THE CORPORATION OF THE DISTRICT OF OAK BAY

BYLAW NO. 3943

A Bylaw to adopt an Official Community Plan
for the District of Oak Bay

WHEREAS pursuant to Section 875 of the *Municipal Act*, being Chapter 323 of the Revised Statutes of British Columbia, 1996, a local government may adopt a community plan for one or more areas in the municipality; and

WHEREAS pursuant to the provisions of Section 882 of the said *Municipal Act*, in preparing the Official Community Plan, and after first reading, Oak Bay Municipal Council has given consideration, in sequence, to its most recent capital expenditure program and any waste management plan that is applicable in the Municipality; and

WHEREAS pursuant to the provisions of Section 882 of the said *Municipal Act*, Oak Bay Municipal Council has given notice to adjoining municipalities, prescribed government agencies, and the Capital Regional District;

NOW THEREFORE the Municipal Council of The Corporation of the District of Oak Bay, in open meeting assembled, enacts as follows:

1. The Official Community Plan attached hereto as Schedule "A" is designated as the Official Community Plan for the District of Oak Bay.

2. Bylaw No. 3393, being the *"Oak Bay Official Community Plan Bylaw, 1981"*, and all amendments thereto, are hereby repealed, provided, however, that such repeals shall not affect the validity of any development permit in effect on the date of adoption of this Bylaw.

3. No provision of Schedule "A" depends for its validity on any other provision, and if any provision of Schedule "A" is held by a court to be invalid, the remaining provisions of Schedule "A" shall remain in full force and effect.

4. This Bylaw may be cited for all purposes as the ***"OAK BAY OFFICIAL COMMUNITY PLAN BYLAW, 1997"***.

READ a first time by the Municipal Council on	MAY 26, 1997
READ a second time by the Municipal Council on	MAY 26, 1997
PUBLIC HEARING held on	JUNE 25, 1997
READ a third time by the Municipal Council on	JUNE 25, 1997
FINALLY ADOPTED by the Municipal Council on	JUNE 25, 1997

_____
Mayor

_____
Municipal Clerk

Sealed with the Seal of The Corporation of
the District of Oak Bay.

Schedule "A" to Bylaw 3943
Office Consolidation Only

Reference should be made to Bylaw 3943 and subsequent amendments for legal purposes.

The following amendments have been incorporated into this version of the Oak Bay Official Community Plan Bylaw:

Bylaw No.	Adopted	Description
3954	October 14, 1997	Changes Land use Map designation of 1429 Monterey Avenue from residential to Institutional
3973	March 23, 1998	Home based business allows single non-resident employee to work; allows home based business in Uplands
4035	May 25, 1999	Would permit the use of a portion of the Municipal Hall for private commercial purposes
4045	June 28, 1999	Designates temporary commercial permit areas
4091	September 25, 2000	Incorporates Cycling Plan
4093	September 25, 2000	Changes Land Use Map Designation of 2440 Dalhousie from Institutional to Residential
4167	May 12, 2003	Removes Multiple Dwelling Use from Carlton House site (2085 & 2091 Chaucer St, 1562 Elgin Rd, and 2070 – 2098 on north side of Oak Bay Ave.) on Site A of Schedule A
4172	November 25, 2002	Changes land Use Map designation of northeast corner of Oak Bay Avenue and Monterey Avenue (Winchester Galleries)
4200	February 23, 2004	Changes Land Use Map Designation for 2359 Beach Drive from Single Family to Multi-Family and amends section 13(6)
4216	January 26, 2004	Replaces the Seniors' Housing Section
4221	January 10, 2005	Adds a regional context statement
4290	March 13, 2006	Changes Land Use Map to designate a portion of the former Uplands Elementary School site from "Institutional" to "Recreational" as a result of a lot line adjustment between the Uplands Golf Club and the school property.
4319	June 11, 2007	Establishes objectives and provides guidelines for the form and character of comprehensive waterfront hotel development sites, adds the objective to encourage the retention and enhancement of the historical capacity for tourist accommodation within the Municipality, and amends Land Use Map to designate the Oak Bay Beach Hotel Site as Hotel/Secondary Multi Family.

4427	September 29, 2008	Amends the parks and recreation objectives to clarify that there are some types of commercial activity which, properly regulated, are not necessarily inconsistent with the overriding recreation and “green space” purposes of park land.

The Official Community Plan: A Vision for Oak Bay

This document is intended to reflect a vision of Oak Bay as a community that will continue to provide a stable, secure and healthy living environment that respects and complements the attractive natural setting of the Municipality

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INTRODUCTION

1. This Official Community Plan is most importantly a statement of intent. The intent is described within this document by way of goals, objectives and actions.

   Oak Bay adopted its first Official Community Plan in 1981, following extensive public input. To a great extent that Plan proved to be a document which accurately mirrored the wishes of the community and therefore served as a useful tool for guiding decision making.

   This revision of the Plan addresses new issues which have arisen since 1981 and updates or deletes information which has become either outdated or no longer relevant to the document.

   Like its predecessor, the purpose of this Plan is to provide clear direction as to the type of place Oak Bay desires to be in coming years. In clear and reasonable terms the Plan provides a framework for decisions that may be considered by local government, residents and representatives of the private sector.

   The Plan includes practical and feasible policies which can subsequently be made workable through legislation and other public and private sector actions. The Plan should act as a vision of the ideal community so that sights can be kept high for the purposes of enhancing the quality of environment that Oak Bay enjoys.

   Long and short term actions are considered within the Plan. The shorter term actions are those that can be accomplished relatively quickly and have an immediate impact upon the community. The longer term actions are those that may take a considerable period of time to accomplish.

   The Plan is not only an aid to decision making but is also an educational tool. The reasons for each objective are explained and background material is provided. This is of value because in future when any particular action is questioned, the Plan will provide the rationale behind it. Additionally, the Plan document itself contains information about the past, present and future character of the community. A Community Plan is often considered the one public document that captures the feeling of many aspects of a community.

   Extensive public input has occurred in this revision of the Plan. The development of the Oak Bay Community Plan continues to depend upon the interest and involvement of its residents. During 1995 a questionnaire was distributed to every household and business within the District of Oak Bay. Additionally, a special youth survey was distributed to all students between grades 7-12 in Oak Bay schools. This large distribution was done to ensure

that everyone interested in the Plan would have the opportunity to make their feelings known. The response to the questionnaire was very high with approximately 38.5% of all general questionnaires being returned showing an obvious interest by Oak Bay residents in the planning of their community. The people responding were generally very representative of Oak Bay's population although somewhat over represented by individuals who own their own homes, live in single family dwellings, or who are over age 45.

Between October 1995 and June 1996, technical updates to the community plan were completed and a draft of the revised document was distributed to every home and business in Oak Bay. In June of 1996, a series of public meetings were held to canvass the views of residents. Throughout the summer of 1996 written submissions were received from the public. Following the general municipal election in the fall of 1996, the new Council held six more public meetings to obtain more input from the public. The document that is now the community plan reflects many of the suggestions that were made through the written submissions and oral presentations.

GOALS OF THE COMMUNITY PLAN

2. (1) The objectives, policies and actions that are discussed within the following pages of the Community Plan are considered as means of accomplishing the following goals which describe the type of community that Oak Bay wishes to be in the future.

(2) In some cases the goals relate to the preservation of existing, desirable, characteristics of Oak Bay. In other cases, goals are presented that may not be immediately achievable. However, the goals do reflect an agreed upon community consensus concerning the type of place Oak Bay should be in the future.

(a) To preserve the residential character of Oak Bay.
(b) To maintain and enhance the green and landscaped character of Oak Bay.
(c) To preserve the quiet nature of the community.
(d) To encourage housing types that meet the requirements of residents.
(e) To preserve the large old homes that contribute to the physical character of the community.
(f) To maintain a reasonable level of property tax.
(g) To maintain the low-profile image of buildings.
(h) To plan for a safe and convenient traffic circulation system that is compatible with the residential character.
(i) To encourage the development of more convenient public transit.

(j) To provide interesting travelways with scenic interest.

(k) To work with schools in order to maintain them on a neighbourhood basis.

(l) To encourage the preservation of the natural and architectural heritage areas within the community.

(m) To provide adequate public park space within all neighbourhoods that is easily accessible.

(n) To plan for the provision of adequate health and recreation facilities that meet the needs of Oak Bay residents.

(o) To maximize public accessibility and use of the waterfront.

(p) To provide clean and safe beach areas for public use.

(q) To provide shopping areas that meet the day-to-day business needs of residents.

(r) To strengthen the Village shopping area as the historical, cultural, business and community core of Oak Bay.

(s) To enhance personal and community safety enjoyed by Oak Bay residents.

(t) To preserve and enhance the quality of the natural environment of Oak Bay.

(u) To encourage a mixture of ages living in the community.

SCOPE OF THE COMMUNITY PLAN

3. (1) The Community Plan applies to the whole of the District of Oak Bay.

(2) Except for the specific objectives and policies that are contained elsewhere in this plan:

(a) The general location, amount, type and density of residential development is considered adequate to meet anticipated housing needs for at least 5 years.

(b) The general location, amount and type of commercial, industrial, institutional, agricultural, recreational and public utility land uses are considered adequate to meet the needs of the community for at least 5 years.

(c) The location and phasing of major highways and trunk sewer and water services are as shown on the maps available from the Capital Regional District and the Corporation offices.

(d) The location and type of public facilities, including schools, parks, and waste treatment and disposal sites, are as shown on the maps available from the Capital Regional District and the Corporation offices.

A CAPSULE HISTORY

4. (1) The following brief history is intended to show how the physical layout of Oak Bay has changed since 1858 and has resulted in the community that we know today. It is important to remember that individual cities are constantly evolving and changing much like living organisms. At the same time, past decisions or actions are often made that indelibly commit a community to a certain personality. These highlights show some of our past decisions and how they have contributed to Oak Bay.

(2) Prior to the European settlement of British Columbia, the land that Oak Bay occupies appears to have been a significant native peoples' settlement area. The Uplands was an important burial location as were several other locations in the Municipality.

(3) **1850 to 1906**

* First subdivision of land within Oak Bay was for 5 parcels, including the Hudson's Bay Company owning 1,118 acres at the Uplands and extending to Camosun College.

* John Tod's house was built in 1850 at 2564 Heron Street and is one of the oldest continuously occupied homes west of the Great Lakes.

* A baseball field with seats for 2,000 people was constructed in 1888 where Windsor Park is now located.

* Oak Bay Land and Improvement Company Ltd. was established in 1891 to "open out and develop that beautiful suburban spot .... The land will not be sold for speculation under any circumstances, nor will it be disposed of at all unless the purchaser intends at once to improve it."

* The first hotel, The Willows, was constructed near Cadboro Bay and Eastdowne.

* In 1891 the first streetcars began operating in Oak Bay.

* Mount Baker Hotel was built at Currie Road and Beach Drive in 1893.

* Victoria Golf Club was initiated in 1893.

* In 1897 the City of Victoria built exhibition grounds in the area where Carnarvon Park and surrounding houses stand. A horse racing track was constructed here in 1907.

* Oak Bay was incorporated in 1906.

* In 1906 land was purchased by the Council along Beach Drive to protect views and access.

MAP HERE

(4) **1907 to 1913**

* A boom in construction occurred between 1906 and 1913 as can be seen in the building permit records of that period.

* During this period the "Uplands" was planned and designed as it is basically known today.

* In 1911 an ice rink was built at Epworth and Cadboro Bay Road. It was here that the first professional game played on artificial ice occurred.

* By 1913 most of Oak Bay was subdivided in the pattern known today with roads in their current locations.

* Oak Bay and Victoria City jointly installed a sanitary sewer line ending at an outfall near Trial Island.

(5) **1914 to 1955**

* After the First World War house styles shifted from Tudor to a mix of Georgian, bungalow and other styles.

* In 1928 buses were added to supplement the streetcar system and thus opened up new areas of Oak Bay for residential development.

* In 1928 Oak Bay was one of the first municipalities in British Columbia to adopt Town Planning and Zoning.

* In 1929 Mary Tod Island was received by the Council with a provision that no building should occur here.

* The first Oak Bay Fire Department founded in 1938 at its current site.

* A Master Plan for development of lands from the Exhibition Grounds to the northern boundary of Oak Bay was approved by Council in 1945.

* In 1948 the streetcar system was abandoned.

* In 1948 the Exhibition Grounds were purchased by money bylaw.

* In 1950 a petition by the Saanich Panhandle area, Cadboro Bay and Gordon Head to join Oak Bay was defeated by referendum.

* Most streets were paved and curbed by 1955.

(6) **1956 to 1996**

* In 1956 the Municipality celebrated its 50th Anniversary "Golden Jubilee".

* In 1956 Victoria College bought property from the Hudson's Bay Company north of Lansdowne.

* In 1958 the new Municipal Hall was officially opened.

* In 1960 the "University Building Committee" took control of lands north of Cedar Hill X Road.

* In 1962 a 30 year agreement was reached with Oak Bay Marina Limited for the development of the foreshore area at Turkey Head.

* In 1962 boat ramps are constructed at Cattle Point.

* The Henderson Pavillion on Cedar Hill Cross Road and the Oak Bay Senior's Activity Centre on Monterey Avenue opened in 1971.

* The Oak Bay Recreation Centre opened in 1975.

* In 1980, the Municipality developed a 27 lot subdivision known as Wessex Close near Camosun College.

* In 1981, on the occasion of its 75th anniversary, the Municipality was granted Armorial Bearings (a coat of arms) and adopts "Sub Quercu Felicitas" (Under the Oak, good fortune) as the Municipality's official motto.

* In 1982, a large scale project was undertaken to eliminate septic tanks in the Municipality in order to control shoreline pollution.

* In 1985 construction began on Athlone Court on Oak Bay Avenue, site of the former "Shop-Easy".

* In 1986, construction began on the first homes in the University Woods subdivision.

* In 1993, the Oak Bay Avenue underground wiring and ornamental street light project was completed.

* In December 1996, the biggest snowfall in 100 years dumped almost 4 feet of snow on Greater Victoria.

OAK BAY IN 1997

5. (1) The changes and development that have occurred over the last 138 years have resulted in the community that is around us. The most significant land use is for single family housing; where approximately 63% of all land (excluding streets) is used for these homes. The next most important use of land is for parks, open spaces, recreation and golf courses -- about 155 hectares (385 acres) or 18% of land.

(2) Institutions such as churches, schools, government offices, etc. occupy 13% of Oak Bay's area. Duplexes, townhouses and apartment buildings combined occupy only 3% of the land in the community and are concentrated in a few sites. All of the business functions together account for only 1% of Oak Bay's area. All other land uses combined account for less than 1% of land.

