

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 January 20, 2020 at 7:00 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 Building and Planning, B. Anderson
Manager of Planning, D. Jensen
Recorder, A. Nurvo

OTHER: Gord MacDonald, Heritageworks

CALL TO ORDER:

Mayor Murdoch called the meeting to order at 7:02 p.m.

COMMUNICATIONS:

1. **Development Variance Permit Application (DVP00096)/Uplands Siting and Design (ADP00115) - 2780 Beach Drive**

Mayor Murdoch called for public input and there was none.

MOVED and seconded: THAT Council consider approving the application to undertake alterations to an existing single family dwelling at 2780 Beach Drive, as outlined in the January 2, 2020 report for ADP00115, be approved as to Uplands Siting and Design, subject to approval for DVP00096;

AND THAT notification be given of Council's consideration of DVP00096.

CARRIED

2. **The Prospect Heritage Conservation Area - OCP00004**

The Director of Building and Planning introduced Gord MacDonald from Heritageworks, consultant, who had worked on this project. Mr. Anderson provided an overview of the

amendment to the Official Community Plan (OCP) to designate the Prospect neighbourhood of the District as a Heritage Conservation Area (HCA). The process requires formal referrals and consultation, and a public hearing prior to Council consideration of third reading and adoption of the Bylaw.

PUBLIC PARTICIPATION:

Irene Cockyne, Oak Bay resident, stated that with the new climate emergency plan, energy evaluations and retrofits of heritage homes need to be completed before the HCA is endorsed, and that this is the opportunity to consider heritage, climate change, and energy efficiency.

Jill Pollaris, Oak Bay resident, spoke in support of the HCA and the staff recommendation. She stated that she looked forward to the upcoming conversation and the public hearing.

Bob Wallace, Oak Bay resident, spoke in support of the HCA, which is creating history for Victoria, Oak Bay, and Vancouver Island. He congratulated and thanked staff, Council, the Commissions that provided input, and neighbours who have participated. He stated that it must be diligently monitored in the future and changes permitted as required.

Sherman Minus, Oak Bay resident, stated she is pleased that Indigenous history is included and noted that artifacts must be protected in a proactive not reactive manner. The current standards state that an archaeological assessment may be required, and she requested this be incorporated so that an assessment be necessary to complete prior to any building permit being issued.

Robert Longe, Oak Bay resident, spoke in support of the proposed amendments to the OCP. He stated that all properties should be reviewed by the Heritage Commission, since unscheduled properties are the most in need of protection and management; and that Council should make the final decision, to ensure the process is transparent.

Bronwyn Taylor, Oak Bay resident, stated that the Heritage Commission wishes to be actively engaged and involved in the process to develop policies and procedures relating to the HCA.

Ken Grant, Oak Bay resident, stated that he supported the Director of Building and Planning's report and recommendations. He expressed concern on how new builds and changes to non-scheduled properties will be overseen. He stated that every Heritage Alteration Permit (HAP) application should be reviewed by the Heritage Commission and Council.

Barb Grant, Oak Bay resident, spoke in support of the Mr. Anderson's report, but urged Council to include the Heritage Commission and Council in the review and approval of all HAPs in the future, for greater transparency and accountability.

David Harris, Oak Bay resident, thanked Council, staff, and everyone that worked on the HCA and stated that he supports including as many houses as possible in the schedule.

Robert Craig, Oak Bay resident, expressed appreciation and gratitude to the Mayor, Council, staff, and volunteers who worked over the last three years to bring forward the HCA.

Michael Prince, Oak Bay resident, stated that the HCA represents sustained dedication of local residents, constructive collaboration with staff and committees, an exciting policy innovation for our municipality, and completion of a Council priority. He requested that Council incorporate the expertise of the Heritage Commission members in the HAP application process.

Irene Cockyne, Oak Bay resident, advised that her house was designated as heritage in the 1990s, and that none of windows could be altered, and that her house contains lots of single pane glass. She stated it is essential to delay approval of the HCA until we consider climate change.

Pat Wilson, Oak Bay resident, spoke in support of the HCA. She advised that in reviewing HAP applications, the Commission conducts a pragmatic view of what needs to be done, standards are not fixed in stone, and they look at what makes the house viable in the long term.

MOVED and seconded: THAT it be recommended to Council to consider giving first and second readings to Bylaw No. 4620.003 to establish the Prospect Heritage Conservation Area, as supported by the Statement of Significance developed for the Prospect neighbourhood;

THAT Council set a Public Hearing on Bylaw No. 4620.003 to be held at the Oak Bay Municipal Hall on February 24, 2020 at 6:00 p.m. in the Council Chambers and notice be given in accordance with the *Local Government Act*;

AND FURTHER THAT Council direct staff to proceed with formal referral consultative steps as outlined in the report of the Director of Building and Planning dated January 14, 2020.

CARRIED

ADJOURNMENT:

3. Motion to Adjourn

MOVED and seconded: That the meeting be adjourned at 8:30 p.m.

CARRIED

Certified Correct:

Chair

Director of Corporate Services