

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, April 4, 2011 at 7:30 p.m.

PRESENT: Acting Mayor P. Copley, Chairman
Councillor H. Braithwaite
Councillor A. R. Cassidy
Councillor J. D. Herbert
Councillor N. B. Jensen
Councillor T. Ney

STAFF: Municipal Clerk, L. Hilton
Confidential Secretary, K. Green
Director of Building and Planning, R. Thomassen
Director of Engineering Services, D. Marshall

Acting Mayor Copley called the meeting to order at 7:30 p.m.

PUBLIC WORKS SECTION: (Chairman – Councillor Herbert)

2011-127 DIRECTOR OF ENGINEERING SERVICES, March 29, 2011
Re Request for Dedicated ‘Police Only’ Parking Space Adjacent to
Municipal Hall

In its endeavour to be more accessible to the public, it was noted that the Oak Bay Police Department has proposed installing a ‘police only’ parking space on Oak Bay Avenue adjacent to the Municipal Hall.

Following discussion, with various comments being noted, it was the view of the Committee that installing a parking space for the police was supportable.

On the subject of police presence, a member of the Committee noted that the Oak Bay Business Improvement Association will be looking at working with the Police and Block Watch for the Avenue neighbourhood.

MOVED by Councillor Braithwaite
Seconded by Councillor Cassidy, That it be recommended to Council that an amendment to the Streets and Traffic Bylaw be brought forward to accommodate the Oak Bay Police Department’s request for a dedicated parking space on Oak Bay Avenue adjacent to the Municipal Hall, as outlined in correspondence item no. 2011-127.

CARRIED

LAND USE SECTION: (Chairman – Councillor Cassidy)

2011-128 DIRECTOR OF BUILDING AND PLANNING, March 28, 2011
Re Development Variance Permit Application – 2635 Cranmore Road

Applicants, Robert Somogyi-Csizmazia and Kathy Ferguson, distributed renderings of the proposed development to members of the Committee. Mr. Somogyi-Csizmazia said they wish to construct a second level to accommodate living space for his family, which would allow his mother to remain in her original home on the main level. Mr. Somogyi-Csizmazia and Ms. Ferguson felt that the large lot (approximately 10,000 square feet) could accommodate the proposed addition to the house, saying that with the grade of the land, the

house will not look too large when viewed from the street. It was noted that the house footprint would be the same as what is existing with the exception of an addition of a stairwell entrance to the second level on the west side of the house.

With respect to the existing basement, Ms. Ferguson said there would be no desire to use this as a living space as it is dark and has a low ceiling with various beams and ducts. Ms. Ferguson pointed out that the deck space, which is included in the floor area calculations, would also act as additional fire escape routes for family members.

Responding to a question from a Committee member, Randall Recinos, Designer, said the reason the second level is not stepped back from the main level is to utilize the space and the supporting structure offered by the existing dwelling.

Ms. Ferguson advised the Committee that she spoke with the immediate neighbours about the proposed development and they approved of the project.

With respect to it being noted that there should be a second storey setback variance included in the development variance permit application, it was confirmed that the additional variance could be included in the authorizing resolution that would be placed before Council should the application proceed to the next stage.

Through further discussion it emerged that while some members of the Committee felt the design was attractive, suitable for the lot size, and in keeping with encouraging renovation versus demolition, other members expressed concern that the development is too large and seems to resemble a duplex development, which would suit the current owners proposed arrangement with family living together, but may be used differently by future owners.

MOVED by Councillor Jensen

Seconded by Councillor Ney, That a resolution authorizing the Director of Building and Planning to issue a development variance permit with respect to 2635 Cranmore Road, in accordance with the plans attached to correspondence item no. 2011-128, be prepared and brought forward to Council for consideration.

DEFEATED

(Councillors Braithwaite, Cassidy and Herbert against the motion)

2011-129 DIRECTOR OF BUILDING AND PLANNING, March 30, 2011
Re Development Variance Permit Application – 629 Beach Drive

The Director of Building and Planning provided a brief overview of the proposed variances being requested, noting that the variances are due in part to the orientation of the house on the corner lot. Mr. Thomassen added that the existing siting of the dwelling is non-conforming.

Edward and Bodil Sim, applicants, said the house was built on rock and has no basement. Mr. Sim added that the house requires a lot of work, and they are proposing to renovate the existing garage space and construct an addition.

MOVED by Councillor Braithwaite

Seconded by Councillor Ney, That a resolution authorizing the Director of Building and Planning to issue a development variance permit with respect to 629 Beach Drive, as outlined in correspondence item no. 2011-129, be prepared and brought forward to Council for consideration.

Mr. Sim advised that his immediate neighbours had no objections to the proposed renovations.

The question was then called.

CARRIED

2011-130 DIRECTOR OF BUILDING AND PLANNING, March 29, 2011
Re Development Permit Application – 2125 Oak Bay Avenue

Trevor Girard, Designer, confirmed that the proposed project includes aluminum framed railings with glazed guard inserts.

MOVED by Councillor Braithwaite

Seconded by Councillor Herbert, That a resolution authorizing the Director of Building and Planning to issue a development permit with respect to 2125 Oak Bay Avenue, which will amend Land Use Contract No. 2 to permit changes to the exterior building materials, as outlined in correspondence item no. 2011-130, be brought forward to Council for consideration.

CARRIED

ADJOURNMENT:

MOVED by Councillor Braithwaite

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

CARRIED

The meeting adjourned at 8:32 p.m.

Certified Correct:

Municipal Clerk

Chairman, Land Use Section

Chairman, Public Works Section