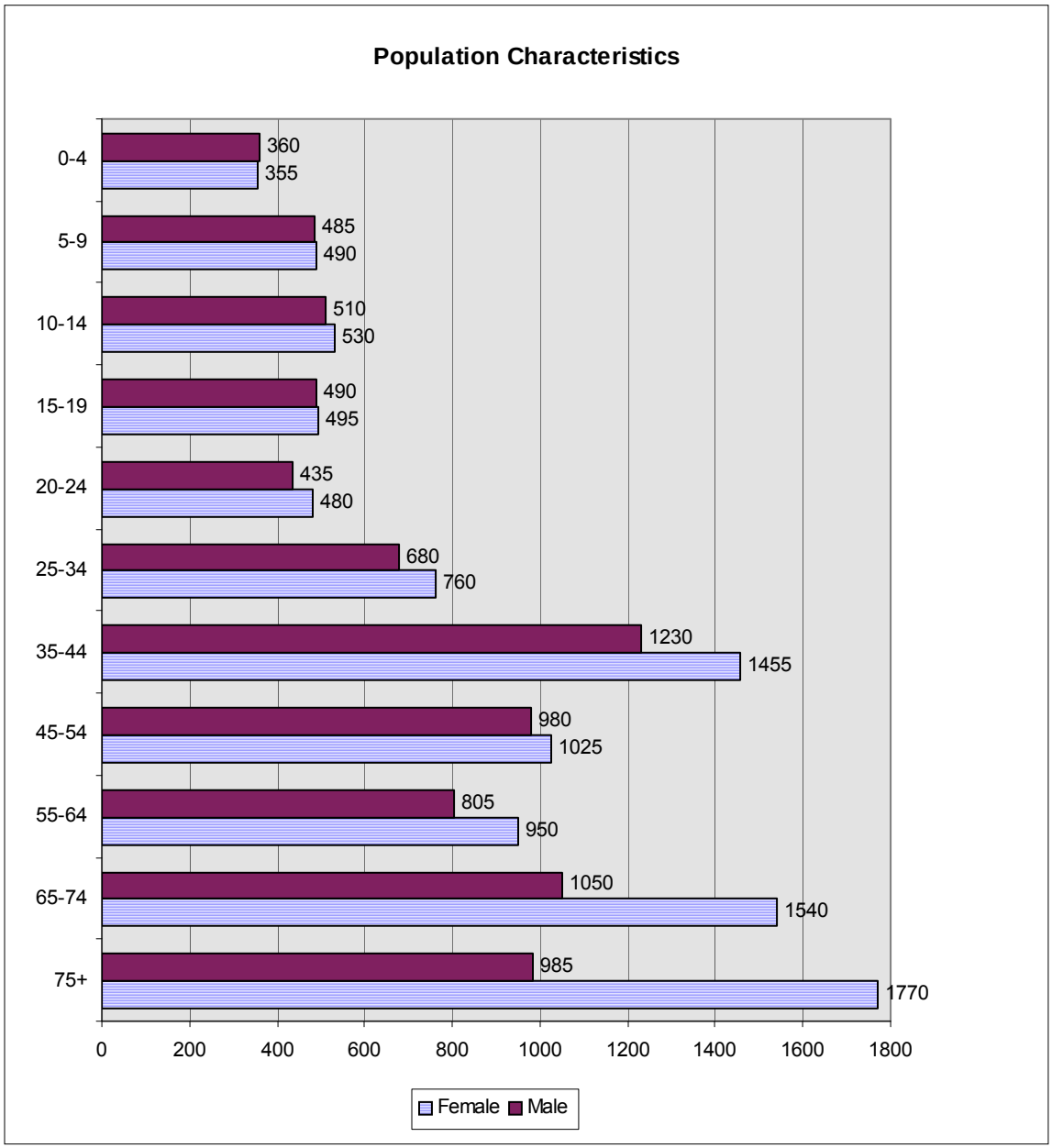
(3) By 1996 almost all land within the community has been built upon. With most of the available land thus occupied, Oak Bay has a population density of 4,400 people per square mile (1,700 per square kilometre).

POPULATION CHARACTERISTICS

Special Note: At the time of printing, the preliminary 1996 Census Figures have been released showing Oak Bay's population has remained relatively unchanged at 17,865

6. (1) In the 1991 Census of Canada, 17,815 people called Oak Bay home. Oak Bay grew steadily from 1906 to 1971; total population has remained quite stable since that time. Of all residents, 55% were female and 45% male. This ratio has remained unchanged since the 1976 census. The following table illustrates the age mixture of residents within the community.

Figure 1: Population Characteristics



Average age of female: 48.4 Average age of male: 43.8

Oak Bay's age composition is oriented to the older resident. In 1991, 40%

of all residents were 55 or older; 17% were of school age. The smaller number of younger school aged children is directly related to the low percentage of young families (20 -34 years of age) who live in Oak Bay. On the other hand, there was a relatively higher number of secondary school age residents reflecting a larger number of mature families (35 - 54 years of age).

A complete analysis of changes in Oak Bay's population shows that between 1981 and 1991 the number of people over the age of 55 decreased by 380. Of these people over the age of 55, 4560 were female and only 2840 were male. During this same period the number of children under the age of 19 increased by 45. However, there was a decrease of about 220 people in the 20 - 34 year old age group.

The population of the community is very stable with 55% of residents living in the same dwelling for over 5 years. Of the population 15 years of age or older, 57% are married, 13% are widowed, and 30% are either single (never married), divorced or separated.

There are 7655 households within the community and an average of 2.3 people live within each home; 31% of all households are occupied by only one person.

Oak Bay has a somewhat higher education level than the Victoria Metropolitan Region, with 29% having a university degree (15% in the Region) and another 52% having some university or post-secondary education. The most important industries employing Oak Bay's residents are Government, trade, finance, insurance, real estate, business and personal services. Residents of Oak Bay have an overall higher income than the region.

This previous information shows a picture of Oak Bay's overall population. There are, however, some important differences between the individual neighbourhoods that make up the overall community, details of which may be found in Appendix "A".

LAND USE POLICIES

The following sections set out the general objectives for land use policies within Oak Bay which are illustrated in Appendix "B" entitled Land Use Map.

Housing Background

7. (1) As noted earlier, "residential" is the single most important land use within Oak Bay. The individual dwellings themselves make up the quiet, residential neighbourhoods that are so valued. This section of the Community Plan proposes policies that consider housing issues applicable to Oak Bay in general, and also suggests the specific locations for the different types of housing that make up the overall community.

(2) The desire to live within Oak Bay is strong resulting in an extremely high demand for housing of all types. At any given time there are no more than a few homes for sale and the vacancy rate in multiple dwelling buildings is very low. In one sense, therefore, Oak Bay is in a relatively enviable position as almost any form of housing, whether single family, duplex, townhouse or apartment, could be constructed and occupied. To a degree it appears that the cost of the units is not as important to the Oak Bay purchaser as it is in other communities.

(3) Overall it appears that the demand for housing units by elderly persons will become even stronger in the future as the population in general ages. Apartments, townhouses, duplexes and other types of suites will be sought and will remain in short supply.

(4) Another implication of this demand for almost any type of housing is that lower income families will have increasing difficulty in finding accommodation within Oak Bay. This will be the case with regard to both newly constructed multiple dwellings and existing homes as new purchasers acquire them.

(5) People who move into multiple dwelling housing are often older persons who have resided in a single family home in Oak Bay for a number of years. By preference, many of these older people choose apartment, condominium or townhouse forms of housing because they no longer desire or are able to maintain the traditional detached housing. Many may wish to continue to reside within Oak Bay and so seek a multiple dwelling unit.

(6) There will continue to be a significant demand for single-family units by more mature families (around 40 years of age).

(7) Retirement to the Victoria region from other parts of Canada is expected to continue and possibly increase; this will also have an impact upon housing in Oak Bay.

(8) Housing demand for the younger family (25-39 years of age) will be for relatively modest single-family homes because of house prices and general economic conditions.

(9) Because of the demand for multiple dwelling forms of housing, especially by the elderly, units would be occupied almost as soon as they are built. The implication is that ability to meet the demand for non-single family homes, both by existing Oak Bay residents and by those from outside, will not be likely in the foreseeable future. Therefore, the housing decision depends upon how much of the demand should be met and what degree of rebuilding could occur without altering Oak Bay's character.

Land Use Objectives

8. (1) The following sections set out general principles and objectives for residential land use in the Municipality, including the designation of areas where rezoning to higher density forms of residential use could be considered.

(2) In areas not specifically addressed in the following sections, the land use vision is depicted on the Land Use Map attached as Appendix "B" to this document.

*(**Bylaw 4319, adopted Jun. 11/07)*

Single-Family Dwellings

9. *OBJECTIVE 1: Oak Bay's fundamental housing objective is the preservation of the single-family character in most neighbourhoods.*

(1) Quiet, low-density residential neighbourhoods are characteristic of Oak Bay. Although there will continue to be a significant demand for housing, the ability to meet demand is not likely and, even if it were, would require drastic changes to Oak Bay as it is known today. The traditional single family home will continue to provide the greatest number of housing units occupying the largest land area.

Two Family Dwellings

10. Duplexes existing in Oak Bay are not consistent with current zoning, but many were built at a time when duplexes were a permitted use in residential areas.

    The regulations that governed the construction of those two-family dwellings addressed the minimum size requirements for each dwelling unit, along with the minimum amount of open space on each lot so used.

    On a property by property basis, possibly to legitimize existing duplexes where appropriate, and in other special circumstances, it would be consistent with the general residential land use objectives to consider a limited number of rezonings to allow a two family dwelling use. It would be very important that the regulations accompanying a zone created for this purpose tightly control building density and mass.

Seniors' Housing

11. *OBJECTIVE 1: Encourage the development of a range of housing and care alternatives for seniors.*

    (1) *Need for Alternatives*: Although there are both apartment and townhouse style housing options within Oak Bay for seniors who are finding it difficult to maintain single family homes, there is less choice for seniors who require elements of care or assistance along with their basic shelter needs. The Municipality has a role to play in facilitating the development of a wider range of alternatives for seniors' housing.

    (2) *Regulatory Authority*: Because the supply of municipally owned land is very limited, the primary role of the Municipality in the provision of a range of seniors' housing options will be through the exercise of its authority to regulate the use of land.

        (a) *Density*: The cost per unit of housing is significantly affected by the density of development permitted on a given area of land. Where land is identified as being appropriate for multi-family forms of development, and where the location meets the requirements of seniors in terms of proximity to transportation and services, consideration should be given to permitting a density of development greater than that allowed for housing that does not provide the support and assistance features required by seniors.

        (b) *Parking*: Multi-family development costs in Oak Bay are also influenced by the requirement to provide a specified number of underground parking spaces per dwelling unit. Where a seniors' housing development includes a care or assisted living component, the Municipality should acknowledge the lower likelihood of car

ownership among residents of such a facility by reducing the standard parking requirements, provided that the regulatory package includes safeguards against conversion to other uses.

(c) *Target Group*: Where land is being rezoned to allow a higher density of use to accommodate seniors' housing, the ongoing provision of that form of housing on the site should be tied down through covenants and/or housing agreements, in combination with the parameters of the zone itself. For as long as it remains available under the legislation governing municipalities, the housing agreement concept can be particularly useful in this regard insofar as it allows for the imposition of conditions respecting the form of tenure as well as the target housing group.

(d) *Mixed Use*: Church properties have traditionally provided locations for seniors' housing in a mixed use context. Whether provided by the church itself or through a non-profit partner, this combination has been allowed in Oak Bay with controls on scale and design to promote compatibility with surrounding neighbourhoods. The mixed used concept could be extended to commercially zoned areas, which may be appropriate for redevelopment incorporating housing units above street level.

(e) *Institutional Lands*: Both public and private institutions engage in periodic re-evaluations of their need for land holdings. The redevelopment of such lands for multi-family forms of housing can sometimes be accomplished with less neighbourhood impact than would occur in an established low density residential area. Where design and scale can be tailored to ensure neighbourhood compatibility; where the green space values of the community would not be unduly compromised, and where the location meets the requirements of seniors in terms of proximity to transportation and services, existing institutional lands could be considered for the development of seniors' housing in keeping with the principles embodied in this Plan.

(f) *Non-Traditional Development*: The "Abbeyfield" concept is an example of supportive housing for seniors that is not contained within a traditional apartment style development. This type of housing is not out of place in lower density neighbourhoods. Oak Bay has many architecturally significant large older homes that can be difficult to maintain as single family residences. Making use of the heritage revitalization agreement concept offered under local government legislation is one way of providing supportive housing for seniors by allowing additional dwelling units in large older residences. Where there is insufficient heritage value to warrant the use of this tool, the same result could possibly be achieved through a combination of rezoning and the use of a covenant

and/or housing agreement, as long as the proposed change in use respects the fundamental values underlying this Plan. Because, unlike the heritage revitalization agreement situation, this approach allows a higher density use that runs with the land rather than the building, it would have to be applied very judiciously and with development controls beyond the zoning itself.

(g) *Single Family Home Modifications*: A combination of home care and physical building modifications can sometimes allow seniors to postpone relocation from a single family dwelling in a familiar neighbourhood, to an assisted living or care facility in an entirely different location. The size and siting of many houses, however, does not leave room for the addition of accessibility aids, such as wheelchair ramps, within existing zoning parameters. Where an encroachment into the required setback from a lot line is required, an application can be considered through the variance process. In some situations, however, a building modification of this nature will also run afoul of non-variable density regulations such as site coverage and/or floor area ratio. A zoning amendment providing some exemption from the calculation of these density measures for accessibility modifications would be consistent with the seniors' housing values of the Municipality. A similar amendment dealing with non-density issues such as a setback exemptions may also be worthy of consideration in that it would relieve the applicant from the expense and time associated with the variance process.

(3) *Municipal Property*: Land in this category is a subset of the "Institutional Land" heading discussed above. The distinction, however, is that with respect to municipal property, the Municipality is not acting as a regulatory authority alone. Although the Municipality is not envisaged as a developer or manager of seniors' housing facilities, to the extent that it has surplus property it may be able to assist by providing land through sale or lease to non-profit groups for this purpose, either at a cost below market value, or accompanied by other incentives that may be allowed under the legislation governing local government.

Almost any municipal land considered for the development of seniors' housing would require rezoning to accommodate that use. With the Municipality having an interest in the property which is subject to the rezoning application, it becomes critically important to ensure that the application is seen to be carefully evaluated against the fundamental values underlying this Plan, particularly as far as neighbourhood impact is concerned. What *Objective 1* within this section ensures, however, is that the goal of providing a range of seniors' housing options is also considered and weighed in the mix of factors affecting the decision-making process.

*(**Bylaw 4216, adopted Jan. 26/04)*

Affordable, Rental and Special Needs Housing

12. (1) Oak Bay residents who are on fixed or modest incomes and persons with special needs may require consideration for housing.

(2) Subject to the overriding goals of the Oak Bay Community Plan, encouragement should be given to individuals and organizations who are interested in supplying these forms of housing.

Multiple Dwelling Forms of Housing

13. (1) The previous discussion on housing indicates that there will be a continuing demand in Oak Bay for multiple dwelling forms of housing which include townhouses, apartments and condominiums. This demand is to a large degree from older Oak Bay residents who currently occupy single-family homes but who now desire multiple dwelling units. At the same time, the continuation of Oak Bay's lower density character is a clear community objective.

(2) OBJECTIVE 1: Allow limited expansion of areas where multiple dwelling units are permitted in order to meet overall housing needs.

The following statements concerning housing indicate locations where multiple forms of housing would be permitted. Generally, these expansions of multiple zones are seen as very limited. However, they will help to meet housing requirements.

(3) Deciding the appropriate location for additional multiple dwelling housing is a complex process. Specific considerations often include:

(a) The existing development pattern of an area;
(b) Determining a "logical" boundary for multiple dwelling expansion so that a clear edge of one neighbourhood and the beginning of another is established;
(c) The size of the existing structures in relationship to their lots;
(d) The objective of not extending multiple dwelling uses into single-family neighbourhoods in a manner that might harm them;
(e) The ability of local roads and other infrastructure to handle increased density.

(4) The areas shown in the following figures are seen as capable of having some multiple dwelling units constructed within them without the character of adjacent, low-density neighbourhoods being altered. There are other locations within Oak Bay that could provide a good multiple dwelling living environment. However, the objective of generally preserving the lower density residential areas severely limits the locations where future expansion of these buildings can occur.

