

REPORT of a PUBLIC HEARING of the Municipal Council of The Corporation of the District of Oak Bay, held in the Garry Oak Room, Monterey Centre, 1442 Monterey Avenue, Oak Bay, B.C., on Bylaws No. 4606 and 4607, Tuesday, March 11, 2014.

PRESENT: Mayor, N. Jensen, Chair
Councillor P. Copley
Councillor C. Green
Councillor J. Herbert
Councillor M. Kirby
Councillor K. Murdoch
Councillor T. Ney

STAFF: Municipal Administrator, H. Koning
Municipal Clerk, L. Hilton
Deputy Municipal Clerk, C. Denomme
Director of Building and Planning, R. Thomassen

Mayor Jensen called the public hearing to order at 7:08 p.m.

Mayor Jensen outlined the procedure the public hearing would follow, noting that all persons who deem their interest affected by the Bylaws would have an opportunity to speak.

(Hope Burns, Registered Professional Planner, in attendance)

BYLAWS:

Bylaw No. 4606, *Ninety-Second Zoning Bylaw Amendment Bylaw, 2014*
Bylaw No. 4607, *The Clive Housing Agreement Authorization Bylaw, 2014*

- (a) Municipal Clerk to describe purpose of Bylaw No. 4606 and 4607

Bylaw No. 4606, Ninety-Second Zoning Bylaw Amendment Bylaw, 2014

The Municipal Clerk gave an overview of the Bylaw explaining it will create a new zone called RM-3HD – High Density Three Storey Multiple Dwellings Use, which will be applied to the lands described as Lots 10 and 11, Section 69, Victoria District, Plan 1156 (2280 Oak Bay Avenue/1510 Clive Drive). If adopted, this Bylaw will permit the development of a three storey, 17 unit residential building, she said.

Bylaw No. 4607, The Clive Housing Agreement Authorization Bylaw, 2014

The Municipal Clerk explained that the Bylaw will authorize the execution of a housing agreement in relation to The Clive redevelopment with respect to ensuring the provision of rental units only and ensuring there are no restrictions on rental to families.

- (b) Written submissions distributed prior to Public Hearing to be received.

2013-06 DIRECTOR OF BUILDING AND PLANNING, December 4, 2012
2013-25 ANGUS MATTHEWS, Dec. 30, 2012
2013-25-1 ERNIE COCKAYNE, KIEKA & SUNETTE MYNHARDT Jan. 2, 2013
2013-25-2 ROBERT FARRELL, Jan. 4, 2013

