professional Planner, in attendance for these items).

6. 2014-153 DIRECTOR OF BUILDING AND PLANNING, May 7, 2014
Re Uplands Building Permit Application – 2525 Lansdowne Road

MOVED by Councillor Murdoch

Seconded by Councillor Copley, That it be recommended to Council that the plans to construct a single family residential dwelling at 2525 Lansdowne Road be approved as to siting and architectural design.

CARRIED

7. 2014-154 DIRECTOR OF BUILDING AND PLANNING, May 12, 2014
Re Uplands Building Permit/Development Variance Permit Application –
2570 Nottingham Road

MOVED by Councillor Copley

Seconded by Mayor Jensen, That a resolution authorizing the Director of Building and Planning to issue a development variance permit with respect to 2570 Nottingham Road, as outlined in correspondence item no. 2014-154, be prepared and brought forward to Council for consideration.

CARRIED

8. 2014-155 DIRECTOR OF BUILDING AND PLANNING, May 9, 2014
Re Development Variance Permit – 2151 Haultain Street

Hope Burns provided an overview of the variance request, noting that the amount of existing parking is legally non-conforming with the current regulations. The conversion/addition of the extra suite, she said, would require an additional 2.25 parking spaces.

Eddie Williams, Architect and owner representative, was in attendance, and noted as many as 50% of the existing parking stalls remain empty on a regular basis according to the owner.

MOVED by Councillor Murdoch

Seconded by Councillor Copley, That a resolution authorizing the issuance of a development variance permit, as outlined in the May 9, 2014 report of the Director of Building and Planning, correspondence item no. 2014-155, be prepared and brought forward to a meeting of Council for consideration.

CARRIED

9. 2014-156 DIRECTOR OF BUILDING AND PLANNING, May 8, 2014
2014-156-1 ROBERT AMOS, March 24, 2014 for applications for 1204 Hewlett Place and 1198 Hewlett Place
Re Development Variance Permit Application – 1204 Hewlett Place
10. 2014-157 DIRECTOR OF BUILDING AND PLANNING, May 8, 2014
Re Development Variance Permit Application – 1198 Hewlett Place

(Leonard Cole, Applicant, Will Peerboom, Designer, Duane Ensing, Landscape Architect, and Graham McKenzie, Talbot Mackenzie & Assoc. in attendance for these items).

There was consensus that the Development Variance Permit Applications for 1204 and 1198 Hewlett Place should be discussed together.

Hope Burns provided an overview of the applications, drawing attention to the staff recommendation in respect to a possible re-design and siting adjustment to ensure the retention of trees, and to reduce the variances required in relation to the proposed new single family dwellings.

Mr. Cole answered questions from the Committee in respect to the requested variances and proposed design, and about the intended retention of as many trees as possible, noting, however, that it had always been contemplated that some protected trees would require removal with the development.

Mr. Robert Amos, area resident, addressed the Committee, noting he has had a chance to become acquainted with the plans and rationale behind the design decisions that have been made by the applicant and his team. Mr. Amos encouraged the applicant to consider the wildlife and the starscape during the construction period.

There was further discussion in respect to the applications, with the applicant and Ms. Burns answering questions from the Committee in this regard. The applicant indicated that while a height variance for the garage had been identified, it was his intention to redesign the accessory buildings to eliminate this requirement.

MOVED by Councillor Murdoch

Seconded by Councillor Copley, That it be recommended to Council that the plans to construct new single family dwellings with detached garages (pending receipt of revised plans to eliminate a height variance for the garages), at 1204 Hewlett Place and at 1198 Hewlett Place be approved as to siting and architectural design, subject to the issuance of development variance permits, and further that resolutions authorizing the issuance of development variance permits, as outlined in the May 8, 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 Murdoch

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

CARRIED

The meeting adjourned at 10:54 p.m.

Certified Correct:

Municipal Clerk

Chair, Councillor Kirby