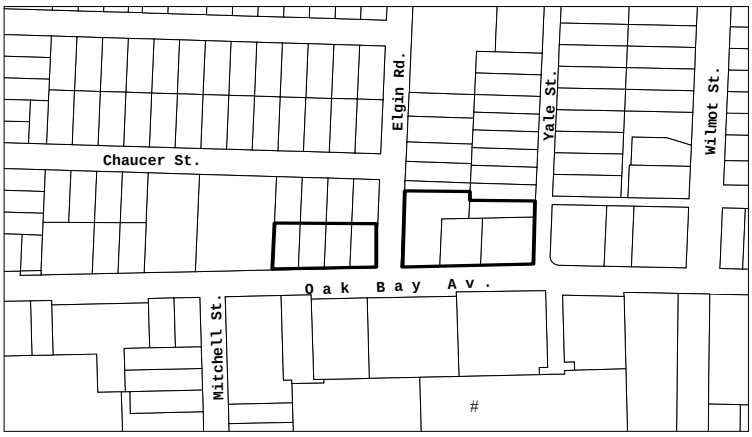
(5) Because of the desire to maintain Oak Bay's character as a lower density, low-profile community, the potential areas for new multiple dwelling units, as more particularly set out in the following sketches, and in the Land Use Map, are envisaged to be only minor extensions to existing multiple dwelling zones, and then only when community benefits are identified.

(6) The key areas designated for the expansion of multiple dwelling forms of housing are:

(a) The lands shown as Site "A" on the sketch reproduced below lie between the Oak Bay Village business district and the commercial enclave at the west end of Oak Bay Avenue. Multiple family housing is the principal use envisaged for this area. An objective for Oak Bay Avenue, however, is to bring about a greater degree of integration between the business areas at the east and west ends of the Avenue. Accordingly, multiple family redevelopment of property located in Site "A" will not preclude an office or service business use at street level on the Oak Bay Avenue side. Height would be limited to no more than two storeys of multi-family use above the uses located at street level.

SITE A

Figure 2: Multiple Dwelling Use Site "A" (Oak Bay Avenue/Elgin Road)



SITE B

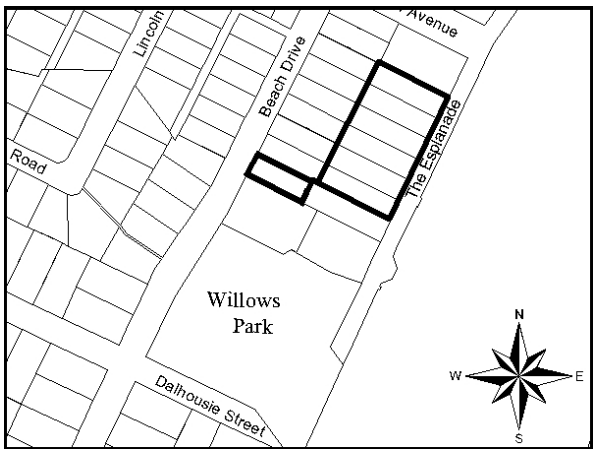


Figure 3: Multiple Dwelling Use Site "B" (Esplanade)

(b) Site B consists of a number of parcels in a portion of the block to the north of Willows Park, between Beach Drive on the west and the Esplanade on the east, which, at the time of adoption of this Plan, were in single family dwelling use. Within this block, some parcels have been developed for a traditional apartment type of use, and there is also an example of townhouse use on the Esplanade adjacent to Willows Park. Although further apartment block-style multi-family development is not encouraged for this area, the existing mix of housing types warrants the consideration of proposals for increasing the density of the single family properties shown in bold outline above, i.e., to duplex, triplex or townhouse scale.

*(**Bylaw 4200, adopted Feb. 23/04)*

SITE C

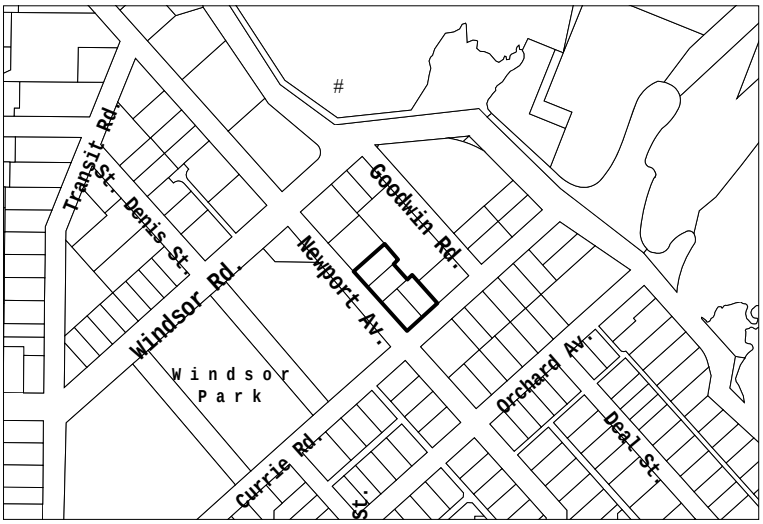
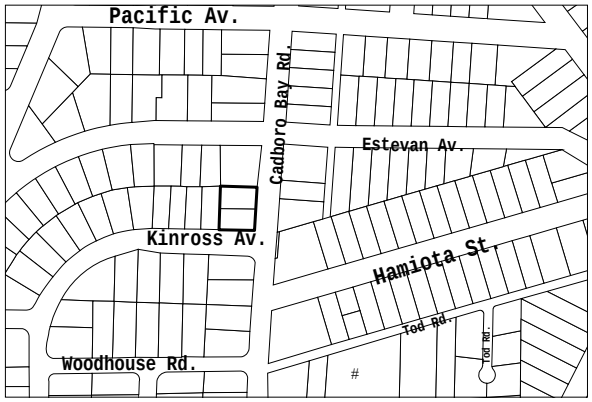


Figure 4: Multiple Dwelling Use Site "C" (Newport & Currie)

(c) Site "C" is the area on the northeast side of Newport Avenue bounded partially by Currie Road and Newport Avenue, opposite Windsor Park. Although the site in question is now zoned for commercial use, consideration would be given to a suitable townhouse proposal inasmuch as much of the nearby neighbourhood is already used for multiple family dwellings. Townhouses would provide a desirable transition for the nearby single family dwellings.

SITE D

Figure 5: Multiple Dwelling Use Site "D" (Cadboro Bay Road & Kinross)



(d) Site "D" is on the northwest corner of Cadboro Bay Road and Kinross Avenue, site of a former gas station. A multiple family housing use is the principal use envisaged for this site. The multiple family redevelopment of Site "D" will not, however, preclude an office or service business use at street level fronting on Cadboro Bay Road. The majority of parking spaces provided for all uses must be located underground. The total building height would be limited to two storeys.

HERITAGE PRESERVATION

14. (1) One of the many elements which, taken together, define the character of Oak Bay, is the architectural heritage of the community. In addition to the substantial dwellings which showcase the work of eminent architects, Oak Bay neighbourhoods provide well-preserved examples of a great variety of significant residential building styles, from the contractor's cottage to the Edwardian bungalow. Oak Bay residents are sensitive to heritage values. Many have voluntarily included their homes on a municipal heritage registry; others have approached Council requesting formal heritage designation.

The Official Community Plan recognizes the value of preserving the architectural heritage of the Municipality as a legacy for the benefit of this generation and those to follow.

(2) OBJECTIVE 1: Encourage the preservation, in as original condition as possible, of architecturally and historically significant buildings, their gardens and significant landscaping features which represent the built heritage of the Municipality.

Related policy measures include the following:

(a) Continue to encourage the inclusion of significant buildings in the heritage registry.

(b) Encourage individual heritage preservation initiatives by using heritage designation bylaws and other statutory preservation instruments available to local government.

(c) Where applicable, include heritage impact assessment in the review of development applications, weighing this consideration along with other objectives and constraints during the development approval process.

(d) Consider using the Heritage Conservation Area provisions of the Local Government Act to set out guidelines for the preservation of distinct clusters of properties that are determined to have very significant heritage value.

(e) Consider using the Heritage Revitalization Agreement provisions of the Local Government Act where, after due public process, the Municipality and the owner of a significant heritage property agree on changes to the use or density regulations in return for guarantees as to owner occupancy, preservation, upgrading and ongoing conservation and maintenance. The site-specific zoning philosophy reflected in the heritage revitalization agreement concept necessitates a cautious approach to the use of this instrument, with a careful assessment of the impact on the amenities of nearby properties and the neighbourhood generally.

BUSINESS IN OAK BAY

15. (1) Apart from the Oak Bay Village, there are a number of shopping areas that provide day-to-day services for residents. These shopping areas are located at the intersections of Foul Bay/Allenby, Estevan/Musgrave, Cadboro Bay/Estevan, Cadboro Bay/Florence, Central/St. Patrick and Newport/Windsor. An extension of the Village shopping area also occurs from Elgin to Foul Bay Road along Oak Bay Avenue. Additionally, there are a number of individual commercial businesses located throughout the community.

(2) During the preparation of the 1981 Community Plan, opportunities for commercial activities within Oak Bay were examined. The businesses that operated within Oak Bay were found primarily to serve a large number of shoppers residing within Oak Bay. Current businesses provide grocery and speciality shopping as well as convenience shopping and personal services that residents use on a day-to-day basis.

General Business Area Objectives

16. (1) OBJECTIVE 1: Maintain the general boundaries of business areas within Oak Bay.

(a) The convenience nature of shopping services within Oak Bay means that there will be little demand for additional land devoted to business space because Oak Bay is located at the "edge" of the total regional "trade area" and because of the limited anticipated population growth within Oak Bay itself. Little demand will exist for additional commercial land area in the foreseeable future.

(b) The existing commercial areas, however, do provide necessary shopping services for residents and appear to be well patronized.

(c) This proposed policy of limiting the expansion of existing commercial areas is also intended to help maintain the quality residential areas that adjoin them. At the present time, the commercial sites are generally well defined and do not intrude into housing areas.

(2) OBJECTIVE 2: Generally support the building concept of allowing apartments to be located above stores.

(a) Some rebuilding of existing structures can be expected in the future within the commercial areas. When rebuilt, apartments located above stores are seen to have many advantages. First, because there are both residences and stores, the rents for the stores might be lower; this would assist in promoting small retail shops and services. Second, having residences in the shopping areas helps to support the stores and also allows constant visibility of the street for safety reasons by residents. Finally, additional housing units that are in such demand can be provided.

(3) OBJECTIVE 3: Maintain the inventory of commercial land currently zoned for business and shopping purposes within Oak Bay.

(a) The existing shopping areas provide a valuable and important service to residents. By having a relatively "close to the home" business area, the basic food goods and other services are conveniently located. Either by a short walk, cycle or drive these basic shopping needs can be met within most of the neighbourhoods of Oak Bay, which is part of maintaining the long term sustainability of the community.

(b) This is especially important in neighbourhoods that house a large number of elderly residents. Especially noted is the need to retain business space near the intersection of Newport and Windsor. The surrounding area is an important multiple dwelling district that has elderly occupants. There is a definite need to provide nearby commercial services for these people.

(4) *OBJECTIVE 4: Enhance the physical environment of local shopping areas.*

(a) Because local shopping areas are generally located within individual neighbourhoods, they contribute to neighbourhood image. Each one of the business areas should be examined for their individual potential for introducing trees, landscaping, benches and ornamental lighting. In this way, even more than they do now, they can act as points of neighbourhood identity and reflect the overall character of Oak Bay.

(5) *OBJECTIVE 5: Encourage measures which will enhance the economic viability of existing business areas*.

(a) Although the Municipality's primary responsibility in business areas is to enhance the publicly owned infrastructure, Council should also offer its encouragement to business organizations who wish to undertake self-help measures in the form of a Business Improvement Area.

Village Business and Shopping Area

17. (1) The Village is and will continue to be the largest commercial centre within the community with the largest range of services offered to residents. Because the Village is located in the heart of Oak Bay and its location is on important bus and auto routes, residents enjoy frequent interaction with this business centre. The Village has the potential for closer association with its commercial neighbours to the west on Oak Bay Avenue, possibly through the integration of its business associations or through cooperative marketing efforts.

(2) In addition to its role as a commercial centre, the Village is also home to public institutions such as the Monterey Centre (seniors' recreation facility), the Oak Bay Branch of the Greater Victoria Public Library, and the Municipal Hall. These institutions play a strategic role in drawing people to the Village. Their presence complements the commercial orientation and enhances the "village" atmosphere.

*(**Bylaw 4035 adopted May 25/99)*

(3) The Village is an area of considerable pedestrian activity; many people

walk to and through the Village. There is a feeling of life on the street, and its compact size of two short blocks encourages walking between shops and services, along with the idea of window shopping as a recreational activity. A high value is attached to the preservation and enhancement of this pedestrian orientation.

(4) In terms of the number of shops and services (as opposed to gross leasable area), the Village is a significant commercial centre in a regional context as well. The pattern of retailing in the Village, however, is almost unique in the Capital Region. In the variety and size of shops and stores, and their proximity to one another, it has many of the characteristics of a small town located outside of a metropolitan area.

(5) The Village is, however, located on the periphery of the Capital Region. There are many competing locations which people have to pass through in order to come to the Village. The commercial health of the area depends to a considerable extent, therefore, on the ability to attract local residents. At the same time, there is a perceived need to broaden the market appeal of the Village, so as to attract younger people and families, who have a different expenditure pattern from senior citizens.

(6) The commercial composition of the Village continues to evolve. Since the first Official Community Plan for Oak Bay was completed in 1981, there has been a significant change, with strong growth in the office and retail categories. The financial institution category has remained relatively stable.

(7) The Community Plan proposes a number of policy recommendations in the areas of land use and character development. They are designed to protect the current assets of the Village, and to add new elements that will help to strengthen it.

Village Business Area Objectives

18. (1) OBJECTIVE 1: Continue to provide continuous retail and retail service space at the ground level, along Oak Bay Avenue.

(a) This objective should be reflected in the zoning regulations applicable to the Village. Offices and financial institutions are not unwelcome in the Village; in fact, they provide a valuable service. Their dominance at ground level, however, could eventually harm the "main street" atmosphere.

(b) As an example, the Bell Block (south east corner of Oak Bay Avenue and Hampshire) with its continuous retail space at the ground level greatly contributes to activity and shopping in the Village. Window shopping, interaction, interest, activity and business all occur here.

(c) The presence of this type of business is also important to the individual shops themselves. This results from a number of shops being in proximity to one another and giving mutual support. For example, the bakery located in the Bell Block might do very well if located by itself in another location. However, studies have shown that an individual purchasing shoes might afterwards drop into the hardware store and then the bakery to buy a cake on the way home because the stores were located next door to each other. A point eventually arrives in a shopping area that if too much retail space is lost, it begins to function as isolated stores rather than a supportive group.

(d) The Bell Block street frontage can be compared to any existing financial institutions or office along the Avenue and its effect upon street activity and shopping. For example, an individual who has come to a real estate office for a home purchase is not likely to be in the frame of mind to do other types of shopping.

(e) In addition to its role as the main civic services centre of the Municipality, the Municipal Hall contains lower floor space that might, at some point in the future, be appropriate for a privately operated office use. While still maintaining the Municipal Hall's primary institutional purpose, broadening the allowable uses of the building may help to expand the range of services available to the public in the Village. *(**Bylaw 4035 adopted May 25/99)*

(2) OBJECTIVE 2: Permit financial institutions on floor space other than at street level.

