



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Minutes - Draft

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Special Committee of the Whole

Tuesday, October 3, 2017

5:45 PM

Esquimalt Council Chambers

Present 6 - Councillor Meagan Brame
Councillor Beth Burton-Krahn
Councillor Lynda Hundleby
Councillor Olga Liberchuk
Councillor Susan Low
Councillor Tim Morrison

Absent 1 - Mayor Barbara Desjardins

Staff: Laurie Hurst, Chief Administrative Officer
Bill Brown, Director of Development Services
Anja Nurvo, Director of Corporate Services
Marlene Lagoa, Community Development Coordinator
Rachel Dumas, Recording Secretary

1. **CALL TO ORDER**

Acting Mayor Morrison called the Special Committee of the Whole meeting to order at 5:45 PM.

Acting Mayor Morrison acknowledged with respect that we are within the Traditional Territories of the Esquimalt and Songhees First Nations.

2. **LATE ITEMS**

The following late item was added to the agenda:

- (1) Pertaining to Agenda Item 5. **STAFF REPORTS:** (1) Official Community Plan - Housing Policies Review. Staff Report DEV-17-059
- Email from Stephane Vaudandaine dated October 3, 2017

3. **APPROVAL OF THE AGENDA**

Moved by Councillor Burton-Krahn, seconded by Councillor Liberchuk: That the agenda be approved as amended with the inclusion of the late item. Carried Unanimously.

4. **PUBLIC INPUT (On items listed on the Agenda)**

Excluding items which are or have been the subject of a Public Hearing.

Nancy Paine, *resident*, in favour of tourism and would welcome short term rentals and home sharing opportunities.

Kaye Melliship, *Greater Victoria Housing Society*, encouraged Council to consider long term permanent affordable housing opportunities in the Township.

Roslynne Mitchell, *resident*, expressed concerns with garden suite permit process and impact on neighbours if public engagement and rezoning is not required.

Stephane Vaudandaine, *resident*, in opposition of multi story buildings, impact on neighbours and encouraged Council to consider development in moderation.

Mark Eraut, *non-resident*, BC Step Code allows each municipality do determine how they introduce the code over a period of time and encouraged Council to consider process options before implementation.

Marie Fidoe, *resident*, in favour of back yard cottages and encouraged Council to consider this option for long term Township residents and rental opportunities.

Robert Cote, *resident*, in support of amendments to Official Community Plan regarding secondary suites and duplexes.

Brian Gray, *resident*, encouraged Council to consider senior residents and allow a separate land title for legal suites creating multi ownership properties.

Chris Edley, *resident*, in support of how development is progressing in the Township and encouraged guidelines be available for residents regarding new housing and short term rental opportunities.

Sue Grainger, *resident*, expressed concerns regarding affordable housing options in the Township and impact on business owners and employment opportunities.

Peter Fann, *Esquimalt Lions*, expressed concerns regarding "Lions" property on Fleming St in need of urgent upgrade and encouraged Council to consider funding options for a new building to allow for affordable housing.

Graeme Hill, *resident*, expressed concerns regarding lack of housing in the community and encouraged Council to consider more than just subsidized solutions to the housing crisis.

Doug Crowder, *resident*, in support of more affordable housing opportunities and encouraged Council to consider garden and carriage suites.

Chris Moore, *resident*, in support of carriage suites, providing process and guidelines are enforced and encouraged Council to consider more bicycle racks in the community.

Gene Miller, *non-resident*, encouraged Council to consider the design and heritage of the community when approving quality affordable housing development.

5. STAFF REPORTS

Development Services

- 1) [17-390](#) Official Community Plan - Housing Policies Review, Staff Report DEV-17-059

Community Development Coordinator reviewed a PowerPoint presentation providing an overview of the OCP review process including previous directions to staff relating to housing. She reviewed the draft Housing Policies, directed Council's attention to two issues requiring further staff direction, and answered questions from Council.

Council comments and questions included:

- Difference in use of DPs vs. DVPs to regulate secondary suites
- Public input required for the various regulatory tools available
- Traffic and parking concerns related to secondary suites
- The possible use of inclusionary zoning

Discussion re Request for Direction: Does the Township wish to allow secondary suites in two-unit duplex residential zones?

- Council consensus was that we are in support.
- Staff advised that for properties with S. 219 covenants prohibiting secondary suites, the owner may apply to the Township to discharge the covenant if it is no longer required.

Moved by Councillor Liberchuk, seconded by Councillor Brame: That COTW direct staff to prepare a report and prepare a draft Zoning Bylaw amendment for Council's consideration, removing the restriction on rentals in single family homes. Carried Unanimously.

Discussion re Detached Accessory Dwelling Units included:

- Staff advised that we could create a new RS6 Zone with Development Permit Guidelines, to streamline the process and fewer applications would have to come before Council
- Council consensus was to proceed with Option 4, to create a new zone to permit detached accessory dwelling units, with design Guidelines
- These should be restricted to single storey to protect the privacy of neighbours
- They should not be permitted on properties with an existing secondary suite

Further discussion was held on other matters relating to Housing Policies generally, which included:

- Whether to restrict AirBNBs and short term rentals to maximum of 35-60 days, otherwise not allowed without zoning as B&B and with business licence; need for enforcement to ensure meeting requirements
- Need to ensure that for new major projects any units added will be available for our community and not as tourism rental units
- Need to preserve the rental units that we currently have and whether this

- can be accomplished by establishing a new rental zone
- Need to encourage developers to build larger units for families in multi-unit developments
- Research current infill exceptions for panhandle lots to determine whether they should be removed from OCP
- Encourage higher energy performance in new multi-unit residential development through density bonusing
- Consider relaxation of Parking Bylaw requirements for multi-family units

6. PUBLIC QUESTION AND COMMENT PERIOD

Excluding items which are or have been the subject of a Public Hearing. Limit of two minutes per speaker.

Fil Ferri, *resident*, in support of garden suites and encouraged Council to consider rezoning options for duplex lots.

Stephane Vaudandaine, *resident*, encouraged Council to continue to engage in public consultation when making development decisions and consider impact on current residents.

Brian Gray, *resident*, encouraged Council to consider RS6 zoning guidelines for two storey suites in conjunction with current footprint and design including parking options.

Dale Kroppmanns, *resident*, encouraged Council to streamline permitting process for future suites and short term rental guidelines.

7. ADJOURNMENT

Moved by Councillor Brame, seconded by Councillor Low: That the Special Committee of the Whole be adjourned at 8:15 PM. Carried Unanimously.

TIM MORRISON
ACTING MAYOR
THIS date DAY OF month, 2017

ANJA NURVO,
CORPORATE OFFICER
CERTIFIED CORRECT