2013-25-3 MELBA MOORE, Jan. 8, 2013
2013-25-4 EVELYN JONES, Jan. 15, 2013
2013-25-5 DANIEL AND THERESA GAUTHIER, Jan. 15, 2013
2013-25-6 BRIAN WENGER, Jan. 16, 2013
2013-25-7 LANCE & HELGA TRAYLEN, Jan. 16, 2013
2013-25-8 KOJI AND EMMA ZOLBROD, Jan. 16, 2013
2013-25-9 SANDRA GUILBERT, Jan. 16, 2013
2013-25-10 MARGARET & MICHAEL ASCH, Jan. 16, 2013
2013-25-11 GLEN MYLES, Jan. 16, 2013
2013-25-12 JOHN & ANNE NADIN, Jan. 16, 2013
2013-25-13 MICHAL OPALSKI & BARBARA SHELTON, Jan. 17, 2013
2013-25-14 ISABELLE TIANO, Jan. 17, 2013
2013-25-15 WILFRED AND VIRGINIA LUND, Jan. 17, 2013
2013-25-16 MICHAEL BROCK, Jan. 17, 2013
2013-25-17 ANGUS & SANDRA MATTHEWS, Jan. 17, 2013
2013-25-18 DAVID DESBRISAY & HENRIETTA LANGRAN DESBRISAY, Jan. 17,
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2013-25-19 ALMA KEENAN, Jan. 15, 2013
2013-25-20 DENNIS MCCARTHY, Jan 21, 2013
2013-51 CASCADIA ARCHITECTS, Feb. 14, 2013
2013-51-1 JN DEVELOPMENT GROUP LTD, Feb. 4, 2013
2013-51-2 HELGA TRAYLEN, Jan. 22, 2013
2013-51-3 GAIL ROSS AND STEEN JESSEN, Jan 22, 2013
2013-51-4 WINCHESTER GALLERIES, Jan. 26, 2013
2013-51-5 A LA MODE CONSIGNMENT, Jan. 28, 2013
2013-51-6 ANGUS MATTHEWS ET AL, Feb. 4, 2013
2013-51-7 DAVID AND JOAN SCHULTZ, Feb. 11, 2013
2013-51-8 PUBLIC BOUTIQUE, Feb. 12, 2013
2013-51-9 MICHAEL AND KAREN ABEL, Feb. 13, 2013
2013-51-10 OTTAVIO ITALIAN BAKERY & DELICATESSEN, Feb. 14, 2013
2013-51-11 OAK BAY BUSINESS IMPROVEMENT ASSOCIATION, Feb. 14, 2013
2013-51-12 MARGARET ASCH ET AL, Feb. 15, 2013
2013-51-13 MICHAEL BROCK, Feb. 15, 2013
2013-51-14 JN DEVELOPMENT GROUP LTD, Feb. 18, 2013
2013-144 DIRECTOR OF BUILDING AND PLANNING/PLANNER, May 9, 2013
2013-144-1 CHARLES DOUGLAS SAUER, Feb. 20, 2013
2013-144-2 G. MAYHEW, Undated
2013-144-3 MARGARET ASCH & ANGUS MATTHEWS ET AL, Feb. 26, 2013
2013-144-4 MARGARET ASCH ET AL, Mar. 20, 2013
2013-144-5 BECKY & DAVID RANNALA, Apr. 2, 2013
2013-144-6 MICHAEL JAMES O'CONNOR, Apr. 5, 2013
2013-144-7 MICHAEL MILLER, Apr. 10, 2013
2013-144-8 TERRY LE BLANC, Apr. 14, 2013
2013-144-9 DONNA ANDERSON, Apr. 16, 2013
2013-144-10 NORMAN WALE, Apr. 18, 2013
2013-144-11 DENNIS MCCARTHY, Apr. 18, 2013
2013-144-12 SUSAN RAMSEY, Apr. 25, 2013
2013-144-13 ROBERT THOMSON, May 10, 2013
2013-144-14 MICHAEL BROCK, May 16, 2013
2013-144-15 MARGARET & MICHAEL ASCH, May 16, 2013
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2013-193 DIRECTOR OF BUILDING AND PLANNING/PLANNER, Jul. 7, 2013
2013-193-1 ALMA KEENAN, Jun. 9, 2013
2013-193-2 KEITH NEWELL, Jun. 11, 2013
2013-193-3 HUGH CREIGHTON, Jun. 21, 2013
2013-193-4 CARRIE SMART, Jul. 2, 2013
2013-193-5 MICHAEL BROCK, Jul. 9, 2013
2013-193-6 GLEN MYLES, Jul. 9, 2013
2013-193-7 ISABELLE TIANO, Jul. 9, 2013
2013-193-8 LANCE TRAYLEN, Jul. 9, 2013
2013-193-9 WILFRED AND VIRGINIA LUND, Jul. 10, 2013
2013-193-10 ANNE & JOHN NADIN, Jul. 10, 2013
2013-193-11 MICHAEL & MARGARET ASCH, Jul. 11, 2013
2013-193-12 MICHAL OPALSKI & BARBARA SHELTON, Jul. 11, 2013
2013-193-13 D. BRUCE SMITH, Jul. 11, 2013
2013-193-14 ALMA KEENAN, Jul. 11, 2013
2013-193-15 JOHN HAYES, Jul. 11, 2013
2013-193-16 KOJI AND EMMA ZOLBROD, Jul. 9, 2013
2013-193-17 E. J. COCKAYNE ET AL, Jul. 12, 2013
2013-244 HELGA & LANCE TRAYLEN, Jul. 16, 2013
2013-244-1 JOHN NADIN, Jul. 16, 2013
2013-244-2 JOHN NADIN, Jul. 16, 2013
2013-244-3 JOHN & CHRISTINE CRONE, Jul. 29, 2013
2013-244-4 E. J. COCKAYNE ET AL, Aug. 4, 2013
2013-244-5 CHRISTIAN FOYD, Aug. 9, 2013
2013-244-6 JIM & COLLEEN FORCE, Aug. 12, 2013
2013-244-7 ROBERT HUNTER, DEVON PROPERTIES, Aug. 14, 2013
2013-244-8 ED LIEN, Aug. 16, 2013
2013-244-9 WILLIAM & SANDRA EVANS, Aug. 18, 2013
2013-244-10 STEPHANIE SIEBER, Aug. 19, 2013
2013-244-11 CHRIS RUST, Aug. 20, 2013
2013-244-12 JAYNE & MARK BEAUDRY, Aug. 21, 2013
2013-244-13 KAREN ADAMS, Aug. 21, 2013
2013-244-14 JULIE RUST, Aug. 22, 2013
2013-244-15 NANCY WATTERS, Aug. 22, 2013
2013-244-16 JOE HARVEY, Aug. 22, 2013
2013-244-17 GEORGE STRICKER, Aug. 23, 2013
2013-244-18 DAVID JAWL, Aug. 23, 2013
2013-244-19 KARL LEONG, Aug. 25, 2013
2013-244-20 KIMBERLEY MCEWAN, Aug. 25, 2013
2013-244-21 PAUL & DARLENE LONGRIDGE, Aug. 26, 2013
2013-244-22 JERRY ASNER, Aug. 26, 2013
2013-244-23 THERESA & DAN GAUTHIER, Aug. 26, 2013
2013-244-24 RON SMYTH, Aug. 27, 2013
2013-244-25 LAURA SCOTT, Aug. 27, 2013
2013-244-26 GARRY CURTIS, Aug. 27, 2013
2013-244-27 BRIAN & DEANNE YOUNG, Aug. 27, 2013
2013-244-28 ADELE CURTIS, Aug. 27, 2013
2013-244-29 CRAIG & CAROLYN STENBERG, Aug. 28, 2013
2013-244-30 PAMELA MOUNTJOY, Aug. 28, 2013
2013-244-31 JAMES RAMSAY, Aug. 28, 2013
2013-244-32 LYNDA & BRYAN BRADBURY, Aug. 29, 2013