(a) As previously indicated, this non-retail function is desirable in the Village as it does provide a service to residents. The objection to it lies in its domination of shopping streets frontage.

(3) OBJECTIVE 3: Increase the vitality of the Village outside regular office hours.

(a) The retail and office uses in the Village create street level activity during normal day-time business hours. The District should be receptive to other types of uses which extend this day-time vitality into the evening hours without detracting from the quality of life in the surrounding residential area.

(4) OBJECTIVE 4: Continue to require as a general guideline, that no individual business frontage is permitted to exceed a maximum of 50 feet.

(a) This policy is intended to encourage a diversity and mix of business activity along Oak Bay Avenue.

(5) OBJECTIVE 5: Continue to provide parallel parking along Oak Bay Avenue.

(a) Traffic projections indicate that there will be no need for additional vehicle capacity along the Avenue. Therefore additional lanes are not required and the continuation of convenient on-street parking is desirable. This parking helps to meet the overall parking needs of the Village. A row of parked cars provides a perceived sense of security to walkers from moving vehicles; this is especially important on a pedestrian oriented shopping street.

(6) OBJECTIVE 6: Continue to require new or remodelled buildings to provide their off-street parking needs either on-site or in common parking areas.

(a) Oak Bay Avenue performs an important function in the overall municipal street system today, and will continue to do so in the future. To a degree this dual role of a shopping area and a primary traffic street presents some conflicts.

(b) Analysis that has been completed of future traffic within Oak Bay shows that additional road building or construction of additional lanes will be unnecessary on Oak Bay Avenue. This is important because it means that along Oak Bay Avenue effort can be directed to correcting existing traffic problems.

(c) This proposed policy would naturally permit the required parking spaces to be on-site. It also supports the idea of using a common parking approach where the new building would contribute to a fund for the construction of joint use parking areas. This approach is supported because it allows for the creation of a "lot" that is more functional throughout the day and can be attractively landscaped, similar to the Monterey Centre parking area. Lots immediately adjacent to the Village should be continuously evaluated for their potential for this parking use. Opportunities to provide cyclist parking should also be kept in mind as a means of encouraging alternate forms of travel to and from the Village.

(7) OBJECTIVE 7: Encourage activity at the street level through new or remodelled building design should:

(a) The question of the image of the Village has been the subject of much consideration in recent years. The character of the Village can be considered to be made up of many factors. To some degree the discussion that has surrounded appropriate architectural styles for the Village has been focusing on what a number of the recently built buildings have done to activity along the street. Many of the existing buildings, which are not necessarily architecturally distinctive, are positive contributors to the Village because they, per se, create the Village image.

(8) OBJECTIVE 8: Restrict pedestrian access to new and remodelled buildings to entry from main streets.

(a) To preserve Main Street, Oak Bay, the principal pedestrian entrance to all businesses should be either directly from a street or through courtyards or passageways accessed from a street. The lanes, such as Theatre Lane, that provide access to parking and servicing should continue to serve such purposes.

This objective is not intended to preclude all consideration of development or business proposals which would add interest to the service lanes, provided that their principal functions are preserved, and that the increase in activity does not detract from the role of Oak Bay Avenue as a focal point for the Village.

(9) OBJECTIVE 9: Continue the policy of improving the public spaces of the Village in order to create a more enjoyable identity.

(a) The final element creating an area's identity is the public space that can be considered the setting. One of the dominant visual traits of Oak Bay is the interrelationship of structures, private gardens, and public street trees; combined they create Oak Bay's image. Additional trees, shrubs, and flowers were seen as the number one improvement to the Village by residents in the 1995 Resident Survey.

(b) As important as individual building design, a consistent and attractive streetscape can create a shopping street's character.

(c) Specifically these actions could help to create this image in the public spaces of Oak Bay in addition to improvements already made:

(i) widen sidewalks where possible with a priority on the south side of the Avenue

(ii) provide benches and sitting areas

(iii) support the development of infrastructure for persons with mobility problems

(iv) maintain street trees that are in keeping with the landscaped nature of the rest of Oak Bay, such as oaks, maples or lindens

(10) OBJECTIVE 10: Above the second storey, building heights should be softened through the use of pitched roofs, dormers, or other design features.

(a) The character of the Village is a relatively low height. The highest building in the Village is currently 2 ½ storeys. The distinction between 2 1/2 and 3 storeys is important because it allows a softer building form by pitching the roof on the third level (e.g., Oak Bay Theatre).

Home Based Business

19. The present regulations for home based business specify that the use of residential property for home based business is limited to situations where no person other than a family member residing in the dwelling is engaged in the business and only one business is being operated. As well, home based businesses are currently prohibited in the Uplands area of Oak Bay. Given the growth in telecommunications/computer facilitated occupations, however, it might be desirable to permit more than one person residing in a dwelling (e.g., both husband and wife) to operate a home based business throughout the Municipality provided that all other regulations regarding traffic, noise, and visitations from the public were given strict adherence. Also, given that a variety of home based occupations might require specialized assistance, it would be desirable to allow a single non-resident employee to work on a residential business premises."

*(**Bylaw 3973, adopted Mar. 23/98)*

DEVELOPMENT PERMIT AREAS

20. (1) The following lands, and lands covered by water, are designated as Development Permit Areas under the *Local Government Act*:

Commercial Use Zones

(a) For the establishment of objectives and the provision of guidelines for the form and character of commercial development: ***Those lands zoned for Commercial Use or Local Commercial Use as set out in the Zoning Bylaw***.

(i) The objectives of the designation include ensuring that commercial development enhances the neighbourhood in which it is located; that it minimizes externalities for adjacent residential properties; that where applicable, it respects the natural landscape including mature trees; that it does not increase the burden of community policing or traffic management; and that it provides a viable business environment.

(ii) Guidelines for the attainment of these objectives include ensuring that the siting, form and general character of the development reflect a high standard of design in keeping with the architectural and natural characteristics of the community.

Village Commercial Use Zone

(b) For the revitalization of an area in which a commercial use is permitted: ***Those lands contained within a Village Commercial Use Zone as set out in the Zoning Bylaw.***

(i) The objective of the designation, in addition to those set out in Paragraph (a) for all commercial developments, is to ensure that the area generally known and designated as Oak Bay Village functions as a Main Street Oak Bay; i.e., as a thriving and diverse commercial and social centre for the community.

(ii) Guidelines for the attainment of this objective include ensuring that development is physically attractive, with a very high standard of architectural design, but still in keeping with the Village scale; that it is pedestrian oriented; that it promotes activity at street level; and that it complements or enhances public spaces.

(iii) No specific design style for all future buildings is recommended. However, it is recommended that extreme West Coast styles not be encouraged. Compatibility with existing structures is desirable. Subtlety is believed more important than dramatic design statements in keeping with overall community character. Specific elements being sought would be:

* fine detailing of buildings as opposed to bold
* general use of masonry types of materials and limited use of wood
* canopies for weather protection and colour
* large glass window areas for display purposes
* lightness and airiness at the street level
* recessed entranceways
* no visible structural components, except in true Tudor
* roof lines to be parallel to the street and slightly pitched
* roof lines of buildings not be continued into the over sidewalk canopies
* landscaping and tree protection measures
* ease of accessibility for the infirm and disabled.

Multiple Dwellings Use and Multi-family/Commercial Use Zones

(c) For the establishment of objectives and the provision of guidelines for the form and character of multi-family residential development: ***Those lands zoned for Multiple Dwellings Use (or Multi-family/Commercial Use) as set out in the Zoning Bylaw or those areas of land designated as Special Institutional Use and on which a building to be used for Multiple Dwelling purposes is situate or is proposed.***

(i) The objectives of the designation include ensuring that multi-family development complements and enhances the architectural and natural landscape features of the Municipality; that it minimizes externalities for adjacent lower density properties; that it provides for containment of all associated parking on-site; that it preserves view corridors; that where applicable, it respects the natural landscape including mature trees; that it maintains the sense of openness which has been characteristic of residential development in the Municipality; and that it provides a quality living environment.

(ii) Guidelines for the attainment of these objectives include ensuring, through the development permit process, that the siting, form and general character of development reflect a high standard of design that is suited to the location and sensitive to surrounding properties.

Foreshore/Sea Zone

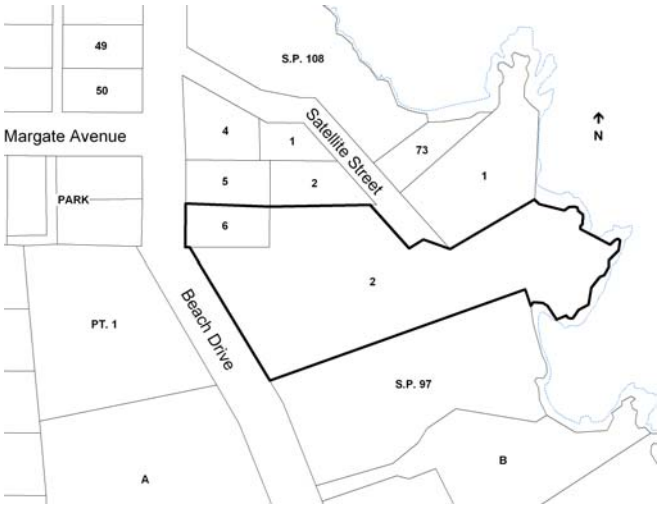
(d) For the protection of the natural environment: ***All foreshore and aquatic lands included within the Sea Zone as set out in the Zoning Bylaw.***

(i) The objectives of the designation are to maintain the public portion of the waterfront as a natural backdrop complementary to the upland portion of the Municipality, and to preserve the beach and foreshore as a public amenity.

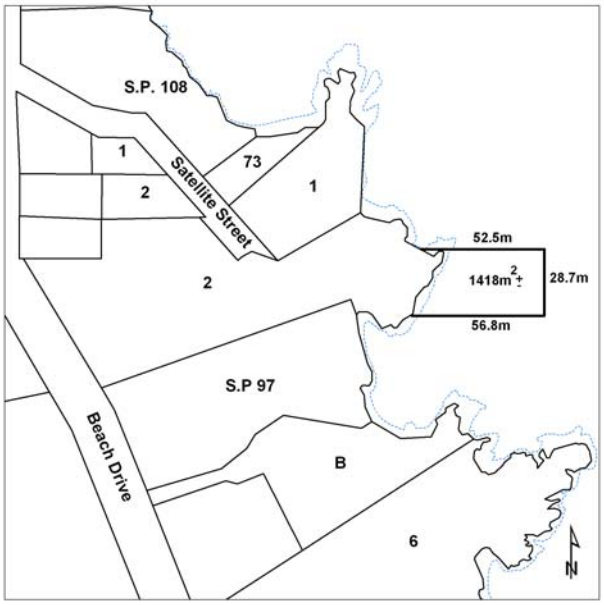
(ii) Guidelines for the attainment of these objectives include ensuring that the recognition of Oak Bay as a maritime community, where the foreshore and offshore waters are integral parts of the setting that gives the Municipality its distinct character, is reflected in the design of any alterations (where permitted) to the natural landscape.

Comprehensive Waterfront Development Site

(e) For the establishment of objectives and the provision of guidelines for the form and character of comprehensive waterfront hotel development which may include other commercial and multi-family elements: **The parcels described on the date of first reading of Bylaw No. 4319 as Lot 2, Sections 23 and 73, Victoria District, Plan 5961, and Lot 6, Section 23, Victoria District, Plan 1551, as more particularly shown in bold outline on the sketch reproduced below**:



together with the portion of foreshore or land covered by water, being part of the bed of Oak Bay, as more particularly shown in bold outline on the sketch reproduced below:



(i) The objectives of the designation are to ensure that development respects the natural landscape in this waterfront location; that features of the overall site development plan are designed to mitigate negative externalities for adjacent residential properties within the context of the permitted density and use of the site; that the form and character of buildings and landscaping enhance the streetscape in this prominent Beach Drive location; that the development respects the right

of public passage along the foreshore; and that from the water side the development complements and enhances its natural and built environment.

(ii) Guidelines for the attainment of these objectives include ensuring that in the main the development accommodates on-site the core employee, guest, customer, servicing and resident parking demands anticipated to be generated by the permitted uses under normal conditions; that site development between the principal building and Beach Drive features soft landscaping as a prominent design element; that the design for traffic ingress and egress routes the bulk of traffic along thoroughfares appropriate for that purpose; that the building design features traditional country hotel elements such as sloping roofs and prominent gable ends; that the building façade is articulated rather than monolithic, so as to incorporate references to a residential manor theme; that setbacks of major buildings from the public beach are large enough so as not to detract from the natural ambience of the foreshore; that as development approaches the shoreline, advantage is taken of the sloping site by incorporating roof-top landscaping into buildings set into the land; and that development on the foreshore or land covered by water is restricted to wharfage required for boat moorage and access thereto, and does not obstruct public passage along the foreshore.

*(**Bylaw 4319, adopted Jun. 11/07)*

(2) Subsection (1) notwithstanding, a development permit issued pursuant to the *Local Government Act* shall not be required where the proposed work falls within one of the following categories:

(a) internal alterations;
(b) minor exterior alterations that do not change the character of the development; or
(c) minor changes to the design and finish of buildings or structures.

TEMPORARY COMMERCIAL PERMIT AREAS

21. (1) In circumstances where a major international event held in the Greater Victoria region is likely to put significant pressure on traditional accommodation establishments in the region, and where Council deems the situation exceptional, Council may, upon application by the owner of land, issue temporary commercial use permits subject to any conditions it feels necessary, to allow for the provision of temporary tourist accommodation.

(2) For the purposes of the Local Government Act, all areas within the Municipality are designated as areas where temporary tourist accommodation uses may be allowed.

(3) From time to time individuals or business operators may come forward with suggestions for commercial endeavours which do not fall within the permitted uses found in the Municipality's Zoning Bylaw. In cases where it is felt that the operation of such a business would provide a benefit to the community, Council may, upon application by the owner of the land, issue a temporary commercial permit to allow such a business to operate subject to conditions which will ensure that traffic, noise, litter and disruptions to adjacent property owners are minimized.

(4) For the purposes of the Local Government Act, those areas designated on the Official Community Plan Land Use Map as any category of Institutional or Commercial Use zones are hereby designated as areas where temporary commercial uses of the type envisaged in Subsection (3) may be allowed.

*(**Bylaw 4045 adopted Jun. 28/99)*

TRANSPORTATION AND ROADS

Vehicular Traffic Movement

22. (1) As in every community, the street system serves the primary purpose of moving vehicular traffic, including bicycles. In Oak Bay, however, the street system also contributes to the image of the community. A primary objective of the transportation section of this Community Plan is to ensure that an efficient system of vehicle movement is present, but in the context of maintaining the character of Oak Bay's neighbourhoods. A significant majority of respondents to the Resident Survey conducted in 1995 indicated that it was just as important to preserve neighbourhood character and amenities as it is to make driving easier for motorists.

(2) At the time when most of Oak Bay's streets were planned, a different standard for construction was used which allowed narrower roads with less paving and curbs. The result is a community with a rural character in many places and an irregular street layout. In the 1995 Resident Survey, a majority of respondents felt that some streets should remain relatively unimproved and narrow to retain Oak Bay's character.

