



MINUTES
OAK BAY ADVISORY PLANNING COMMISSION
TUESDAY, MARCH 7, 2017 AT 5:00 PM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Andrew Appleton
Rus Collins
Virginia Holden
Kristina Leach

Michael Low
Kris Nichols
Tim Taddy

MEMBERS ABSENT

Pam Copley

STAFF PRESENT

Graeme Buffett, Planning Technician
Warren Jones, Director of Corporate Services

Krista Mitchell, Building and 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 February 7, 2017 be adopted.

A discussion then ensued regarding the minutes. By unanimous consent it was noted on page 2, item 4, that the noted clause of 898 of the *Community Charter* is out of date. Further by unanimous consent it was noted on page 6, item 6 that the paragraph should read "Commission members commented that the Chair should have contacted Commission members prior to the January 23, 2017 meeting as they were being represented, and indicated a desire for a greater degree of clarity."

The question was then called on the minutes as amended.

The motion was carried.
None opposed.

3. Approval of Agenda and Late Items

The agenda was approved as presented.

4. New Business

- a. DVP00056 – 668 Byng Street
To permit construction of an accessory building.

R. Collins recused himself citing potential conflict of interest.

G. Buffett gave a brief overview of the application that is proposing adding a carport onto the front of the existing garage. Some of the comments were:

- Applicant is requesting variances to front lot line setback, interior side lot line setback, and distance between the buildings.
- Applicant has indicated they have support from the adjacent neighbour most affected by the variance.
- Request is to provide covered parking to protect vehicles from pine sap.
- Driveway offers protection for pine root zone, and work will be manual and non-invasive.

Commission Comments

Commission members asked for clarification regarding siting of the pine tree.

M. Huxley, applicant, commented that the pine tree is on the subject property and has caused significant damage to vehicles, and confirmed the pine tree will not be compromised during construction of the carport.

It was moved and seconded to recommend that Council approve DVP00056.

The motion was carried.

None opposed.

R. Collins returned to the meeting.

- b. DVP00057 – 1934 Crescent Road
To permit construction of an accessory building.

R. Collins recused himself from the meeting, citing conflict of interest.

G. Buffett gave a brief overview of the application. Some of the comments were:

- Application is for construction of a detached garage and rebuilding the main entry, and three variances are requested, two for the garage and one for the front entry.
- The existing garage will be removed and the new one pushed further back on site.
- Porch will be rebuilt within existing dimensions.
- The site is very challenging as it is a steep rocky site.

D. Yamamoto, applicant, commented that the current garage does not allow safe exiting from the vehicle as the garage is sited close to zero lot line allowance. He also noted the current siting of the garage will be used as a second parking space with the detached garage set further back on the site, and allowing for modification of the existing 54 stairs and landings will make access more manageable for older visitors.

Commission Comments

Commission members inquired if the neighbour to the west had expressed any concern, and asked about removal of the arbutus tree.

D. Yamamoto noted the neighbour had inquired if blasting would be required, and had been advised no blasting was anticipated.

G. Buffett confirmed a tree removal permit is required for the arbutus tree, but does not require replacement trees.

A Commission member commented this is a very difficult site and moving the garage back from the property line improves the livability of the existing home.

It was moved and seconded to recommend that Council approve DVP00057.

The motion was carried.

None opposed.

R. Collins returned to the meeting.

- c. ZON00024 – 1327 Beach Drive (Oak Bay Marina)
Zoning amendment to permit bicycle rentals and bicycle tours.

G. Buffett gave a brief overview of the application. Some of the comments were:

- Proposal is to permit bicycle rentals and bicycle tours at the Oak Bay Marina.
- Rezoning would consist of a text amendment to allow bicycle rentals and bicycle tours in the Marine Commercial Use (CS-2) zone.

S. Sinclair, applicant, indicated the plan is to have the marina as a destination for activities, and a small 3 m x 3 m area in front of the office will be for display of the bikes.

Commission Comments

Commission members commented that this was an excellent opportunity to increase alternative transportation.

It was moved and seconded to recommend that Council approve ZON00024.

The motion was carried.

None opposed.

5. Old Business

6. Information Items

Commission members indicated they would like a follow up discussion on the Procedures Manual, and an update on a replacement Commission member.

The Community Association of Oak Bay is holding an Oak Bay talk on how to protect the shoreline on Saturday, March 11, 2017 from 2:00 pm to 4:00 pm at the Windsor Pavilion.

7. Next Meeting

The regular meeting of the APC is scheduled for Tuesday, April 4, 2017.

8. Adjournment

The meeting was adjourned at 5:43 pm.