



MINUTES
OAK BAY ADVISORY PLANNING COMMISSION
TUESDAY, FEBRUARY 2, 2016 AT 5:00 PM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Hope Burns
Rus Collins
Pam Copley
Michael Low

Kris Nichols
Esther Paterson
Andrew Stinson
Tim Taddy

MEMBERS ABSENT

Brian Holl

STAFF PRESENT

Deborah Jensen, Planner
Krista Mitchell, Building & Planning Clerk

Chris Hyde-Lay, Manager of Park Services
Roy Thomassen, Director, Building & Planning

1. Call to Order

The meeting was called to order at 5:09 pm.

The Chair provided a brief introduction explaining that the Advisory Planning Commission is a Committee of Council and all the meetings are open to the public. However, the opportunity for the public to participate is not in this forum, but at a later stage of the development process. The Chair noted the mandate of the Commission is as laid out under Bylaw No. 4647.

2. Adoption of Minutes

It was moved and seconded that the Minutes from January 5, 2016 be adopted as amended.

The motion was carried.
None opposed.

3. Approval of Agenda and Late Items

The agenda was approved as presented subject to the addition of the Residential Infill Strategy (see 6.b)

4. Presentations

a. Urban Forest Strategy

C. Hyde-Lay gave a presentation on the Urban Forest Strategy. Some of the comments included:

- The goal of the Urban Forest Strategy is to provide a plan for the management and enhancement of treed and natural area environments throughout the municipality.
- Urban mapping undertaken for the Capital Regional District indicates a loss of mature canopy cover. Oak Bay has lost over 6% of its canopy, about 24.5 hectares, from 2005 to 2011.
- The District of Oak Bay has approximately 10,000 boulevard trees on 105 km of streets.
- The current tree protection bylaw protects certain species such as Garry oak and arbutus, as well as trees with a diameter greater than 60 cm.
- Urban forest is located on both private and public lands, so the strategy process will involve all residents of the community.
- In 2014 there was a loss of 112 protected trees and in 2015 there was a loss of 170 protected trees, all on private land. It has been difficult to get trees replaced on private land.
- The process will integrate with the policies of the Official Community Plan, with the intention to retain canopy cover.
- Large trees are more desirable than small trees as they provide the greatest range of benefits. More Garry oak trees are being planted every year as they are adaptable to climate change.
- Need to move away from traditional ornamental horticulture, and work with the community to accomplish this.
- Goals of the urban forest strategy include plant more, maintain or increase canopy cover, protect more by closely looking at what is being removed and what is replacing it, and engage the community.

Commission Comments

Commission members inquired about the time frame to complete the project, whether it will address climate change, and if bylaw changes will be required.

C. Hyde-Lay replied that the consultant, Diamond Head, will be leading the process in consultation with staff, committee members and the community, with an anticipated completion time of Fall 2016.

C. Hyde-Lay and D. Jensen both confirmed that bylaw changes would need to be made as well as an education component.

Commission members commented that the Urban Forest Strategy will be specific to Oak Bay. It will clarify what is working with the existing tree bylaw and what needs to be enhanced.

D. Jensen and C. Hyde-Lay both commented on communication efforts between the various departments with respect to District operations. A lot of time is spent on tree

protection plans and building strategies to work around protected trees. C. Hyde-Lay further noted that the current replacement of trees within building envelopes is 2:1.

Commission members asked whether Garry oak ecosystems have federal or provincial support and requested the Commission continue to be involved through the process.

C. Hyde-Lay replied the District of Oak Bay has received funds to undertake work for sensitive ecosystems in Uplands Park.

b. Age Friendly Action Plan

D. Jensen gave a presentation of the Age Friendly Action Plan. Some of the comments included:

- Engineering department initiated process by receiving \$20,000 grant from UBCM to complete an age friendly plan. Part of the incentive was to determine what infrastructure upgrades were a priority.
- The age friendly program stems from work completed by the World Health Organization (WHO) and included participants from around the world, including the District of Saanich.
- Oak Bay does have a higher proportion of seniors living in the community and Official Community Plan policies also address age friendly through becoming a sustainable community.
- A working group was established to focus on the project, and a stakeholders group was organized to determine what was working well and what issues were faced by the community.
- Direction from the working group determined that the age friendly plan would be based on the eight categories produced by the WHO, including buildings and outdoor spaces, transportation, housing, respect and inclusion, social participation, civic participation and employment, communication and information, and community support and health.
- Some of the items identified as specific to Oak Bay included specific intersection improvements, improving walkability, and promoting programs that combine youth with seniors such as at the Oak Bay High School.
- An online survey is currently underway. Once complete, a final draft will be produced that takes into account all information gathered from the working groups and community input. The consultant will be presenting the document to Committee of the Whole at their February 15, 2016 meeting.

Commission Comments

Commission members stated the document did not seem to address the entire population, and suggested the plan should be for the entire community and not just seniors. Commission members also indicated the educational component should be for the entire community, photos within the document should reflect all demographics, and that emphasis could be placed on physical and cognitive disabilities, which can affect anyone and are not specific to age.

Commission members commented that there is already a lot of support for seniors in the community, and there needs to be more emphasis on housing for students and emerging families rather than just on seniors and aging people. Additional comments from Commission members included legalizing suites as a possibility for affordable housing, and eliminating ramps from the zoning bylaw lot coverage to assist the disabled.

A Commission member questioned whether the document was evidence based for Oak Bay as it seems to be quite general and did not provide any examples.

D. Jensen replied the intent of the process was to incorporate all demographics, creating a document that builds partnerships between organizations and between generations, that is, if you build it for people who are 80, it will be satisfy the needs of a younger person. D. Jensen also indicated the Oak Bay High School was included in the process.

5. Information Items

a. DVP00027 – 2540 The Esplanade-

To permit additional hard surfacing for landscaping.

D. Jensen advised the APC recommended not approving the application to permit additional hard surfacing at their November 2015 meeting. Council subsequently considered the application, proceeded with notification, and approved the application.

b. Residential Infill Strategy

D. Jensen advised Council approved the terms of reference to complete the Residential Infill Strategy, which was identified in their Strategic Plan. She further advised a request for proposals will be released soon, and the project will address what infill means and how it will be addressed, for example, duplex and small lot subdivision.

D. Jensen advised public engagement will be an important part of the process, and the strategy is expected to act as an education tool. It may result in revisions to OCP guidelines or zoning bylaw regulations, and it is anticipated the project will be reviewed by both the Advisory Planning Commission and the Advisory Design Panel.

6. Old Business

None

7. New Business

None.

8. Next Meeting

The next regular meeting of the APC is scheduled for Tuesday, March 1, 2016.

9. Adjournment

The meeting adjourned at 6:25 pm.