(3) Traffic analysis indicates that no new roads or major widening of existing roads will be required. Moreover, because Oak Bay is at the end of the line as far as regional traffic movements are concerned, there is little requirement to plan for through traffic movements. The exceptions are Foul Bay and Cadboro Bay Roads and, to a degree, Beach Drive. Pedestrian safety and ease of pedestrian access is also important in Oak Bay because of the number of elderly residents.

Street Designation

23. (1) The following Street Plan is the designation of roadway functions within Oak Bay.

(a) The following street plan assigns every street within Oak Bay a specific category of use. For the most part, these streets are currently being used in these categories. The purpose of this designation in the Plan is to communicate, for both land use and traffic planning purposes, the vision of the Municipality with respect to the principal function of each street.

(b) There are a number of broad categories that are assigned to a road based upon the function that it serves. This designation is primarily based on the volume of traffic that road can be expected to carry in a safe and convenient manner. Obviously, roads that will carry higher volumes of traffic can generally be expected to be wider. They may also be designed to give priority to through traffic relative to cross traffic from local roads.

(2) (a) **Local** are the most common streets within Oak Bay. Their primary purpose is to serve the houses that directly abut them. New traffic control initiatives should not be encouraging any significant increase in the use of these streets for other purposes.

(b) **Collector** is the next level of street. The name derives from the fact that they collect traffic from the local streets and channel it to the main streets. This type of street may still maintain most of the characteristics of a local road. In established communities such as Oak Bay these roads seem to develop their designation by historically developed usage.

(c) **Arterial** roads are the largest that will occur in Oak Bay. These connect the major activity centres and carry large volumes of traffic entering and leaving Oak Bay.

(d) **Special** streets do not fit easily into any categories because they perform a number of roles. Not only are they important vehicle movers, but because of special environmental reasons must be considered in many other ways besides moving traffic.

(3) The Street Plan in Appendix "C" shows how these various street designations tie-in with one another. The following lists also indicate the category of each street.

(a) **Local**

All roads on the Street Plan with no designation are local roads.

(b) **Collector**

* Lansdowne from Foul Bay to Beach Drive
* Eastdowne from Kinross to Lansdowne
* Haultain from Foul Bay to Kinross
* Henderson from Foul Bay to Lansdowne
* Estevan from Eastdowne to Beach Drive
* Eastdowne from Kinross to Haultain
* Thompson from Cadboro Bay to Estevan
* Bowker from Cadboro Bay to Beach Drive
* Musgrave from Bowker to Estevan
* Monterey from McNeill to Bowker Creek
* St. Ann from Bowker Creek to Bowker
* Windsor from Victoria to Beach Drive
* St. Patrick from Beach Drive to Oak Bay Avenue
* McNeill from the Victoria city boundary to Newport
* Newport from Oak Bay Avenue to Beach Drive
* Oak Bay Avenue from Newport to Monterey
* Beach Drive from Victoria city boundary to King George Terrace
* Victoria from McNeill to Beach Drive
* Currie Road from Transit to Beach Drive.

(c) **Arterial**

* Foul Bay Road (within Oak Bay)
* Henderson from Foul Bay Road to University Drive
* Cedar Hill Cross Road from Gordon Head Road to Cadboro Bay Road
* Cadboro Bay Road from Victoria city boundary to Saanich boundary

(d) **Special**

* Oak Bay Avenue from Foul Bay Road to Monterey
* Beach Drive from Cadboro Bay Road to King George Terrace
* King George Terrace from Beach Drive to Crescent
* Crescent from King George Terrace to Victoria city boundary

Traffic Control Objectives

24. *OBJECTIVE 1: Address identifiable vehicle or pedestrian safety problems.*

While there was a strong desire by a majority of residents to preserve neighbourhood character and amenities, respondents to the 1995 Resident Survey acknowledged that safety is an important consideration when traffic/parking control changes are considered. Policies to achieve this objective include changes to traffic controls and parking restrictions, or through traffic calming procedures where appropriate.

Road Maintenance Objectives

25. *OBJECTIVE 1: Encourage continuing upgrades and improvements to roads.*

Given the pattern of responses to the 1995 Resident Survey, which indicated that many residents would prefer to have their streets remain relatively unimproved, available funding should be devoted to improving arterial roads, collector roads or special roads, and to maintenance, both preventative and remedial, of existing road surfaces.

However, consideration could also be given to rebuilding local roads through a local improvement program or when underground utilities are being replaced.

Bus Service

26. *OBJECTIVE 1: Work to improve the provision of transit services both within the Municipality, and between Oak Bay and other major destinations in the region, taking into account neighbourhood impact.*

Although improved in recent years, travelling by transit within Oak Bay can still be difficult, particularly during evenings and weekends. Support should be given to initiatives which improve the frequency and convenience of transit services for Oak Bay residents, taking into account the neighbourhood impact of such initiatives.

Sidewalks

27. (1) Within Oak Bay, walking is considered to be a regular recreational activity. This is especially important because of the large number of elderly residents; walking and strolling are important pastimes.

(2) Oak Bay's sidewalk system is generally in good repair and adequate. An ongoing risk management program ensures that sidewalks are inspected on a regular basis to ensure problem areas are addressed.

(3) *OBJECTIVE 1: Maintain and improve walkways and sidewalks.*

Asphalt sidewalks are susceptible to cracking and heaving. The intent, over time, is to replace them with concrete. As well, curb-cuts or ramps at intersections can be of great benefit to the elderly, handicapped and parents with strollers. An on-going program should be maintained to address new locations suitable for curb-cuts each year.

Bicycles

28. (1) Bicycling is a popular recreational activity. Increasingly, it is also an alternative for commuting to and from school, work, or shopping trips. Within Oak Bay, streets tend to be used by cyclists due to the relatively low traffic volumes, gentle topography and attractive scenery. Encouraging increased cycling may relieve pressures on traffic congestion and contribute to a better living environment.

(2) OBJECTIVE 1: Support the development of cycling infrastructure and traffic controls which will encourage cycling as an alternative form of transportation.

In the Resident Survey conducted in 1995, a majority of respondents

felt that commuter cycling lanes should be established on major roads, even if it meant restricting vehicle parking. An obvious choice for action in this regard would be on the major streets leading to the University of Victoria and Camosun College.

The provision of dedicated commuter cycling lanes on major roads would naturally be subject to those streets being sufficiently wide and conditions being suitable to accommodate such lanes. In other cases, however, it would be adequate to identify cycling routes through signage.

The Cycling Network Plan in Appendix "D" shows how Oak Bay's major commuter cycling routes tie in with neighbouring jurisdictions.

(3) *OBJECTIVE 2:* Encourage the establishment of bicycle racks in public areas.

Increased numbers of bicycle racks in high density public areas would encourage more people to consider cycling as a means of transportation.

*(**Bylaw 4091, adopted Sept. 25/00)*

PARKS AND RECREATION

29. (1) Overall the amount and variety of open space that is available for the use of Oak Bay's residents is very good. Past decisions that have been made by the community have maintained an even balance between population growth and open space amenities.

(2) Although recreational facilities are over 20 years old, the programs offered within them can be considered good by any standard. These facilities and programs are generally accepted as some of the best within British Columbia.

(3) These parks and recreation facilities contribute significantly to the overall livability of Oak Bay. The natural setting of Oak Bay in itself offers residents an escape from the built-up form of the city. Most neighbourhoods are within easy walking distance of the sea and waterfront access points which occur at frequent intervals.

(4) The relationship between the availability of recreation programs and public open space with "quality of life" has been well documented in many studies. Park land, whether it be for active uses such as sports or passive activity such as relaxing, is seen to be important to the enjoyment and personal development of residents. Because of this, most communities no longer consider park and recreation programs as a luxury, but rather see them as a basic community service.

(5) The purpose of this section of the Community Plan is to evaluate the existing and future park and recreation requirements. The proposed objectives are intended to act as long- term "direction setters".

Parks and Open Space

30. The general goals for Oak Bay's **parks services** remain as they have been in the past; to protect and enhance green space in the community for the enjoyment and benefit of all residents. Specifically:

(1) to protect and maintain natural areas in their natural state;

(2) to provide and maintain green space for organized sport and passive activity;

(3) to create and maintain planted and boulevard areas so as to create a strong positive aesthetic impression for users and passers by;

(4) to protect, maintain, and rejuvenate Oak Bay's urban treescape

(5) to provide sufficient amenities in park areas to ensure safe and enjoyable use by all.

31. (1) Planning for parks and open space involves more than applying a Province-wide set of standards. However, these standards can act as a basis and then be related to the particular requirements of residents and neighbourhoods. The standard used within this proposed Community Plan has not changed significantly over time thereby reflecting their general acceptance.

(2) There are 4 types of parks in Oak Bay:

(a) **Parkettes**: These are small open areas within a quarter mile of all residences and are usually used for sitting, resting or for floral displays. Examples are the Native Plant Garden and Lokier Park.

(b) **Neighbourhood**: These are generally the most important parks and provide space for both organized and unorganized play. Ideally they are located next to schools so that facilities can be shared. Space for field games, sports and playgrounds is often provided. An area of the park should also be set aside for sitting, contemplation and aesthetic landscaping. Examples are Quimper and Lafayette Parks.

(c) **Community**: These parks are similar to neighbourhood parks but provide more facilities and are larger. Active ones contain many fields and facilities and ideally are partially lighted and can be used in all weather. Windsor and Carnarvon Parks are examples. Parks for more passive use are for walking, viewing, picnicking and so on. Anderson Hill is an example.

(d) **Municipal:** These are the largest parks for the use of all residents. They usually have special environmental features. Uplands Park is an example of this type of park.

(3) Oak Bay is in an enviable position compared to most British Columbia municipalities. Overall, there is a desirable balance of open space to the number of residents recorded in the 1991 Census of Canada.

(4) Although Oak Bay has a very good standard of parks provided throughout the municipality, it is important that each neighbourhood should also have sufficient park space within a relatively close walking distance. From examining the population characteristics of each neighbourhood, and the amount of open space that is available, the area south of Oak Bay Avenue can be considered to have some deficiency in local parks. This is particularly important in that this area has a significant number of Oak Bay's younger families who require active play space. In addition, the area near the Marina houses a large number of elderly where sitting and walking areas are very important.

(5) In order to provide a quality standard of open space to all neighbourhoods, some actions will be necessary to upgrade existing parks and acquire some additional open space.

(6) Park policies contained within this Community Plan can be considered as solutions to a number of existing issues that may take a considerable period of time to accomplish. It is particularly important in open space matters to have clear objectives that are constantly strived for.

Parks and Recreation Objectives

32. *(1) OBJECTIVE 1: Continue to renew and upgrade existing playgrounds.*

Desirable improvements include the removal of hard (asphalt) surfaces below and around play equipment in Gyro Park and continued improvements to creative play equipment at Windsor Park.

(2) OBJECTIVE 2: Improve sitting areas in public parks and along frequently used pedestrian paths.

(a) This objective could be accomplished by providing a bench or sitting area no further than 1 to 2 blocks apart on walkways.

These benches could be provided in formal walkways (Bowker Creek, Brighton Avenue, etc.). Also, they could be located along sidewalks between destinations. For example, there is frequent foot traffic between the Windsor Park apartment area and the Village, but there are very few benches or sitting areas.

(3) OBJECTIVE 3: Develop auto-free public walkways and preserve existing lanes in locations that will be useful to walkers.

The following areas might be appropriate places where public pathways could be developed:

(a) East end of Oak Bay Avenue (closed portion) to Beach Drive. This section of roadway is not required for further auto use.

(b) Anderson Hill linkage to Beach Drive. This would make access to this amenity far easier than it is now. This could be a natural pathway.

(c) Walbran Hill access upgraded. Although major walkway development is not required, public access is now difficult.

Support should also be provided for the Provincial Capital Commission's Greenways Program of encouraging pathways that connect parks and public land via quiet streets.

(4) OBJECTIVE 4: Maintain the existing natural park areas in their natural condition.

(a) The natural park areas of Oak Bay are truly magnificent and reflect the natural heritage of the community. There should be only very limited development within these parks in order that their natural character be maintained and enhanced. Trafalgar, Walbran and Anderson Hill are all in this category.

(b) An overall management and improvement strategy for Uplands Park should be initiated. Both the perimeter of the Park and some interior spaces are in poor condition in places, from a forestry or landscape perspective. It is important to ensure that this major park is healthy.

(5) OBJECTIVE 5: Maintain and enhance public access to the waterfront.

(a) Throughout Oak Bay, rights of way and other public properties provide waterfront access from many upland locations. These access routes should be kept open through the maintenance of natural paths in a way that minimizes the impact on the native vegetation. Where necessary, they should be identified by appropriate signage.

(b) Oak Bay also provides walkways along the waterfront. There is, for example, a formal path from Cattle Point in the north to the foot of Bowker Avenue in the south. The waterfront promenade is resumed a very short distance south, at the foot of Broom Road. The intervening portion takes pedestrians along Beach Drive, past the former Francis Rattenbury home at what is now Glenlyon-Norfolk School. While not along the waterfront, it is still a very pleasant walk. If the opportunity arose, however, and providing that it could be accomplished without detracting from the amenities of the adjacent properties, it would be worthwhile to link these sections by developing a natural walkway along the waterfront, near the mouth of Bowker Creek.

(6) OBJECTIVE 6: Preserve the natural qualities of the marine environment.

(a) The foreshore (the beach area below the mean high water mark) falls under the jurisdiction of the Province. The Municipality is consulted by the Province, however, in land use decisions affecting the foreshore, and local zoning regulations are generally respected by the senior government. Those regulations shall be designed to ensure that the foreshore adjoining residential upland property remains in its natural state, with the only exceptions being works constructed to serve a preeminent public purpose.

*(**Bylaw 4319, adopted Jun. 11/07)*

(b) The Municipality will continue to its investigative work with respect to sources of stormwater contamination, which can affect receiving water quality in urban areas.

(7) OBJECTIVE 7: Improve amenities along high pedestrian use walkways.

In addition to the areas mentioned in Objective 5, there are many other places in the Municipality where residents enjoy their daily stroll. Some of the particularly popular routes include the Shoal Bay walkway, King George Terrace, and Beach Drive north of Cattle Point. In areas such as these, the addition of amenities such as park benches, water fountains, litter bins and wheelchair drops would add to the enjoyment of all pedestrians.

(8) OBJECTIVE 8: Provide additional neighbourhood park space in the neighbourhoods south of Oak Bay Avenue and west of Transit.

This section of Oak Bay is deficient in park space available for use by residents. This is particularly important because this neighbourhood has one of the highest concentrations of children within the community.

By expanding and improving existing facilities, this could be accomplished with a minimum of land acquisition. As an example, additional land could be acquired adjacent to the Monterey School to expand open space availability to local residents.

33. Other actions that might be contemplated in order to improve the overall park and open space system:

(1) Playing surfaces within many of the neighbourhood parks require drainage improvements. The initial cost of these improvements eventually repays itself as they result in reduced maintenance costs and increase in the length of time that the parks may be used. Windsor Park is one park with this type of problem. Similarly, the installation of automatic irrigation systems would improve the quality of the playing fields while reducing the maintenance costs associated with a manual watering system.

(2) Many of the structures located within public parks would be more attractive with perimeter landscaping around them. When improvements occur in an individual park, additional landscaping with shrubs, vines or similar plants should be undertaken.

(3) The Garry Oak, as the namesake tree of Oak Bay, is one of the most important symbols of this community. While these trees are experiencing some pressure from natural sources, there has also been some pressure when redevelopment has occurred.

