

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, September 7, 2010 at 7:30 p.m.

PRESENT: Mayor C. M. Causton, Chairman
Councillor P. Copley
Councillor J. Herbert
Councillor N. B. Jensen
Councillor T. Ney

STAFF: Municipal Administrator, M. Brennan
Municipal Clerk, L. Hilton
Confidential Secretary, K. Green
Director of Building and Planning, R. Thomassen
Municipal Treasurer, P. Walker

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

FINANCE SECTION: (Chairman – Councillor Jensen)

1. 2010-236 MUNICIPAL TREASURER, August 3, 2010
Re Monthly Financial Reports

MOVED by Councillor Copley
Seconded by Councillor Herbert, That the July monthly financial reports be received.

Responding to a question from a member of the Committee, the Municipal Treasurer advised that not all the Monterey Centre legacy funds budgeted for the Monterey elevator project were used and that the remaining funds will be returned to the legacy.

The question was then called.

CARRIED

LAND USE SECTION: (Acting Chairman – Mayor Causton)

There was consensus to amend the order of the agenda.

2. 2010-242 DIRECTOR OF BUILDING AND PLANNING, September 1, 2010
Re Development Variance Permit Application – 532 Victoria Avenue

The Director of Building and Planning provided a brief overview of the application, noting that the owner wishes to raise the house and extend the front of the house, which would reduce the size of the garage to the point it would not meet the minimum area, resulting in the need for a variance to relax the requirement for a covered parking space. Setback variances for the second storey would also be required, he said.

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 532 Victoria Avenue, as outlined in correspondence item no. 2010-242, be prepared and brought forward to Council for consideration.

Responding to a member of the Committee's concern over granting a variance for parking when it could be accommodated by a different plan, the applicant said that the current garage is not used now, adding that the driveway can accommodate two parked vehicles.

The question was then called.

CARRIED

3. 2010-237 DIRECTOR OF BUILDING AND PLANNING, August 30, 2010
Re Development Variance Permit Application – 2928 Henderson Road

MOVED by Councillor Jensen

Seconded by Councillor Copley, That a resolution authorizing the Director of Building and Planning to issue a development variance permit with respect to 2928 Henderson Road, as outlined in correspondence item no. 2010-237, be prepared and brought forward to Council for consideration.

CARRIED

4. 2010-238 DIRECTOR OF BUILDING AND PLANNING, August 30, 2010
Re Development Variance Permit Application – 1167 St. David Street

MOVED by Councillor Jensen

Seconded by Councillor Copley, That a resolution authorizing the Director of Building and Planning to issue a development variance permit with respect to 1167 St. David Street, as outlined in correspondence item no. 2010-238, be prepared and brought forward to Council for consideration.

In regard to her application for a variance to relax the requirement for covered parking, Marie Etchell, applicant, said that the existing garage is very large and in her view unsafe due to previous alterations undertaken to raise the garage. Ms. Etchell advised that the neighbours are in favour of the unsightly garage being removed.

The question was then called.

CARRIED

5. 2010-239 DIRECTOR OF BUILDING AND PLANNING, August 30, 2010
Re Development Variance Permit Application – 2333 Hamiota Street

The Director of Building and Planning advised that the variances being requested are a result of the proposed expansion of the top floor dormer. Mr. Thomassen also noted that the occupiable height is currently legally non-conforming.

MOVED by Councillor Herbert

Seconded by Councillor Jensen, That a resolution authorizing the Director of Building and Planning to issue a development variance permit with respect to 2333 Hamiota Street, as outlined in correspondence item no. 2010-239, be prepared and brought forward to Council for consideration.

CARRIED

6. 2010-240 DIRECTOR OF BUILDING AND PLANNING, August 30, 2010
Re Development Variance Permit Application – 599 St. Patrick Street

The Director of Building and Planning provided an overview of the requested height variances, noting that the various maximum heights permitted are based on the width and breadth of the lot, which is in this case very long and narrow. A variance for the second storey interior side lot line setback would also be required, he said.

Christina Barlow, applicant, said they wish to increase the size of their home to accommodate a growing family. Ms. Barlow added that the proposed design would lessen the existing boxy look and give the home a facelift. She said that the neighbours on each side of the property advised that they were happy with the proposed changes.

MOVED by Councillor Copley

Seconded by Councillor Herbert, That a resolution authorizing the Director of Building and Planning to issue a development variance permit with respect to 599 St. Patrick Street, as outlined in correspondence item no. 2010-240, be prepared and brought forward to Council for consideration.

CARRIED

7. 2010-241 DIRECTOR OF BUILDING AND PLANNING, August 31, 2010
Re Development Variance Permit Application – 168 Barkley Terrace

The Director of Building and Planning noted that the variances being requested are a result of the proposed landscape plans that incorporate many retaining walls on a sloped lot, with some of the walls requiring a height variance.

MOVED by Councillor Herbert

Seconded by Councillor Ney, That a resolution authorizing the Director of Building and Planning to issue a development variance permit with respect to 168 Barkley Terrace, as outlined in correspondence item no. 2010-241, be prepared and brought forward to Council for consideration.

CARRIED

ADJOURNMENT:

MOVED by Councillor Herbert

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

CARRIED

The meeting adjourned at 7:55 p.m.

Certified Correct:

Municipal Clerk

Chairman, Finance Section

Acting Chairman, Land Use Section