

MINUTES of the regular meeting of the COMMITTEE OF THE WHOLE of the Municipal Council of The Corporation of the District of Oak Bay, held in the Council Chambers, Oak Bay Municipal Hall, 2167 Oak Bay Avenue, Victoria, B.C. on Monday December 9, 2019 at 6:00 PM

We acknowledge that the land on which we gather is the traditional territory of the Coast and Straits Salish Peoples. Specifically we recognize the Lekwungen-speaking peoples, known today as the Songhees and Esquimalt Nations, and that their historic connections to these lands continue to this day.

PRESENT: Mayor K. Murdoch, Chair
Councillor A. Appleton
Councillor H. Braithwaite
Councillor C. Green
Councillor T. Ney
Councillor E. Paterson
Councillor E.W. Zhelka

STAFF: Chief Administrative Officer, L Varela
Director of Corporate Services, D. Hopkins
Director of Financial Services, C. Paine
Manager of Planning, D. Jensen
Planner, G. Buffett
Fire Chief, D. Hughes
Recorder, A. Nurvo

CALL TO ORDER:

Mayor Murdoch called the meeting to order at 6:00 p.m.

PRESENTATION:

1. **Housing Needs Report**

Marina Jozipovic, Urban Matters, reviewed a PowerPoint presentation and provided an overview of the Housing Needs Report and study process, which was partly funded by a grant from the Union of British Columbia Municipalities (UBCM). She noted that the Report is not a policy document and does not identify recommendations or actions, but rather is intended as a tool to provide comprehensive data to assist with future decision making. She reviewed the three major takeaways from the Report: (1) housing is becoming increasingly unaffordable; (2) the key demographics most severely affected are seniors, younger working households (“missing middle”) and students; and (3) there is an opportunity to plan for change. She reviewed relevant local statistics and demographic trends, including a gap analysis of rental and home ownership markets compared to family income.

Council asked questions of the consultant and staff and discussion ensued, including:

- An Open House is planned for early 2020, to convey information and findings contained in the Report to the community and to receive any public comments.
- It was noted that some of the graphs are not mathematically correct and need to be revised.

- Definitions should be added for clarification.
- Many households in the District are mortgage free and this should be reviewed and added to the Report since it may impact the statistics provided.
- The Report will inform the pending review of secondary suites, housing policies, and housing framework.
- The final Report will include an appendix containing the raw data.

PUBLIC COMMENTS:

Patricia Lane, Oak Bay resident, spoke in support of the Housing Needs Report. She stated that there is a climate of fear about secondary suites since they are not legal, that the District needs more secondary suites, and that we need to have housing available so people can live here to look after those that are aging in place. She suggested this be referred to the Community Climate Action Working Group (CCAWG).

Stephen Bowker, Oak Bay resident, referred to his written correspondence on the Housing Needs Report. He stated that his letter sets out several recommendations, and he requested that Council postpone consideration of the Report because it needs more work and to permit a public engagement process.

Peter de Groot, Oak Bay resident, and President of the North Oak Bay Community Association, suggested that the District schedule at least three open houses to permit the public to provide comments on the Housing Needs Report, and that at least one be in North Oak Bay. He advised that the Association would be pleased to promote and assist with the event.

Anthony Mears, Oak Bay resident, stated that community engagement is needed on the Report. There has not been enough time to permit a detailed review and this Report should not be received by Council at this time.

Graham Ross, Oak Bay resident, stated that the Report seems to have been issued in a hurry. He noted some errors and discrepancies and that it was simply made up of easily available government statistics with not a lot of Oak Bay information.

Jan Mears, Oak Bay resident, stated that if we do nothing the population will decline and we won't have homes for our children and the service sector. She stated that community education and discussion about housing was needed, and that this Report should go to the Advisory Planning Commission and the CCAWG.

Ryan Mullins, Oak Bay resident, stated that the Report was very interesting, that the community has great capacity and experience, and that we need to take leadership on these issues not just within our borders, but within the rest of the region.

Mary Douglas Hunt, Oak Bay resident, stated that residents are not in favour of secondary suites. Most do not currently meet the Building Code and to bring existing suites up to Code will cost thousands of dollars. She advised that a Town Hall meeting, further education, and a more detailed review and discussion of the problems are required.

MOVED and seconded: That this matter be returned to staff to ensure accuracy in the statistical data contained in the Report and to add definitions of terms used, and that the amended Housing Needs Report come back to a future Committee of the Whole meeting.

CARRIED

LAND USE APPLICATIONS:

2. **Development Permit Application (DP000027) - 1280 Newport Avenue**

The Mayor called for public comments and there was none.

MOVED and seconded: That Council consider approving Development Permit DP000027 to undertake exterior alterations to the building at 1280 Newport Avenue.

CARRIED

3. **Development Permit Application (DP000028) - 2187 Oak Bay Avenue**

The Mayor called for public comments and there was none.

MOVED and seconded: THAT Council consider approving Development Permit DP000028 to undertake exterior alterations to the building at 2187 Oak Bay Avenue.

CARRIED

4. **Development Variance Permit Application (DVP000095) - 2643 Cavendish Avenue**

The Mayor called for public comments and there was none.

MOVED and seconded: That Council consider approving the application to remove the covered parking requirement on the site located at 2643 Cavendish Avenue subject to issuance of Development Variance Permit DVP000094;

AND FURTHER, THAT notification be given of Council's consideration of DVP000095.

CARRIED

ADJOURNMENT:

5. **Motion to Adjourn**

MOVED and seconded: That the meeting adjourn at 8:05 p.m.

CARRIED

Certified Correct:

Chair

Director of Corporate Services