In 1995 a bylaw was adopted which extends formal protection to those Garry Oaks on private property lying outside the building envelope of a property. As an additional protection measure for these important trees, when redevelopment of a lot occurs it might be appropriate in some situations to relax zoning bylaw siting or parking requirements if it means preserving a mature Garry Oak.

33.1 Notwithstanding the recreational and "green space" focus of policies and objectives with respect to park land, it is recognized that there are some types of commercial activity which, properly regulated, are not necessarily inconsistent with these overriding purposes.

One example of a commercial activity that would be consistent with the original purpose of reserving land for park use would be the sale of refreshments in the context of, and manifestly ancillary to, a community celebration or event. The annual Oak Bay Tea Party at Willows Park would be the most prominent example of a community event which, while not a commercial activity in itself, is enhanced by the availability of refreshments and amusements provided through vendors.

With open space at a premium in a fully developed municipality such as Oak Bay, moreover, sometimes park land can provide the only workable location for a valuable service that is of benefit to the community as a whole. One example would be land required for a small-scale portable recycling service, which, carefully regulated as to time, location and scale, could be allowed to occur without detracting in any way from the principal purpose of the park. Another might be an unobtrusive underground pumping facility required for a community sewerage system.

An adequate inventory of park land is an attribute of a liveable and sustainable community, and to the extent that other objectives in the sustainable community category can be achieved through the judicious use of park land without detracting from its fundamental public recreational purpose, regulations allowing such uses would not be inconsistent with the overall community vision represented by this document. If, for example, a portion of park land proved to be the most suitable location for an outdoor produce market, the latter providing a source of locally grown food accessible without longer vehicle trips to more conventional grocery outlets, bylaw regulations that allowed such a use from time to time on a limited basis could be consistent with that vision. As land owner, however, the Municipality would have a duty to put controls in place that respected the paramountcy of the basic park value, i.e., as a place set aside for the recreation of the public, the protection of the natural environment, or both.

*(**Bylaw 4427, adopted Sept. 29/08)*

Arts and Culture

34. OBJECTIVE 1: Continue, as opportunities arise, and as resources allow, to encourage, nurture and support the endeavours of groups contributing to the artistic and cultural fabric of the community.

Statistics maintained by arts and cultural organizations throughout Greater Victoria show a high level of support for these activities among Oak Bay residents. It is recognized that a rich cultural milieu is an important part of the 'healthy living environment' envisaged by this Official Community Plan.

Related policy measures may include:

(1) cooperating with arts and cultural groups in the use of Oak Bay parks and other public facilities;
(2) endeavouring to incorporate works of art into new or extensively renovated public buildings;
(3) continuing to apply a responsible and balanced approach to the support of arts and cultural organizations at the intermunicipal level.

MARINAS AND BOATING

35. (1) Boating is an important recreational activity for many of Oak Bay's residents. Permanent moorage is provided at the Royal Victoria Club and the Oak Bay Marina.

(2) OBJECTIVE 1: Restrict significant expansion of permanent moorage facilities at the Oak Bay Marina.

The current marina space is frequently fully occupied, reflecting a high demand for this space. However, if this total demand were to be met within Oak Bay, the waterfront would alter significantly in character. Minor expansion could be considered. However, parking associated with the marina is very limited and this would restrict any expansion possibility.

(3) OBJECTIVE 2: Permit some provision of tourist-oriented marina space.

A tourist-oriented marina allows visitors to be assured a space when they arrive at a marina. At the present time this is only done at the Oak Bay Beach Marina when there is a temporarily vacant space. Some minor expansion of berths would be considered for this purpose as contributing to the regional economic base. This type of tourist facility is not disruptive to the community and has been shown to be in demand. Auxiliary facilities such as laundry, change and shower facilities could be included.

(4) OBJECTIVE 3: Improve the existing ramps and storage areas used by day sailors.

There are many day sailors who launch their boats for use on a daily basis. The current ramps located at Cattle Point are in a good location. The northern ramp could be widened. The area used for trailer storage could also be upgraded. These improvements can be made without damaging the beautiful and fragile nature of Cattle Point.

(5) OBJECTIVE 4: Encourage the expanded community use of marina facilities.

One of the benefits of living in a seaside community is the opportunity of access to waterborne recreational opportunities. Through an arrangement with the operators of the Oak Bay Marina, the Municipality has been able to provide free use of the Marina's docking facilities for community groups such as the Sea Scouts, Oak Bay Sea Rescue and for the Parks and Recreation Department's sailing instruction program. Encouragement should be given to pursuing similar opportunities should they become available in the future either at the Oak Bay Marina or another location.

EDUCATIONAL FACILITIES

36. (1) Both local schools and institutions of higher education are located within Oak Bay. The University of Victoria continues to grow and will undoubtedly continue to have a significant impact upon Oak Bay despite its location on the northern most boundary of the Municipality. Camosun College also has direct effects upon the community because of its location along Foul Bay Road and adjoining low-density residential neighbourhoods.

Post Secondary

(2) OBJECTIVE 1: Work with the University of Victoria and Camosun College to address issues arising out of the presence of these large institutions in the Municipality.

(a) While there are benefits to having institutions of higher learning within the Municipality, those benefits are often accompanied by certain "side effects" which should be continually monitored and addressed to maintain harmony with adjacent neighbourhoods and the community as a whole.

(b) These effects include increased demands on sewer, water and road infrastructure as well as a significant number of calls for assistance to the fire department. In particular, spillover parking and traffic generated from these institutions should continue to be closely monitored to minimize their impact on adjacent neighbourhoods.

(c) In cases where either the University of Victoria or Camosun College submits a major development proposal which would be located in close proximity to residential properties in Oak Bay, the Municipal Council should offer its input to the University with a view of minimizing any negative impact of the development on nearby residents.

Primary and Secondary

(3) OBJECTIVE 2: Support the continuation of schools within each neighbourhood of Oak Bay.

(a) The number and location of public schools within the community serves the needs of the school-age population well. In fact, there is excess capacity overall in these schools. This is important because no public expenditure for school construction will be required. Also, the

recommendations of the Community Plan for some increases in the number of dwelling units will not generate demand for additional school facilities.

(b) With the exception of Oak Bay High, enrollment in the public schools is projected to decline over the next five years. This has been a trend for the past few years.

(c) The most important issue surrounding planning for public school facilities within Oak Bay is the potential for school closures if the number of children continues to decline.

(d) Neighbourhood schools have traditionally been an important element of community life. Eventually, it may be necessary to consider closure of a school if the number of children becomes very small. However, the objective of the community is to maintain schools at a neighbourhood level for as long as possible.

(e) Opportunities may exist for schools to be used more extensively outside of regular school hours for such things as evening recreational programs, computer classes, or cultural activities such as the staging of a play or concert in a school auditorium. Activities such as these may help to protect and enhance the role of schools as neighbourhood resources.

UTILITIES AND SERVICES

37. New construction in Oak Bay is primarily in the nature of infill and redevelopment. With the exception of some University lands, the available land mass is almost entirely developed, and the Municipality is not required to plan for the extension of services to accommodate new development.

Much of the underground infrastructure, however, was installed in the early years of municipal incorporation, and there is a pressing need for ongoing programs of replacement and repair.

Water Service

38. OBJECTIVE 1: Maintain water volume and pressure at levels which are adequate for domestic use and fire suppression in an urban area.

Where feasible, the Municipality will continue with its program of re-lining existing water mains, which has proved very cost-effective in the past. In situations where this method of rehabilitation will not meet engineering requirements, undersized water mains will be replaced with pipes of larger diameter as resources permit.

Water pressure zones will be looped where necessary to provide a more reliable source of supply. Pumping stations will continue to be monitored and evaluated, and will be upgraded as required to reduce maintenance costs and increase fire flows.

Storm Sewers

39. OBJECTIVE 1: Continue to develop a drainage system that meets current engineering standards for the accommodation of storm flows.

Much of the Oak Bay storm drainage system has deteriorated due to age. Many portions are susceptible to penetration by tree roots, and the clay tile segments are prone to misalignment as well.

Within budgetary limits, the Municipality will continue to allocate resources to the replacement or repair of storm sewer mains, in accordance with priorities established by Council on the advice of its Engineering Department.

Within budgetary limits, the Municipality will also endeavour to carry out regular maintenance of those storm sewer mains which, according to its records, are susceptible to blockage.

Sanitary Sewers

40. OBJECTIVE 1: Continue to develop a sewerage system that minimizes the infiltration of storm water and related overflows.

During the 1980s, the Oak Bay marine environment was vastly improved by the removal of septic tanks, the construction of the East Coast Interceptor trunk sewer, and works in the Crescent Road area. Many sources of beach pollution were eliminated.

Because portions of the sanitary sewerage system, either by design, as in the Uplands, or due to their age, are not impermeable to the inflow or infiltration of water, however, volumes during periods of heavy rainfall can increase to the point where overflows occur as a safety valve.

Such overflows are relatively infrequent, and sewage is highly diluted because most of the pipe volume is rain water. However, it remains an objective of the Municipality to continue working towards a gradual reduction in the number of overflows through upgrading or replacement of pipes, construction of storage facilities, or other means.

Street Lighting

41. (1) OBJECTIVE 1: Reduce energy consumption and improve street lighting.

In 1996, many municipal streets continued to be illuminated by mercury vapour street lamps. There is a strong incentive, in terms of reduced energy consumption, to convert to sodium-based light sources, which would result in a significant annual saving in operating costs. This quality of lighting would also be more appropriate for residential areas. This program would be pursued as resources and priorities permit.

(2) OBJECTIVE 2: Continue the program of installing decorative lamp standards.

The Municipality has installed decorative lamp standards and luminaries in the Oak Bay Village, which is its principal business area, continuing west along Oak Bay Avenue to Foul Bay Road.

A secondary, but distinct, business area is located on Estevan Avenue between Dunlevy Street and Musgrave Street. Continuation of the theme established for the Village would be appropriate for this area, as resources permit.

The distinctive lamp standards in the Uplands subdivision will be maintained. However, more efficient light sources than the current incandescent fixtures could be examined if the quality of illumination was acceptable. The underground wiring for these decorative lamps has deteriorated significantly and should be replaced as resources permit.

Overhead Wiring

42. OBJECTIVE 1: Encourage the elimination of overhead wiring.

During the 1980s and the early part of the 1990s, overhead wiring was eliminated on Oak Bay Avenue from the entrance to the Municipality, at Foul Bay Road, east to Monterey Avenue. The result has been a marked improvement in the appearance of Oak Bay's "Main Street". In 1996 work was begun to complete the same task in the Estevan Village business area.

The elimination of overhead wiring would also be a worthwhile objective in other areas such as the high pedestrian traffic portion of Beach Drive near the Oak Bay Marina, or in any other situation in the Municipality where the upgrading of off-site services may be required in conjunction with private development projects.

As a long range goal, it would be desirable to have overhead wiring eliminated in

all residential neighbourhoods. However, given the magnitude of the expenditure required, this objective might be best achieved through a local improvement program where property owners bear the cost of the undergrounding, perhaps at the same time a street is being rebuilt.

EMERGENCY PREPAREDNESS

43. (1) Residents of Oak Bay are fortunate to reside in a community where the threat of natural or man made disaster is not a dominant influence in our daily lives. That does not mean, however, that we can afford to be complacent. Many of our citizens are infirm, elderly, live in condominium and apartment buildings, or are otherwise unable to fend for themselves in a disaster. While Oak Bay's emergency resources are adequate in normal circumstances, they could rapidly become overwhelmed in a major emergency or disaster.

(2) OBJECTIVE 1: Continue to refine and exercise the Municipality's emergency plan in accordance with the ***Emergency Program Act.***

With the assistance of the Emergency Program Coordinator and many volunteers, the Municipality has developed an emergency plan which details the organization, plans, procedures and resources established within Oak Bay for combating a variety of major emergencies or disasters. This plan should be exercised as frequently as resources permit and refined if better ways of dealing with a particular emergency are discovered. Support should be given for increased cooperation between Oak Bay and neighbouring municipalities with respect to emergency preparedness.

(3) OBJECTIVE 2: Make citizens aware of what resources are available in the Municipality in the event of an emergency, and encourage them to make themselves personally responsible for their safety in the event of a major disaster.

It is generally accepted that in the event of a major earthquake, residents may have to fend for themselves for up to 72 hours before emergency response agencies are able to reach them. An ongoing process of education which draws attention to the various steps that individuals can take to prepare for this eventuality will ensure they can survive such a disaster on their own until help arrives.

TOURISM

44. (1) Tourism is a critical element of the Victoria region's total economic base. The economic "spin-offs" of the industry are clearly apparent. Residents of Oak Bay derive both direct and indirect benefits from a strong economic base that includes tourism.

Each local government of the Capital Regional District decides what elements of its individual community can help to further the economic goals of the entire region.

Oak Bay, itself, is considered an important contributor to the region's tourist economy. Oak Bay's individual character is attractive to tourists. The Uplands, Beach Drive, the open waterfront areas, and the Village among others, are tourist generators. The frequency of tour buses and out-of-province licence plates along Beach Drive shows that tourists find Oak Bay, on its own, attractive.

(2) *OBJECTIVE 1: Encourage private and public contribution to emphasize Oak Bay's character as a scenic community.*

This policy is not just for the benefit of tourists, but also for Oak Bay residents. Beach Drive is an important local road and frequently used by residents. This policy would mean that private buildings would be of an appropriate design and quality that respects the location. Additionally, landscaping and trees should be considered of particular importance. In the public sector, buildings should also emphasize landscaping.

(3) *OBJECTIVE 2: Encourage the retention and enhancement of the historical capacity for tourist accommodation within the Municipality.*

There is a long history of tourist accommodation within Oak Bay, before and after the incorporation of the Municipality in 1906, particularly along Beach Drive in the general vicinity of what is now the Oak Bay Marina. Tourist accommodation is a category of use that contributes to a balanced economic base and has spin-off effects for other elements of the local economy. A full service hotel also provides amenities which are of value to residents of the community.

The Oak Bay Beach Hotel site on the water side of Beach Drive south of the Oak Bay Marina has been in hotel use more or less continuously since 1927, so that the neighbourhood has accommodated a hotel operation for some time and has to a significant extent been developed around it. This location would be appropriate for continued hotel use, with the sloping site, the area of the lands and the community amenity that the use represents combining to allow for development to a size that constitutes an acceptable departure from the general "low profile" goal set out in Section 2(g).

Notwithstanding Section 16(1), the full-service hotel use concept on this site may include as secondary uses the possibility of ancillary retail, food and beverage, conference, theatre and service facilities, along with limited permanent multi-family accommodation. Limited boat moorage appurtenant to the hotel facility would also provide useful tourist-oriented dock space which would be acceptable so long as it did not obstruct public passage along the foreshore.

*(**Bylaw 4319, adopted Jun. 11/07)*

REGIONAL CONTEXT

45. REGIONAL CONTEXT STATEMENT – DISTRICT OF OAK BAY
(Bylaw 4221-05/01/10)

Introduction

A Regional Growth Strategy (RGS) for the Capital Regional District was approved by the CRD Board of Directors in August 2003.

Provincial legislation requires that each Capital Regional District member municipality prepare, as part of its Official Community Plan (OCP), a Regional Context Statement which illustrates the policy links between the OCP and the RGS.

