



MINUTES
OAK BAY ADVISORY PLANNING COMMISSION
TUESDAY, NOVEMBER 1, 2016 AT 5:00 PM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Andrew Appleton
Rus Collins
Pam Copley
Michael Low
Kris Nichols
Esther Paterson
Tim Taddy

MEMBERS ABSENT

Brian Holl

STAFF PRESENT

Helen Koning, Municipal Administrator
Deborah Jensen, Manager of Planning
Roy Thomassen, Director, Building & Planning
Warren Jones, Director, Corporate Services
Krista Mitchell, Building & Planning Clerk

1. Call to Order

The meeting was called to order at 5: 02 pm.

2. Adoption of Minutes

It was moved and seconded that the Minutes from October 4, 2016 be adopted as presented.

The motion was carried.
None opposed.

3. Approval of Agenda and Late Items

The agenda was approved as presented, with the addition of four items under Item (6) Information Items.

4. New Business

- a. ZON00023 / DP000013 – 2296 Cadboro Bay Road – Preliminary Review
To permit a mixed use commercial – multifamily development.
Includes 2258 / 2268 / 2276 / 2296 Cadboro Bay Road and 2247 Bowker Avenue

D. Jensen gave a summary of the proposal. Some of the comments were:

- The project involves a rezoning and development permit application for a multi-storey mixed use development.
- Multi-family use will face both Cadboro Bay Road and Bowker Avenue, with commercial use occupying the ground floor on Cadboro Bay Road.

R. Collins recused himself from this application due to a conflict of interest.

G. Damant, architect, gave a presentation of the proposed project. Some of the comments were:

- The OCP has designated the corner of Cadboro Bay Road and Bowker Avenue as a Secondary Village site allowing for infill development.
- There are not very many areas that allow for meaningful infill.
- A Secondary Village enables local residents to have a more walkable and vibrant neighborhood.
- The property is currently zoned as multifamily.
- The sloped site is set among other three and four multi-family buildings.

K. Nichols arrived at 5:13 pm.

- There have been four community consultations with local neighbours, with resident comments indicating there is no community attachment to the existing buildings, multi-storey residential and commercial development is appropriate for the site, traffic and parking should be accommodated on Cadboro Bay Road, and a community gathering space was desirable to create neighbourhood identity.
- The traffic concerns for Cadboro Bay Road voiced by the neighbours was significant and the developer is offering a financial contribution to improve this intersection.
- The proposed four storey residential condominium building has two separate wings with commercial units along the lower level of Cadboro Bay Road.
- The triangle site is been a design challenge.
- There will be 50 stalls for underground parking, storage and bike parking.
- The proposal is for 49 residential and 6 commercial units with the exterior building clad in brick.
- A restaurant is proposed at the corner of the site and the ground floor is pulled back by 25 feet to allow for a terraced area for outside seating.
- Proposed landscaping consists of widening the sidewalk by six feet, adding Garry oak trees on the boulevard, and providing a landscaped courtyard with rain garden for the residents.

Commission Comments

Commission members inquired about the shadow study, sidewalk width, and the number of people in attendance at the community consultation sessions.

G. Damant responded that the 3:00 pm December shadow reaches the house across the street but is minimal as Bowker Avenue is wide, that all floors are wheelchair accessible, and the sidewalk will be set back 2.0 metres from the property line doubling the width of the sidewalk.

M. Miller noted that the busiest meeting had approximately 35 people and attendance, but that the attendance lessened with each meeting. He also confirmed that commercial uses will be on the Cadboro Bay Road side only with similar square footage to the existing situation.

Commission members noted the intent of the OCP in providing a Secondary Village and transition zone, and that this proposal is a great opportunity to offer two level townhomes along Bowker Avenue. They also noted the need for a mix of housing sizes and types to provide for affordable housing for families.

M. Miller advised a previous project incorporated these types of units but received little interest, likely due to stairs.

Commission members commented on the massing at the corner, inquired about commercial tenants, and whether any of the proposed residential units would be cost effective or rentals.

