

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 22, 2007 at 7:30 p.m.

PRESENT: Councillor H. Braithwaite (Acting Mayor)
Councillor S. F. B. Carson
Councillor A. R. Cassidy
Councillor P. Copley
Councillor J. Herbert
Councillor N. B. Jensen

STAFF: Municipal Administrator, W. E. Cochrane
Municipal Clerk, L. Hilton
Confidential Secretary, K. Green
Director of Building and Planning, N. Beattie
Municipal Treasure, P. A. Walker
Director of Engineering Services, D. Marshall

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

FINANCE SECTION: (Chairman – Councillor Braithwaite)

1. 2007-154 MUNICIPAL TREASURER, May 1, 2007
Re Monthly Financial Reports

MOVED by Councillor Jensen

Seconded by Councillor Copley, That the April monthly financial reports be received.

CARRIED

PUBLIC WORKS SECTION: (Chairman – Councillor Herbert)

2. 2007-155 DIRECTOR OF ENGINEERING SERVICES, May 17, 2007
Re Parking Lot – 1531 Hampshire Road

The Director of Engineering Services provided an overview of three proposed parking lot configuration concepts, as attached to the agenda, for the municipal property located at 1531 Hampshire Road.

The Committee discussed the parking lot concepts presented with the majority of the members favouring Concept Plan No. 1 with suggested variations that would possibly include handicapped parking either in the proposed lot or on the street, Smart Car or small car and motorcycle parking, and a bicycle lock-up area. The importance of the green space corridor to soften the area and to act as a buffer to help protect the adjacent property was acknowledged and this aspect of Concept Plan No. 1 was endorsed as was the access from Theatre Lane versus accessing the lot from the street, as the latter would eliminate some street parking.

Further discussion ensued regarding accessibility to the parking lot, and the configuration and size of the parking stalls in order to fully maximize the space for the proposed lot.

MOVED by Councillor Braithwaite

Seconded by Councillor Copley, That staff be directed to prepare a modified Concept Plan No. 1 for the proposed parking lot at 1531 Hampshire Road for consideration by Committee of the Whole.

There was further discussion regarding the proposed parking lot and various comments and suggestions were noted.

The question was then called.

CARRIED

LAND USE SECTION: (Chairman – Councillor Cassidy)

3. 2007-156 DIRECTOR OF BUILDING AND PLANNING, May 9, 2007
- 2007-156-1 LILI MCCUE, January 24, 2007
- 2007-156-2 CHRIS BOSE, January 30, 2007
- 2007-156-3 MARTIN TAYLOR, February 19, 2007
- 2007-156-4 REBECCA WARBURTON, April 24, 2007
- 2007-156-5 LORNA, TERRY, CAMERON AND MELANIE POTTER,
April 24, 2007
Re Floor Area Ratio Regulations

The Director of Building and Planning provided a summary of the Floor Area Ratio Review Committee's recommendations, as contained in his report, that emerged following the well attended public meeting held April 24, 2007. Mr. Beattie noted that most of the people in attendance at the meeting were in favour of the proposed floor area changes to the Zoning Bylaw, although concerns were raised with respect to the construction of overly large dwellings, particularly in the Lansdowne slope area. Concerns were also heard with respect to the wide range of lot sizes in the RS-4 and RS-5 zones and the varying floor area allowances in this regard.

Attention was drawn to the recommendation that Council consider rezoning larger lots in the RS-5 zone to RS-4 zoning, which would have the effect of reducing the number of variances that might be applied for. Members of the Committee pointed out the potential issues associated with rezoning some of the larger lots as suggested, and it was noted that there was no appetite at the Committee level to pursue that course of action at this time. It was clarified by Councillor Jensen, a member of the Floor Area Ratio Review Committee, that this concept was not the thrust of the proposed changes but rather a suggestion to look into at some point.

There was discussion regarding the recommendation to implement two caps each within the RS-4 and RS-5 zones, where the current Bylaw under consideration only has one, which would more fairly reflect the varying lot sizes within those zones, as well as the recommendation to maintain the current floor area exemption of 19 square metres for homes that have a parking space in the basement. Support was noted for each of these recommendations.

MOVED by Councillor Braithwaite

Seconded by Councillor Carson, That staff be instructed to bring forward proposed amendments to Bylaw No. 4335, Seventieth Zoning Bylaw Amendment Bylaw, 2006, as at second reading, to the next meeting of Council for consideration.

The complexity of the issues related to floor area and the potential that the proposed amendments may need to be adjusted in the future should they be adopted by Council was acknowledged by members of the Committee and staff. The Municipal Administrator also drew attention to the potential for the proposed changes to produce more development variance permit applications than can be handled while still providing good service, which, if the issue arose, may need to be addressed.

The question was then called.

CARRIED

MOVED by Councillor Jensen

Seconded by Councillor Braithwaite, That correspondence items no. 2007-156 to 2007-156-5 be received.

CARRIED

4. 2007-157 MUNICIPAL ADMINISTRATOR, April 30, 2007
Re Lot Coverage as it Relates to Patios on Sloping Lots

The Municipal Administrator provided a brief overview of his memorandum on the subject of lot coverage as it relates to patios on sloping lots, explaining that the issues raised in his memorandum are being brought forward for consideration at this time to coincide with the public hearing process for the floor area ratio amendment recommendations currently before Council. Mr. Cochrane noted that the proposed amendment to the definition of density to provide that density is measured by lot coverage as it relates to buildings only (i.e. not structures) could easily be incorporated into the revised floor area bylaw should the Committee so desire.

MOVED by Councillor Herbert

Seconded by Councillor Jensen, That staff be directed to include the necessary amendment to the Zoning Bylaw to revise the definition of "density" as laid out in correspondence item no. 2007-157, a memorandum from the Municipal Administrator dated April 30, 2007.

CARRIED

Mr. Geoffrey Field was in attendance and the Committee thanked him for his participation and dedication as a member of the Floor Area Ratio Review Committee.

ADJOURNMENT:

MOVED by Councillor Jensen

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

CARRIED

The meeting adjourned at 8:15 p.m.

Certified Correct:

Municipal Clerk

Chairman, Finance Section

Chairman, Public Works Section

Chairman, Land Use Section