2013-244-33 KRISTOFER LINDROOS, Aug. 29, 2013
2013-244-34 BARBARA & COLIN WILLIAMSON, Aug. 29, 2013
2013-244-35 D. BRUCE SMITH, Aug. 29, 2013
2013-244-36 JOHN GRAHAM, Aug. 29, 2013
2013-244-37 KATE CAMPBELL, Aug. 30, 2013
2013-244-38 ROSEMARY POLLARD, Aug. 30, 2013
2013-244-39 MARGERY THOMSON, Sept. 2, 2013
2013-244-40 MARGARET MORRISON, Sept. 2, 2013
2013-244-41 ROB HOLLIS, Sept. 3, 2013
2013-244-42 E. J. COCKAYNE, Sept. 3, 2013
2013-244-43 LANCE TRAYLEN, Sept. 3, 2013
2013-244-44 VAL GEORGE, Sept. 4, 2013
2013-244-45 JEAN SPARKS, Sept. 4, 2013
2013-244-46 TRACY FENLON, Sept. 4, 2013
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2013-244-48 DAN SHEEHAN, Sept. 4, 2013
2013-244-49 JOHN HOPPER, Sept. 4, 2013
2013-244-50 MICHAEL BROCK, Sept.5, 2013
2013-244-51 PETER & PAMELA GOOCH, Sept. 5, 2013
2013-244-52 PETER GOOCH WITH ERNIE COCKAYNE ET AL, Sept. 5, 2013
2013-244-53 NORMAN WALE, Sept. 5, 2013
2013-244-54 ART MOUNTAIN, Aug. 23, 2013
2013-244-55 BILL DARLING, Sept. 5, 2013
2013-244-56 DAPHNE BALDWIN, Sept. 6, 2013
2013-244-57 J. BAMBRICK, Sept. 6, 2013
2013-244-58 CLAUDIA & HOWARD SPARKS, Sept. 6, 2013
2013-244-59 WILLA NOBLE, Sept. 6, 2013
2013-244-60 GRANT EVANS, Sept. 7, 2013
2013-244-61 REBECCA WARBURTON, Sept. 7, 2013
2013-244-62 GEOFFREY WONG, Sept. 7, 2013
2013-244-63 NEIL MCDONALD, Sept. 8, 2013
2013-244-64 LESLIE DUNCAN, Sept. 8, 2013
2013-244-65 DAVID MCCALL, Sept. 8, 2013
2013-244-66 ROBERT THOMSON, Sept. 8, 2013
2013-244-67 JOHN TRURAN, Sept. 9, 2013
2013-244-68 GREGORY HARNEY, Sept. 9, 2013
2013-318 DIRECTOR OF BUILDING & PLANNING/ PLANNER, Nov. 9. 2013
2013-318-1 CASCADIA ARCHITECTS, Nov. 14, 2013
2013-318-2 HELEN TURAN, Aug. 12, 2013
2013-318-3 JULITA TRAYLEN, Aug. 15, 2013
2013-318-4 DOROTHY ROBERTS, Sept. 7, 2013
2013-318-5 GRANT WALKER, Sept. 9, 2013
2013-318-6 KATE CAMPBELL, Sept. 9, 2013
2013-318-7 KEITH MACLEOD, Sept. 10, 2013
2013-318-8 DENNIS MCCARTHY, Sept. 15, 2013
2013-318-9 MELANIE ETHERIDGE, Sept. 17, 2013
2013-318-10 MICHELLE COBURN, Sept. 19, 2013
2013-318-11 ERIC ZHELKA, Oct. 11, 2013
2013-318-12 MIRIAM & ED NUNES-VAZ, Oct. 15, 2013
2013-318-13 MARIANNE LIDSTONE, Oct. 28, 2013
2013-318-14 THOMAS & EILEEN SCANLAN, Nov. 2, 2013

