



## Ocean Beach Esplanade Stewardship Advisory Committee

February 21, 2015

Minutes of meeting held at Chaster House, Elphinstone, BC

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Present: Bruce Armstrong, Fran Heppell, Rob Bone, Laurella Hay, Jan Paris,  
Stephanie Pugsley  
Regrets: Ray Bailey, Patricia Wray  
Absent: Doreen Bartley  
Also Present: Sam Adams, Parks Planning Coordinator  
Diane Corbett, Recording Secretary

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Call to Order 10:31 a.m.

Agenda Adopted as circulated

### Options for Ocean Beach Road Closures

Members discussed the staff report dated February 2, 2015 regarding options for Ocean Beach Esplanade (OBE) road closures. Points from discussion included:

- Historically, land surveying of the Esplanade was done from a distance, from Victoria or from Georgia Strait. The waterfront does not bear anything close to a straight line, which was imposed. A lot of buildings were constructed before the SCRDC came into existence. The area was settled in the early 1900's.
- Rob discussed his experience and the process with an application for road closure. There will be 70 feet of road allowance remaining after he purchases 91 square metres of road allowance.
- There are around 13 properties on the OBE road allowance, including one residence located entirely on the Esplanade that cannot be built further back due to topography.
- The current Official Community Plan policy prohibiting repair or replacement of "substantially damaged" private residences encroaching on the Esplanade is punitive in nature, especially considering that often, due to topographic reasons, the actual footprint available for re-construction of a residence can be quite limited.
- A re-survey of the area would not change anything.
- Each property should be looked at on a case-by-case basis, due to so much variation in properties.
- The adjacent marine environment is dynamic. Global warming is a reality. It might be necessary eventually to move the road back, away from the water.
- There are some wins for the public if the (encroaching) property develops. The owner secures the bank.

- Landscaping on acquired road allowance should give a coherent natural look to the area, and not suggest private-ness.
- There is concern with owners building a structure right up to the edge of their property beside the Esplanade (whether or not it is encroaching).
- There is a public perception that people who acquire road allowance are getting it for free, whereas they are buying it. People need to realize that it is not being given away.
- Under certain combined conditions – southwest winds, storms and high tide – flooding occurs in the winter season. In some areas, seawater flows over the Esplanade.
- Don't want to see a big parking place.
- A more detailed OCP amendment should take into account landscaping and parking.
- Any changes should benefit the public.

### **Recommendation No. 1**

**That a more detailed Official Community Plan amendment should be submitted to the SCRD that sets clear objectives for future road closure applications and to ensure that public space elements are considered by both the Ministry of Transportation and Infrastructure and applicants. The Committee supports in principal the listed criteria in the staff report as a starting point for discussion.**

There was further discussion about the condition of the walking path on the waterside of the Esplanade, and the need for chipper dust and vegetation clearing.

Adjournment 11:45 a.m.