G. Damant advised the neighbours have been fully aware of the proposed design.

M. Miller responded commercial units will be strata titled and approximately 1000 ft², and the residential units will range in size, anticipating smaller units will be more affordable. He also advised the building will be strata, not rental, but the strata agreement can include a clause allowing rental units.

A Commission member noted the neighbourhood request for a meeting space at the corner, for example a coffee shop, and inquired how that use could be protected.

M. Miller responded that legal tools could be put in place in favour of Oak Bay to protect that area and use.

P. Copley noted this is a rare opportunity to provide the right development, that this is a promising concept and commended that work that was done with the neighbourhood. She reiterated building articulation was important, as was transition to the residential neighbourhood, and the community needs diversity of housing. Other comments noted:

- Residential Infill Strategy in preliminary stages right now. The current proposal could be a model for commercial corridors.
- Community amenity attributed to long term traffic solution at this corner.
- Setting back the top level of the building softens the look.
- Should make more effort to achieve affordability or provide rental units.

D. Jensen commented that the applicants can review feedback from the APC preliminary review and make revisions accordingly, noting that the Commission can offer comments toward land use, transportation and the environment. She also noted the application will come back to the APC and Advisory Design Panel for a formal recommendation.

A Commission member inquired about the floor area ratio and lot coverage.

R. Thomassen advised the revised lot coverage will be approximately 88% and FAR at 2:75 due to the triangular site.

R. Collins returned to the meeting.

b. Residential Infill Strategy – Update

H. Koning gave a brief update on the Residential Infill Strategy (RIS) process. Some of the comments were:

- APC is a new commission and should be used to the greatest benefit.
- Looking at a ‘reset’ of the process to gain the most benefit, learn from the information gathered to date, and determine how it connects to the process and how we should move forward.
- OCP implementation and long term planning will require the expertise of the APC.
- APC should review the terms of reference approved by Council, and read through the comments submitted from the Open House. Further review and discussion will follow at a special APC meeting on November 15, and again on December 6.
- APC should also review “A Window on Oak Bay,” produced as part of the OCP process, and which contains many of the values and themes found in the Residential Infill Strategy process.
- Staff will distribute additional demographic information to APC, including housing types in the community.

A Commission member commented that the context ties back to the OCP policies.

c. Housing Retention – Referral From Council

D. Jensen gave a summary of the housing retention report. Some of the comments were:

- Council created a subcommittee in 2016 to review concerns over loss of homes due to demolition or house moves.
- Housing retention report was generated and submitted to Council, who referred it to the Heritage Commission for comments on the mandatory versus voluntary homes on the Heritage Register, and Council now referring it to APC for comment.

A Commission member commented that including homes on the Heritage Register is a planning tool that provides opportunity for greater protection, as needed, and is an important component of the housing retention report.

P. Copley asked APC members to provide comments on the project to the Chair by Thursday, and a more in-depth discussion will take place at a later date.

5. Old Business

a. APC Manual

A Commission member commented that a final draft is still being worked on and it will be sent to staff once completed, who can then review the content and finalize the document with the APC.

A Commission member asked that a formal process for feedback on their recommendations be implemented.

D. Jensen advised that a separate section will be added to the agenda advising of final decisions as it relates to APC recommendations.

6. Information Items

A Commission member advised a public meeting is scheduled for November 3 at Ottavios seeking input for a proposed residential infill development at 1529 Monterey Avenue, behind the Ottavios and gallery buildings.

A Commission member gave a brief summary of cenotaph works, noting:

- Councillor Ney is leading a working group to determine the future of the cenotaph.
- Applying for funds to upgrade structural issues, cenotaph is on the heritage register.
- Looking at how to make the cenotaph more accessible.

K. Nichols left the meeting at 7:25 pm.

7. Next Meeting

The next regular meeting of the APC is scheduled for Tuesday, December 6, 2016.

8. Adjournment

The meeting adjourned at 7:27 pm.