2013-318-15 GORDON WALKER, Nov. 3, 2013
2013-318-16 LISA BAYNTON CAIRNS, Nov. 4, 2013
2013-318-17 KENNETH AVIO, Nov. 4, 2013
2013-318-18 SHARON KINAHAN, Nov. 5, 2013
2013-318-19 JOAN POPHAM, Nov. 6, 2013
2013-318-20 THURSTON LACALLI, Nov. 7, 2013
2013-318-21 YAEL DAGAN, Nov. 7, 2013
2013-318-22 BARBARA HENDERSON, Nov. 7, 2013
2013-318-23 GEORGE ALLINGHAM, Nov. 8, 2013
2013-318-24 BILL DARLING & BARBARA FOLLIOTT, Nov. 9, 2013
2013-318-25 JIM & DIANE CATHRO, Nov. 12, 2013
2013-318-26 DANNY DANSKIN, Nov. 12, 2013
2013-318-27 BEATRICE MCCALL, Nov. 12, 2013
2013-318-28 SANDRA FABRI, Nov. 13, 2013
2013-318-29 ALYSIN KENNING, Nov. 13, 2013
2013-318-30 BILL DARLING, Nov. 13, 2013
2013-318-31 DAWN NEILL & ROBERT SCHULER, Nov. 13, 2013
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2013-318-33 H. G. BORRIS, Nov. 13, 2013
2013-318-34 TOM WILLIAMS & JO RANDALL-WILLIAMS, Nov. 13, 2013
2013-318-35 STEPHEN & BETTY BYATT, Nov. 14, 2013
2013-318-36 JANET DONALD, Nov 15, 2013
2013-318-37 MARK MEICHSNER, Nov 15, 2013
2013-318-38 J.M.& NANCY HANNA, Nov 15, 2013
2013-318-39 CANDACE REED, Nov 18, 2013
2013-318-40 HEATHER BENSON, Nov 18, 2013
2013-318-41 GRAEME BLACK, Nov 18, 2013
2014-24 DIRECTOR OF BUILDING & PLANNING, Jan 14, 2014
2014-24-1 LANCE TRAYLEN, Sept 12, 2013
2014-24-2 HUGH AND FRANCES SMITH, Sept 16, 2013
2014-24-3 MARILYN HARRIS, Sept 26, 2013
2014-24-4 DIANA BLACK, Sept 26, 2013
2014-24-5 DAVID AND LISA HARRIS, Sept 26, 2013
2014-24-6 DAVID WARNOCK AND LESLIE ROGERS-WARNOCK, Sept 26, 2013
2014-24-7 BARRY AND MARY THOMAS, Sept 26, 2013
2014-24-8 DR. E.J. COCKAYNE, Sept 26, 2013
2014-24-9 MARY MCCUTCHEON, Sept 26, 2013
2014-24-10 CHARLES SAUER, Sept 26, 2013
2014-24-11 BREE WATTS AND WJ WATTS, Sept 26, 2013
2014-24-12 KATHERINE MCDONALD et al, Sept 26, 2013
2014-24-13 MOLLY LANE et al, Sept 26, 2013
2014-24-14 MARK MATHESON, Novr 19, 2013
2014-24-15 MIKE LOW, Nov 24, 2013
2014-24-16 J.G. MCCALL, Nov 26, 2013
2014-24-17 JANE A. MILLER, Jan 8, 2014
2014-24-18 JENNIFER VINING et al, Jan 17, 2014
2014-24-19 R.Y. MCNEIL, Dec 18, 2013
2014-24-20 RUSS GODFREY, Feb 4, 2014
2014-24-21 BRITTA WAGNER, Feb 18, 2014
2014-24-22 SEAN THOMPSON, Feb 19, 2014
2014-24-23 BRYAN & LYNDA BRADBURY, Feb 19, 2014