The RGS sets out sub-strategies under the following headings:

Managing and Balancing Growth

1. Keep Urban Settlement Compact
2. Protect the Integrity of Rural Communities

Environment and Resources

3. Protect Regional Green and Blue Space
4. Manage Natural Resources and the Environment Sustainably

Housing and Community

5. Build Complete Communities
6. Improve Housing Affordability

Transportation

7. Increase Transportation Choice

Economic Development

8. Strengthen the Regional Economy

Local Context

The District of Oak Bay was incorporated in 1906 and is at a different stage of development than many other member municipalities within the CRD. Oak Bay experienced its major growth in the half-century from 1910 to 1960. Aside from parts of the University of Victoria campus, there are no large tracts of bare land left to develop.

New residential development takes the form of either single family infill by subdivision, for which the potential is quite limited if the fundamental character of the community is to be preserved, and more significantly, the replacement of lower density by higher density forms of housing in carefully selected areas.

Specific RGS Strategic Directions

1. Keep Urban Settlement Compact

The District of Oak Bay is located entirely within the boundaries of the Regional Urban Containment and Servicing Policy Area designated on *Map 3* (*Growth Management Concept Plan*), appended to the RGS. The Municipality is completely serviced and developed for a mixture of residential, institutional and commercial uses.

The RGS recognizes that urban containment within the CRD as a whole is affected by land use policies within fully developed municipalities such as Oak Bay, where the degree of willingness to accept some increased density of residential development indirectly affects the pressure to extend development into the more rural portions of the Greater Victoria area.

The District meets the objectives of the urban containment and compact development policies by accommodating limited growth through zoning practices which promote the preservation and enhancement of existing stock along with modest redevelopment for multiple family forms of housing.

The principal objective contained within Section 13 of the OCP is to "allow limited expansion of areas where multiple dwelling units are permitted in order to meet overall housing needs." The OCP goes on to identify specific areas in this regard, and the Municipal Council has also displayed a willingness to amend the OCP and zoning regulations to allow residential development of increased density in areas not specifically identified at the time of adoption of the Plan, but which satisfy the criteria for determining the appropriate locations for those forms of development. Through a continuation of this ongoing decision-making process on land use issues, the District will attempt to increase by 2011 its designated planned capacity for a range of housing types by 5% as contemplated by the RGS, and will monitor progress in this regard over time.

Section 11 of the OCP deals with Seniors' Housing as a subset of the larger housing issue. The demographic profile of Oak Bay warrants special attention to this form of development in endeavouring to meet the increased core area housing capacity objectives of the RGS, and the OCP expressly contemplates allowing a higher density of use for this purpose.

2. Protect the Integrity of Rural Communities

Under this heading, the RGS assigns a priority to preserving the natural landscape as a durable fact of life in the Capital Region. The RGS goes on to designate for long term protection as "Capital Green Lands" a number of major parks within the region. This

section also assigns a priority to the formulation of OCP policies directed towards the long term protection of "Renewable Resource Lands", which include forest and agricultural land reserve areas.

As a fully developed suburban municipality, Oak Bay does not have lands zoned and used for agricultural purposes, although the two major golf courses – Uplands and Victoria – were included within the "greenbelt" class of the agricultural land reserve that existed when the ALR legislation was first passed in 1973. These two golf courses remain within the ALR, and the OCP contemplates that they will continue in their current recreational use.

The only "Capital Green Land" designations within Oak Bay are Uplands Park and the Trial Islands. Except for the existing communication towers and lighthouse facilities on south Trial Island, both of these areas are designated for long term Park use on the Land Use Map appended to the OCP. Section 32 of the OCP refers to the maintenance of Uplands Park in its natural condition and identifies a need for an overall management strategy for the Park, which has since been undertaken by the Oak Bay Parks and Recreation Commission.

Overall, the OCP is consistent with the "Renewable Resource Land" and "Capital Green Land" policy areas designated on Maps 3 and 4 appended to the RGS.

3. Protect Regional Green and Blue Space

This portion of the RGS deals in part with the preservation of "Unprotected Green Space Policy Areas", of which none are designated within Oak Bay.

An element of this section of the RGS also includes the development of an integrated system of parks and trails linking urban areas to rural green space areas.

Section 28 of the OCP contains a number of objectives pertaining to public walkway maintenance and development, including the maintenance and enhancement of pedestrian access routes from urban sidewalks to natural park and foreshore areas, which complement the Regional Green/Blue Space strategies within the RGS.

Oak Bay is a maritime municipality, and Section 32 of the OCP establishes the preservation of the natural qualities of the marine environment as a principal objective within the "Parks, Recreation and Culture" portion of the document, with a number of key strategies directed towards that end.

4. Manage Natural Resources and the Environment Sustainably

This section refers to a number of cooperative initiatives in the areas of regional air quality, waste reduction and watershed management. Through this Regional Context Statement, the District recognizes the value of these initiatives, with that acknowledgement reflected in its participation in regional projects such as a management plan for the Bowker Creek watershed. Oak Bay has also been a regional

leader in solid waste reduction, with a high landfill diversion rate attributable to its locally managed curbside and central drop-off recycling programs.

5. Build Complete Communities

The "Build Complete Communities" section of the RGS supports development patterns that allow residents to undertake a wider range of daily activities closer to home.

This objective is strongly supported by Sections 15, 16 and 17 (*Business in Oak Bay*) of the OCP, in combination with the areas specifically identified for expansion of multiple family forms of housing, all of which are within walking distance of key amenities. The *Senior's Housing* section of the OCP also establishes proximity to transportation and services as key criteria for the location of residential development projects within this category.

The OCP Land Use Map recognizes a category of use that includes both commercial and residential development in recognition of the beneficial effect of this combination on the viability of the commercial area as well as its consistency with the "Complete Community" objectives of the RGS.

The existing mix of development within Oak Bay, with well-established commercial nodes such as Oak Bay Village, Estevan Village, Dean Heights and the Willows distributed throughout the municipality, closely matches the "Complete Community" model set out in the RGS. All areas to be considered for major residential redevelopment within the current or an amended OCP would be close to transportation and services in keeping with this RGS objective.

Oak Bay is also home to a major portion of the University of Victoria campus and parts of Camosun College as well, adding high-quality post-secondary education to the mix of services available close to home.

6. Improve Housing Affordability

The "Improve Housing Affordability" portion of the RGS provides direction to the CRD in terms of establishing a Regional Housing Affordability Strategy.

Within the *Seniors' Housing* section of the OCP, the issues that the RGS sets out to be addressed by a Regional Housing Affordability Strategy are supported by initiatives with the potential to reduce the cost of this class of accommodation. These initiatives include density bonusing as well as consideration of the use of surplus public land. Section 12 of the OCP also provides encouragement to organizations who are interested in providing housing for persons with modest incomes.

Oak Bay has a record of amending its OCP and zoning to allow the development of housing as a secondary use on existing institutional properties such as church lands, promoting affordability through the reduction of the land cost component of the project budget.

Section 16(2) of the OCP also promotes the inclusion of residential apartments above street level in the redevelopment of retail business space, and there are a number of examples of this form of affordable housing in the Oak Bay Village, Estevan Village and other business areas.

7. Increase Transportation Choice

The "Increase Transportation Choice" portion of the RGS provides direction to the CRD in terms of establishing a Regional Transportation Strategy.

Oak Bay is bounded on two sides by water, and except for the Foul Bay/Henderson corridor leading to the University of Victoria, does not feature within its street system direct "through" routes from one major Capital Regional District destination to another.

Within the "Transportation and Roads" division of the OCP, there are a number of policies and objectives which provide direct support to the goals set out in the RGS for a Regional Transportation Strategy. Under Section 26 (Bus Service) of the OCP, the District will "work to improve the provision of transit services both within the municipality, and between Oak Bay and other destinations in the region."

Section 24 (Traffic Control Objectives) of the OCP assigns a priority to pedestrian safety which successive Councils have supported through ongoing upgrades to crossings throughout the Municipality. Section 28 (Bicycles) supports the development of cycling infrastructure and traffic controls which will encourage cycling as an alternative form of transportation.

8. Strengthen the Regional Economy

The "Strengthen the Regional Economy" portion of the RGS provides direction to the CRD in terms of establishing a Regional Economic Development Strategy.

Economic health is a key focus of the OCP. Objective 5 under Section 16 encourages "measures which will enhance the economic viability of existing business areas". Pursuant to this objective, Oak Bay has played a critical coordinating and facilitating role in the development and maintenance of business improvement areas within the municipality.

Under Objective 4 of the same section, the municipality will "enhance the physical environment of local shopping areas", and resources continue to be allocated for this purpose.

Oak Bay has also endeavoured to strengthen business areas such as the Oak Bay Village by maintaining and expanding the presence of nearby institutional uses, such as the library and the seniors' centre, which draw large numbers of people to the shopping district on a daily basis.

Section 19 of the OCP provides for a liberalization of home-based business regulations, since reflected in the Zoning Bylaw, consistent with the RGS focus on the pursuit of growth in knowledge-based industries.

Oak Bay has been supporting newer industries such as film production through direct financial contribution to regional coordinating bodies and also through policies which expedite approvals for street occupancies and other municipal services.

Land Use Policy Designation Summary

RGS Map 3 (Growth Management Concept Plan)

Map 3 (Growth Management Concept Plan) appended to the RGS delineates the following land use policy areas:

(1) Capital Green Lands Policy Area
(2) Renewable Resource Lands Policy Area
(3) Regional Urban Containment and Servicing Policy Area
(4) Unprotected Green Space Policy Area
(5) Rural/Rural Residential Policy Area
(6) Victoria International Airport Special Policy Area
(7) Metropolitan Core and Major Centres Policy Area

The RGS designates most of the land within Oak Bay as part of Category (3), *Regional Urban Containment and Servicing Policy Area*. The Official Land Use Map appended to the OCP reinforces this policy by designating all of this area for a mix of residential, commercial and institutional uses consistent with the urban containment concept. The entire area is serviced with community water, sewer and storm drainage systems.

Map 3 of the RGS designates the two major golf courses within Oak Bay as part of Category (2), *Renewable Resource Lands Policy Area*. These lands are designated for continuing recreational use on the Land Use Map appended to the OCP.

The only Oak Bay lands designated by the RGS under Category (1), *Capital Green Lands Policy Area* are Uplands Park and the Trial Islands. The Land Use Map appended to the OCP designates all of Uplands Park and the bulk of the Trial Islands for Park use. The Trial Islands are owned by the Crown Provincial. The only portions of the Trial Islands not specifically designated for Park use in the OCP are those areas which the Province has allowed to be developed for lighthouse and radio transmission facilities, respectively. The OCP Land Use Map designates these specific areas for Institutional Use.

There are no Policy Area (4) through (7) designations within Oak Bay.

RGS Map 4 (Regional Green/Blue Spaces System)

Map 4 (Regional Green/Blue Spaces System) appended to the RGS makes the following designations:

(1) Major Parks and Ecological Reserves
(2) Future Regional Park
(3) CRD Water Lands
(4) Regional Trails
(5) Agricultural Land Reserve
(6) Forest Land & Forest Land Reserve
(7) Unprotected Green Space Policy Area
(8) Blue Space Core Policy Area

The only Map 4 designations within Oak Bay are in Categories (1), (4) and (5).

Category (1), *Major Parks and Ecological Reserves*, includes Uplands Park and the Trial Islands. As indicated above, the Land Use Map appended to the OCP designates all of Uplands Park and the bulk of the Trial Islands for Park use. The Province's Ecological Reserve designation for the Trial Islands excludes the radio transmitter and lighthouse sites on south Trial Island; these areas therefore retain an "Institutional" designation in the OCP.

Map 4 includes a Category (4), *Regional Trails*, designation in areas close to or on the waterfront along Oak Bay's south and east shores. The Land Use Map appended to the OCP addresses legal parcels of land and does not deal with rights of way as such, but Objectives 4 and 5 under Section 32 of the OCP (*Parks and Recreation Objectives*) strongly support the development and maintenance of public pathways as a key component of the District's overall recreation strategy. In addition to the maintenance of walkways on public rights of way such as the Esplanade along Willows Beach, which is part of the Regional Trail network designated in the RGS, Oak Bay has cooperated with the owners of the Chinese Cemetery – also located along the designated Regional Trail route – to preserve walking access for the public.

Category (5), *Agricultural Land Reserve*, includes the Uplands and Victoria golf courses. When the *Land Commission Act* was enacted in 1973, golf courses were included under the greenbelt provisions that were part of the legislation at that time. These provisions were removed from the *Act* in 1977, but the two golf courses remain within the Reserve. Part of the rationale is that redevelopment of these urban golf courses for another use could indirectly impact the objectives of the ALR by increasing pressure for golf course development on rural lands outside the urban area. The Land Use Map appended to the OCP supports continued golf course use by designating these lands for recreational use."

APPENDICES

Appendix "A": Neighbourhood Demographics

The map at the end of this appendix shows the approximate boundaries of individual neighbourhoods within Oak Bay.

These boundaries are not ideal in all cases but are the best that can be developed from Census information.

This neighbourhood analysis is especially important because it shows how the housing type of each neighbourhood affects population mix. The most significant conclusions are:

Neighbourhoods with primarily single family homes are obviously the most family-with-children oriented.

Multiple-family forms of housing are very desirable to an older population; it can be expected that a multiple dwelling form of housing will have at least ***70*** % to ***80*** % of its residents over the age of 55.

Multiple dwelling forms of housing have at least ***50*** % of their units occupied by single-person households.

About ***50*** % of residents living within multiple dwelling forms of housing have moved there from another home in Oak Bay. This indicates that when people become older and do not wish to care for a larger single- family home, many seek multiple dwelling accommodation within Oak Bay.

Single-family homes tend to attract more people from outside Oak Bay than do multiple dwelling forms of buildings.

These broad generalizations are further emphasized when each smaller area of Oak Bay is examined in terms of its population composition and the types of dwellings present. Character summaries for each neighbourhood are as follows:

(1) Neighbourhood A: Barkley/Crescent/Quimper

This is typically not a retirement area; has a higher percentage of married residents; has a high proportion of families with 52 % having children; 86 % of dwelling units are owner occupied; over 93 % of dwellings are single-family homes; has the highest percent of population between 45 - 64 years of age; has the lowest percent of population over 75 years of age.

Population:	915
Average age of population:	43.9 years
Average children per family:	.8
Average persons per family:	2.7
Average persons per household:	2.5
Male population:	47%
Female population:	53%

(2) Neighbourhood B: McNeil/ South Oak Bay

This area has the highest proportion of children under the age of 14; is typically not a retirement area; contains some of the youngest families in Oak Bay; is a very family-orientated neighbourhood with 67 % having children; 86 % of dwellings are owner occupied; over 95 % of dwellings are single family.

Population:	2195
Average age of population:	38.2 years
Average children per family:	1.1
Average persons per family:	3.1
Average persons per household:	2.7
Male population:	48%
Female population:	52%

(3) Neighbourhood C: Beach/Newport

This is more of a retirement area (35 % over 65); 37 % of dwellings are apartments; only 37 % of families have children at home; 66 % of dwellings are owner occupied; has the lowest percent of the population between 20 - 35 years of age.

Population:	815
Average age of population:	46.5 years
Average children per family:	.8
Average persons per family:	2.8
Average persons per household:	2.3
Male population:	45%
Female population:	55%

(4) Neighbourhood D: Marina Area

This is the most retirement-oriented area of Oak Bay; 58 % of the population is over 65; 20 % of residents are widowed; 51 % of households are occupied by individuals living alone; 72 % of dwelling are apartments; 77 % of dwellings are owner occupied; only 24 % of families have children at home.

Population:	1275
Average age of population:	60.1 years
Average children per family:	.5
Average persons per family:	2.5
Average persons per household:	1.8
Male population:	40%
Female population:	60%

(5) Neighbourhood E: South Foul Bay/Windsor

In this area, 40 % of residents are over age 65; there is a broad age mix of people living within this area; 70 % of dwellings are owner occupied; about 24 % of family households have children at home.

