

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 10, 2009 at 7:30 p.m.

PRESENT: Acting Mayor A. R. Cassidy, Chairman
Councillor H. Braithwaite
Councillor J. D. Herbert
Councillor N. Jensen
Councillor T. Ney
STAFF: Municipal Clerk, L. Hilton
Director of Building and Planning, R. Thomassen
Municipal Treasurer, P. Walker

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

FINANCE SECTION: (Chairman – Councillor Jensen)

1. 2009-262 MUNICIPAL TREASURER, August 6, 2009
Re June/July Monthly Financial Reports

MOVED by Councillor Braithwaite
Seconded by Councillor Herbert, That the June and July monthly reports be received.

CARRIED

LAND USE SECTION: (Chairman – Councillor Cassidy)

2. 2009-263 DIRECTOR OF BUILDING AND PLANNING, July 22, 2009
Re Development Variance Permit Application – 2027 Runnymede Avenue

Councillor Cassidy noted that the application had been referred to the Heritage Advisory Panel which has recommended approval of revised plans dated July 2, 2009.

Responding to questions, the Director of Building and Planning indicated that while the dwelling is currently non-conforming with respect to the floor area, there is additional floor area proposed for the garage and kitchen.

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 2027 Runnymede Avenue, as outlined in correspondence item no. 2009-263, be prepared and brought forward to Council for consideration.

CARRIED

3. 2009-264 DIRECTOR OF BUILDING AND PLANNING, July 22, 2009
Re Development Variance Permit Application – 123 Barkley Terrace

Bruce Bennett, applicant, explained that the proposed renovations that would result in a need for a front lot line setback variance and a parking variance were intended to make the house more habitable by improving the layout. The actual floor area, he said, would be reduced.

Mr. Bennett noted that the driveway has an access ramp over the steep slope of the boulevard leading to his property, which will be reconstructed to the standards required by the Engineering Department, and which does provide extra parking.

Responding to questions, Mr. Bennett explained how converting the top floor to a double height floor would assist in making the air cooler in the summer and warmer in the winter, noting that it is his desire to renovate the house to make it more liveable versus demolishing and reconstructing.

Noting that a parking space would be removed to provide an entryway into the house, Councillor Cassidy queried whether or not thought had been given to a way to keep the existing parking and incorporate the entry way into the main body of the house. Mr. Bennett noted that he has relied on his architect to provide a good plan without incurring too much expense to carry it out and that he is pleased with the proposal as it stands in that regard, noting that alternatives would be costly due to stabilization work that would need to occur.

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 123 Barkley Terrace, as outlined in correspondence item no. 2009-264, be prepared and brought forward to Council for consideration.

Although concerns were raised by some members of the Committee with respect to the parking variance, it was acknowledged that should the application proceed to the public notification stage, there would be an opportunity to hear the view of the neighbours regarding the proposal.

The question was then called.

CARRIED

4. 2009-265 DIRECTOR OF BUILDING AND PLANNING, July 24 , 2009
Re Development Variance Permit Application – 1442 Monterey Avenue

Support for the erection of a bike shelter at the Monterey Centre was expressed by members of the Committee, however, concerns regarding the location of the proposed shelter were noted. It was felt that consideration should be given to possibly relocating the shelter away from the pickup and drop off area, and it was suggested that Parks and Recreation staff provide possible alternate locations or information with respect to the rationale for the proposed location.

MOVED by Councillor Herbert

Seconded by Councillor Braithwaite, That correspondence item 2009-265 be deferred pending receipt of further information from Parks and Recreation staff.

CARRIED

5. 2009-266 BUILDING OFFICIAL, August 4 , 2009
Re Uplands Building Permit Application – 3295 Midland Road

MOVED by Councillor Herbert

Seconded by Councillor Braithwaite, That it be recommended to Council that the plans for exterior renovations of the single family dwelling at 3295 Midland Road be approved as to siting and architectural design.

CARRIED

ADJOURNMENT:

MOVED by Councillor Braithwaite

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

CARRIED

The meeting adjourned at 8:02 p.m.

Certified Correct:

Municipal Clerk

Chairman, Land Use Section

Chairman, Finance Section