2014-24-24 ANDREW & JENNIFER HARLEY, Feb 24, 2014
2014-24-25 ALEXA LINDROOS, Feb 25, 2014
2014-24-26 JOHN & MARG BOWRON, March 1, 2014
2014-24-27 DR. JAMES FORCE, March 3, 2014
2014-24-28 DAVID & KERRY KING, March 3, 2014
2014-24-29 NORMAN W. WALE, March 3, 2014
2014-24-30 JIM PARKER, March 4, 2014
2014-24-31 BARBARA ELFORD, March 4, 2014
2014-24-32 BRIAN YOUNG, March 4, 2014
2014-24-33 MARK LAWLESS, March 5, 2014
2014-24-34 MARK ROOZENDAAL, March 5, 2014
2014-24-35 CINDY HEAVENER, March 5, 2014
2014-24-36 LEIGH LINDSTROM, March 5, 2014
2014-24-37 SYDNEY GREEN, March 5, 2014
2014-24-38 STEPHEN GAGNON, March 5, 2014
2014-24-39 SCOTT MARCHANT, March 5, 2014
2014-24-40 CHRIS MARGETTS, March 5, 2014
2014-24-41 GUY CLOZER, March 5, 2014
2014-24-42 GRANT WALKER, March 5, 2014
2014-24-43 MICHAL OPALSKI, March 5, 2014
2014-24-44 EVELYN & BRIAN WENGER, March 5, 2014
2014-24-45 ROBERT THOMSON, March 5, 2014
2014-24-46 GAVIN MACKAY, March 5, 2014
2014-24-47 CHRISTIAN FOYD, March 6, 2014
2014-24-48 JEAN LESLEY FEHR AND OWEN FEHR, March 6, 2014
2014-24-49 KRISTOFER LINDROOS, March 7, 2014
2014-24-50 VICTORIA CALLIN, March 7, 2014
2014-24-51 JAYNE SILVESTER, March 7, 2014
2014-24-52 SUSAN D CALLIN, March 7, 2014
2014-24-53 JOANNA HANLEY, March 7, 2014
2014-24-54 CORY HANLEY, March 7, 2014
2014-24-55 JANE LINDROOS, March 7, 2014
2014-24-56 VINCENT HOLMES, March 7, 2014
2014-24-57 DAVID KING, March 7, 2014
2014-24-58 TOM CROFT, March 10, 2014
2014-24-59 JILL CROFT, March 10, 2014
2014-24-60 GARRY CURTIS, March 10, 2014
2014-24-61 LESLEY J. WATSON, March 10, 2014
2014-24-62 JANICE APPLEBY, March 10, 2014
2014-24-63 MICK MALLON, March 10, 2014
2014-24-64 MELANIE DRUMM, March 10, 2014
2014-24-65 PHILIP RENOUF AND IRENE ROBIRTIS, March 10, 2014
2014-24-66 MICHAEL MILLER, March 10, 2014
2014-24-67 JOAN SCHULTZ, March 10, 2014
2014-24-68 JOE HARVEY, March 10, 2014
2014-24-69 KATE CAMPBELL, March 10, 2014
2014-24-70 AURELIA CABRITA, March 10, 2014
2014-24-71 BRUCE & LEANNE WEBBER, March 10, 2014
2014-24-72 CARRIE SMART, March 11, 2014
2014-24-73 GREGORY DAMANT, March 11, 2014
2014-24-74 JOHN TRURAN, March 11, 2014

