## Process Notes, March 13<sup>th</sup>, 2014 OPAC Meeting

**Attending :** Councillor Pam Copley (Chair), Councillor John Herbert, Councillor Cairine Green, Gloria Back, Patrick Frey, John Graham, Jan Mears, Will Moore, Helen Koning (CAO), Director of Building and Planning, Roy Thomassen

**Regrets:** Mike Lloyd, Consulting Planner (Michael Dillistone), Mayor Jensen

### Transportation

- Gloria Back began the conversation stating that the village parking needs to be discussed and included in this section.
- Gloria spoke to the information gathered so far, an issue emerged that there was concern with traffic intersections.
- Patrick Frey commented that Objective #3 should have an active policy for intersection design such as use of roundabouts.
- John Herbert agreed that parking in the village should be discussed.
- With regards to management of traffic; circles could be considered.

General note that on page 2,at the end of context; we should be celebrating accomplishments.

### Housing

- Housing stock not meeting demographics
- Enhance traditional neighborhoods
- Holistic view of Housing

### Context

- Value on heritage
- Bolder context
- Page 2 expand suite concerns, suite trend changing to families, co-housing
- Variable housing options.

### Objectives

- Add #10; encourage and support energy efficient housing, green building practices for renovated homes + new homes.
- #4   include  "guided by OCP"

### Housing Policies

General Policies

Comments from John Graham:

- Develop and implement a plan for determining the range, type and number of housing units that are needed in the community and continually update this plan over the life of the OCP.
- Evaluate the areas where new housing units can be usefully added in the community and evaluate the impact of those potential units on the existing neighborhoods in those areas, recognizing that traditional neighborhoods have long included a range of housing types, both permitted and non-permitted.
- Determine and evaluate the changes will be necessary to zoning and other bylaws in order for new housing units and types to be developed in the areas identified for those units.
- Implement changes to zoning and other bylaws where those changes are determined to meet the needs of the community and the intent of the OCP.
- Evaluate on an ongoing basis the effectiveness of any changes in the bylaws and policies and revise them as necessary to ensure that they continue to encourage the kind of housing that is needed in the community as those needs change.

Further comments from Patrick Frey:

These are good. However, I would be a bit concerned that these would be portrayed (by those who are not in favour of a broader range of housing options nor increased density) as essential steps or prerequisites to be achieved prior to approving any "outside the box" housing proposal. Maybe we should have a general policy or qualifier that states:

"Nothing in these policies precludes the ability of Council to approve a proposal that will provide additional or improved housing or housing options within Oak Bay that is guided by the overall vision, goals and objectives of the OCP and enhances the sustainability of the community."

While this may be unnecessary, it would make clear that future Councils still have latitude to review and approve any appropriate development proposals. Just a thought.

OPAC comments:

- Clarification of first bullet required?
- Use consistent language for policies " active language"
- Add housing strategy policy.

Affordable and Inclusive                     Use active wording

- First bullet not policy
- 2$^{nd}$ bullet page 4  adopt & support
- Promote universal design
- Density bonusing?  Amenities,   DCC 's etc.

Traditional Neighborhoods

- Impact on heritage values & respect designated heritage properties.