Population:	2025
Average age of population:	52.3 years
Average children per family:	.7
Average persons per family:	2.6
Average persons per household:	2.0
Male population:	42%
Female population:	59%

(6) Neighbourhood F: Poets Area

This is the Poet's Area and is attractive to younger households with 36 % of people being between 15 and 34 years of age; approximately 15 % of the people are widowed; 38 % married and 21 % single; 78 % of households are occupied by families; 48 % of dwellings are owner occupied; 47 % are apartment units.

Population:	775
Average age of population:	47.8 years
Average children per family:	.9
Average persons per family:	2.7
Average persons per household:	1.8
Male population:	41%
Female population:	60%

(7) Neighbourhood G: Cranmore/Willows

In this area, 36 % of the population is over 65; 86 % of the households are families; 47 % of the area's residents did not move between 1986 and 1991; 68 % of dwellings are owner occupied; 54 % of families have children at home.

Population:	2320
Average age of population:	56.6 years
Average children per family:	1.1

Average persons per family:	2.3
Average persons per household:	2.0
Male population:	42%
Female population:	58%

(8) Neighbourhood H: Florence/Epworth

This is somewhat of a retirement area with 48 % of residents over 65 years; 23 % of residents are widowed and this is the highest in the community; 26 % of total households are not families; 75 % of all dwellings are rented (highest in Oak Bay). Due to the largest number of multiple dwelling units located along Cadboro Bay Road, these figures emphasize elderly residents. However, there are also a number of single family dwellings in the area with a family orientation.

Population:	505
Average age of population:	56.0 years
Average children per family:	.6
Average persons per family:	2.5
Average persons per household:	1.5
Male population:	40%
Female population:	60%

(9) Neighbourhood I: Carnarvon/ Eastdowne

This neighbourhood contains a mix of age groups; 79 %of households are families; this area is quite stable with 51 % not moving between 1986 and 1991; 58 % of units are owner occupied; 61 % of dwellings are single family; 47 % of families have children at home.

Population:	2615
Average age of population:	43.2 years
Average children per family:	.8
Average persons per family:	2.7
Average persons per household:	2.2
Male population:	46%
Female population:	54%

(10) Neighbourhood J: Northwest/ Henderson Road

This area had the lowest percentage of elderly within Oak Bay; a high proportion of secondary school-aged children live here; 61 % of the population is married; this is the most stable neighbourhood with only 41 % moving between 1986 and 1991; 95 % of dwellings are owner occupied; 44 % of families have children at home.

Population:	1890
Average age of population:	46.8 years
Average children per family:	.9
Average persons per family:	2.8
Average persons per household:	2.7
Male population:	50%
Female population:	50%

(11) Neighbourhood K: Uplands

This is a Family orientated area; 54 % of the population is married; 64 % of the population did not move between 1986 and 1991; 91 % of dwellings are owner occupied; 52 % of dwellings have children at home.

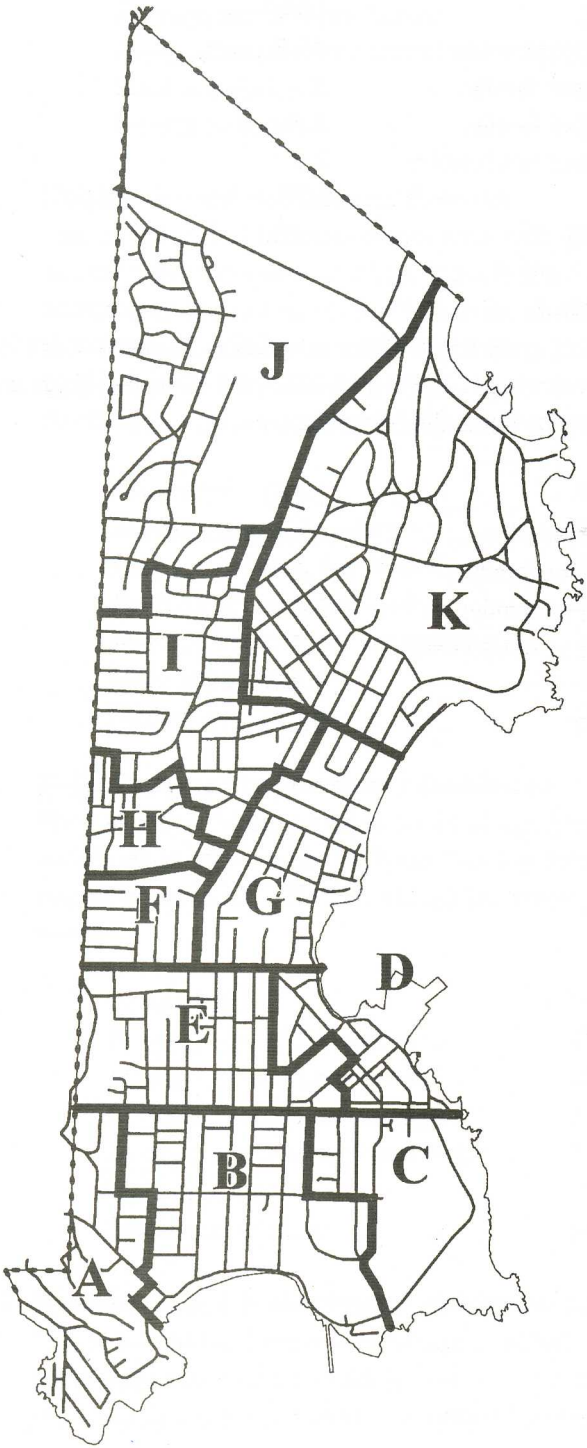
Population:	2470
Average age of population:	43.3 years
Average children per family:	1.0
Average persons per family:	3.0
Average persons per household:	2.7
Male population:	47%
Female population:	53

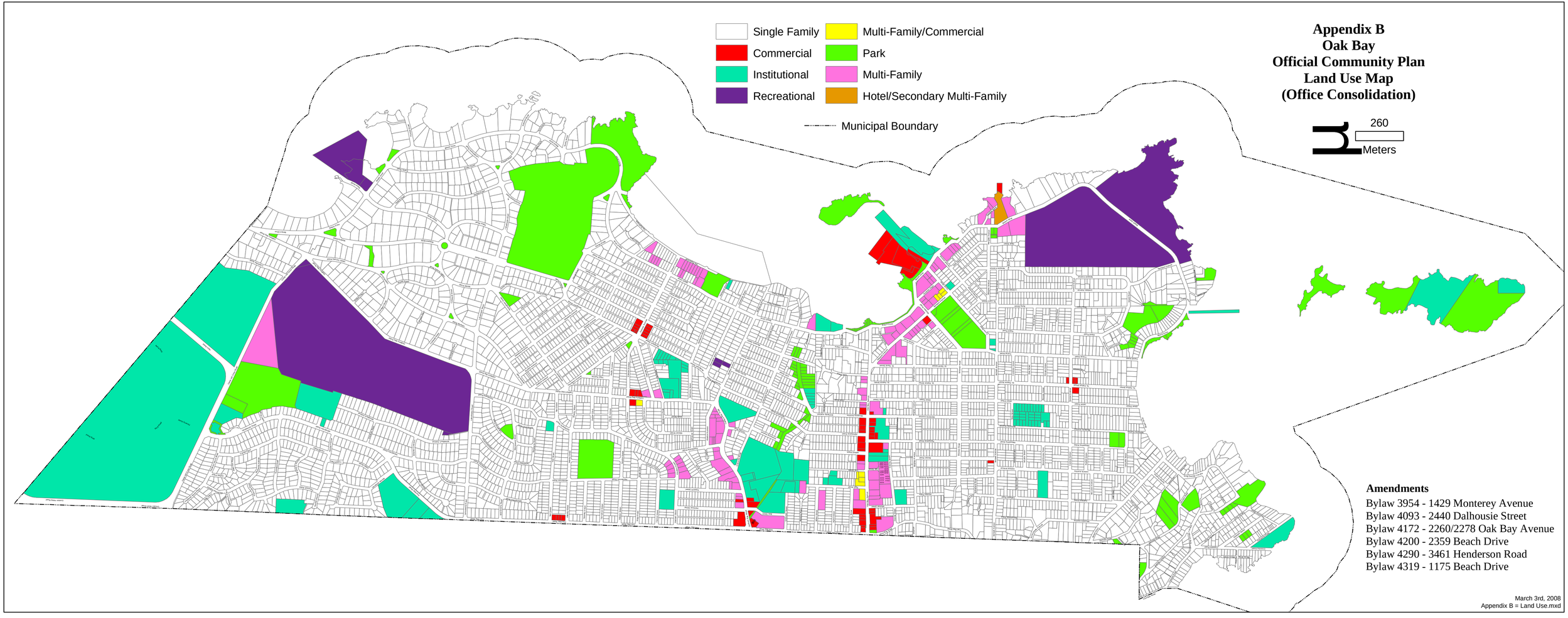
Socio-Economic Analysis By Neighbourhood

Pull-out Maps

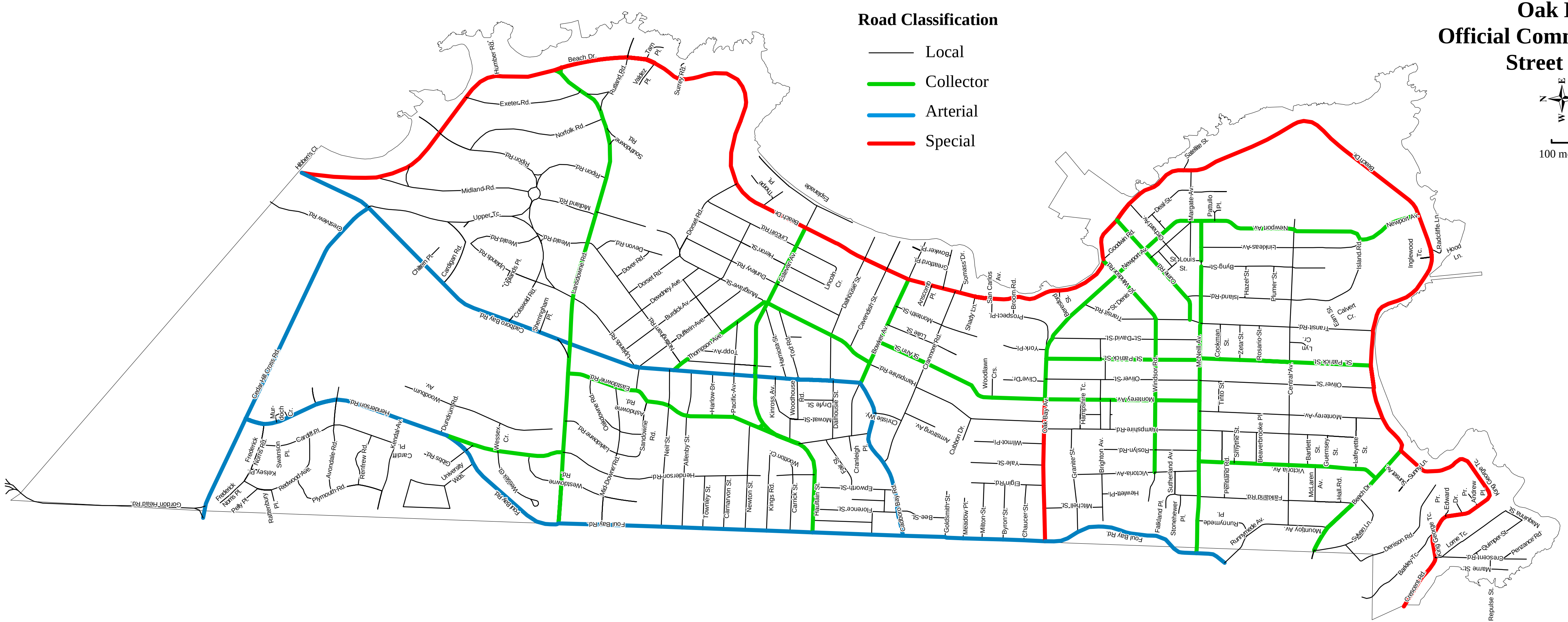
Appendix "B"	Land Use Map
Appendix "C"	Street Plan
Appendix “D”	Cycling Plan

Socio-Economic Analysis by Neighbourhood (Map)




Single Family
Commercial
Institutional
Recreational
Multi-Family/Commercial
Park
Multi-Family
Hotel/Secondary Multi-Family
Municipal Boundary
Appendix B
Oak Bay
Official Community Plan
Land Use Map
(Office Consolidation)
260
Meters
Amendments
Bylaw 3954 - 1429 Monterey Avenue
Bylaw 4093 - 2440 Dalhousie Street
Bylaw 4172 - 2260/2278 Oak Bay Avenue
Bylaw 4200 - 2359 Beach Drive
Bylaw 4290 - 3461 Henderson Road
Bylaw 4319 - 1175 Beach Drive
March 3rd, 2008
Appendix B = Land Use.mxd

Appendix C
Oak Bay
Official Community Plan
Street Plan


Road Classification
Local
Collector
Arterial
Special
N
E
S
W
100 metres
Beach Dr.
Exeter Rd.
Norfolk Rd.
Midland Rd.
Upper Tc.
Weald Rd.
Devon Rd.
Dover Rd.
Dorset Rd.
Derby Rd.
Burdick Av.
Duffern Ave.
Thompson Ave.
Topp Av.
Cadboro Bay Rd.
Cedar Hill Cross Rd.
Fernhill Rd.
Foul Bay Rd.
Haultain St.
Hampshire Rd.
Oliver St.
Monterey Av.
Windsor Rd.
McNeill Av.
Transit Rd.
Island Rd.
Newport Av.
Margate Av.
Satellite St.
Bowker Cr.
Radcliffe Ln.
Hood Ln.
Inglewood Tc.
Calvert Cr.
Lyn Cr.
Rosario St.
Zeas St.
Cooleman St.
Central Av.
Trigg St.
Shelly St.
Beaverbrooke Pl.
Victoria Av.
Bartlett St.
Guernsey St.
Lafayette St.
Hall Rd.
McLaren Av.
Mountjoy Av.
Runnymede Av.
Penrhyn Rd.
Fairfield Rd.
Sutherland Av.
Fairkland Pl.
Stonehenge Pl.
Rockwood Pl.
Brighton Av.
Granite St.
Victoria Av.
Heweit Pl.
Mitchell St.
Elgin Rd.
Yale St.
Willmot Pl.
Chaucer St.
Byron St.
Milton St.
Meadow Pl.
Goldsmith St.
Bee St.
Florence St.
Empress St.
Camrose St.
Newton St.
Kings Rd.
Camrose St.
Carnarvon St.
Townley St.
Allenby St.
Harbinson Rd.
Neil St.
Pacific Av.
Harlow Dr.
Woodhouse Rd.
Kinross Av.
Howell St.
Dryden St.
Dalhousie St.
Lucas Cr.
Alexander Pl.
Graham Rd.
Cavendish Rd.
Bowker Pl.
Prospect Pl.
York Pl.
Oliver Cr.
Woodlawn Crs.
Oakcrest Av.
Hampshire Tc.
Granite St.
Brighton Av

Appendix D
Oak Bay
Official Community Plan
Cycling Network Plan

Route Classification

- Commuter
- Scenic
- Unclassified

Trip Generator Sources

- Recreation Centre
- High School / College / University
- Business Centre