2014-24-75 HILARY KNIGHT, March 11, 2014
2014-24-76 COREY BURGER, March 11, 2014
2014-24-77 MICHAEL LINDROOS et al, March 11, 2014
2014-24-78 DAVID JAWL, March 11, 2014
2014-24-79 JENNY ST CLAIRE, March 11, 2014
2014-24-80 CAROLINE BEAUDRY, March 11, 2014
2014-24-81 RUS COLINS, March 11, 2014
2014-24-82 SHAUN WEDICK, March 11, 2014

MOVED by Councillor Copley

Seconded by Councillor Kirby, That these correspondence items be received.

CARRIED

The Municipal Clerk confirmed that there was no additional correspondence received other than that which was already in front of Council members.

- (d) Invite persons deeming their interest in property affected by Bylaw No. 4606 and 4607 to come forward.

APPLICANT:

Nicole Roberts, JN Development Group Ltd., provided an overview of the project as had previously been presented to Council's Committee of the Whole, reiterating points made in previous meetings. Ms. Roberts commented the process involved many meetings with the public in order to create a building that would be sensitive to the neighbours. She said that change in Oak Bay is slow but vital and feels this is the change people want to see.

Gregory Damant, Architect, provided a visual presentation of the proposed development with comparisons to the current building.

PUBLIC INPUT:

Donna Thomas, Oak Bay resident, said that she supported the project. She commented that she built Uplands Estate and there was opposition to it at the time but when it was complete it was well liked. She said she was involved in the York Place development as well. Ms. Thomas said there is nothing wrong with change.

Andrew Moyer, business owner, Ottavios, commented that his business will be the most affected by the construction of the project but change is a good thing and it will be good when completed. He continued by saying that they also had detractors to their project but in the end everything has worked out and this will be good for Oak Bay.

Frank D'Ambrosio, Oak Bay resident, said that this project fits the definition of Smart Growth and he is supportive of the project.

Janet Donald, Oak Bay resident, said that she has teenage children and her hope is that when they move out they will be able to find a rental place in Oak Bay and not have to move away. Ms. Donald said she supports the project noting it will add diversity to the housing options for Oak Bay.

Lynn Damant, Oak Bay resident, commented that she had been trying to find a rental unit in Oak Bay that was elegant/attractive, walking distance to the bank, library, pharmacy, etc. and she has not found anything. She said that the Clive would be perfect and there is a real need for this project.

Rachel Franklin, not an Oak Bay resident, said that when her family came to the area as immigrants they were unable to afford a home in Oak Bay. She commented that they have two cars and if they lived here they would only need one as the location is in walking distance of so many things. She continued by saying Oak Bay needs to move forward and make affordable housing options a priority.

Virginia Holden, Oak Bay resident, said she is supportive of the project. She said the design is amazing and provides more rental options. Ms. Holden suggested the development could decrease the parking needed due to the availability of other transportation options.

Pat Wilson, Oak Bay resident, said she lives near the Clive. She said the building mass is larger, it will cost more, parking is not to municipal standards and the project will change the streetscape. She also noted the added rental property, housing option for seniors and the pedestrian friendly location are benefits of the project. The applicant has worked hard to produce a good plan, she said, noting that this a good proposal for the community and the project should go ahead.

Sandra Evans, Oak Bay resident, said that she has lived here for 40 years and is looking forward to this building, and that she supports the project.

Doug Adams, Oak Bay resident, said he supports the project, noting that it will be an improvement from the current building.

Sheila Orr, Oak Bay resident, said that she lives in a great house now but will be looking for a rental in the future and this is very good for Oak Bay.

Sue Harrison, Oak Bay resident, said she is not for or against the project and feels she does not know enough about the project. She is concerned for the current Clive residents and thinks they should have an option to be in the new building.

Jane Bradbury, Oak Bay resident, said that Oak Bay needs to speak to future housing requirements and this building will fill a need for those looking to move out of their homes and it will add to Oak Bay's vibrancy and promote diversity in tenants, such as her inlaws, who are looking to retire. This would be perfect for them, she said.

Nathan Lampard, Oak Bay resident, commented that the developer has done an amazing job and Council will be setting the precedent that future developments will need to listen and accommodate the concerns of the community. He continued by saying that if the project is denied it will have a negative impact on Oak Bay. He said there is a need for density along the Avenue in order to support the merchants and The Clive would be a part of that. He noted it is not inconsistent with the Official Community Plan and the community appears to be receptive to change.

Patrick Skillings, Oak Bay resident, commented that Oak Bay is different and guarded about what is built here. He said that there is not enough parking and the building is too large for

the lot. He said it will change Oak Bay and if approved by Council it will be known as Jensen's Folly.

Michael Damant, Oak Bay resident, said he supports the project. He continued by saying the building is a much nicer building than the one it is replacing and approval of the project is a step in the right direction. This new building will have an elevator and that is important when it comes to seniors and any health issues that may come up.

Rob Hunter, said he does not live in Oak Bay but has an office in the community and he manages eleven residential buildings. He said people looking for rental units are not just the older people and most are wanting places with all the amenities. He continued by saying that in his experience parking is not an issue. He said the three front units with patios will provide a feeling of living in a home. This building will help keep people in Oak Bay, he said.

Dean Strongitharm, Oak Bay resident, said that he was surprised that there was opposition to this project and he came to support it. He said that he does not feel that parking is an issue and that the building will add to the streetscape.

Brent Gerrett, Oak Bay resident, said he is looking to move back to the Village and he feels this building will be a tremendous improvement. If approved, Mr. Gerrett said, it would be Jensen's finest hour.

Arnold Stewart, Oak Bay resident, said he is a 54 year resident of Oak Bay and he has concerns with the impact this will have on infrastructure. He said the road systems will be overloaded in places and inefficient, the sanitary flows have not been mentioned and he feels it will have adverse affects to the atmosphere. Mr. Stewart said this project does not appear to be in the best interests of Oak Bay.

John Palmer, Oak Bay resident, said that the property to the north should have a right to light and he felt they were being treated unfairly. He continued by saying that Council should wait until the Official Community Plan has been completed before considering the project. Mr. Palmer said he does not see much return on investment for the developer and he is against the project.

David Wilkinson, Oak Bay resident, commented that he has fought to stay close to the Village and he cares deeply about Oak Bay and the Village. The changes in the Village create interest and vitality and bring the community together as it grows, he said. He continued by saying he hopes that his sons can afford to live in the Village and it will add to Oak Bay's vibrancy and promote diversity in tenants. He said there is a need for affordable rental housing, this is the future, and he supports the project.

Elmar Plate, Oak Bay resident, said that the building is top notch and he fully supports the project. He continued by saying that change can be scary and he said Council is made up of smart people and he is confident they will do the right thing for Oak Bay.

Eric Zhelka, Oak Bay resident, commented that the building has merit and it is beautiful but it does not belong in Oak Bay. He continued by saying Council has a 92% approval rate for development variance permit applications and he feels this is not acceptable. He said this building should be on another parcel of land and suggested that the developer come back

with a smaller building for the property. He said that he is concerned with drainage on the property and storm water in particular. Mr. Zhelka said he does not support the project.

Theresa Slik, Oak Bay resident, said she has concerns about infrastructure and the affects this will have on the roads in the community.

Adrian Blunt, Oak Bay resident, said he lives at the Clive now but once owned a heritage home in Oak Bay. He said some places are worth preserving but the Clive is not. He said he has seen studies regarding parking and they state renters own fewer cars than condominium owners. Studies have also shown that Victoria has the shortest commute times to work compared to other places and that makes for more family time, he said. He commented that this project is not inconsistent with the Official Community Plan. He continued by saying that the future of Oak Bay does not rely on how many parking spaces there are. He said he supports the project.

Marion Cumming, Oak Bay resident, said that she is impressed with the presentation and it helped change her mind about the project. Ms. Cumming is concerned with incremental change and she hopes this will not open the door for developers who would be less concerned with the community of Oak Bay. She continued by saying that with proper planning in 100 years that Oak Bay will be an affordable, sustainable community. She said she is supportive of the project.

Gentleman who has been a Oak Bay resident for 30 years, said that a previous speaker spoke with passion and loves Oak Bay. The process is showing how the people care about the community and he hopes when completed it will be agreeable to all.

Keith Newell, Oak Bay resident, said his wife is opposed to the project and he is not in favour of it but not opposed to it either. He does have concerns with the affects it will have on parking in the area here, he said. He said he lives on Clive Drive and hopes that something can be done about the local parking issue.

Ernie Cockayne, Oak Bay resident, said that this project is a disaster for Oak Bay as there are no setbacks, no greenspace and the restrictive covenant is not enforceable. Mr. Cockayne said that the zoning and parking bylaws are in place to protect the residents from projects such as the Clive and a petition with over 800 signatures and 200 letters in opposition has been received by Council. He encouraged Council to wait until the new Official Community Plan is complete and he urged Council to vote against the project.

Nicole Starkey, Oak Bay resident, said she moved back to the community and found it difficult to find a place to rent. She said that this project will keep families connected since they will not have to move out of the area to find affordable rental housing.

Laurie Anne Faulkner, Oak Bay resident, said that the new Clive will be a good vibrant option for Oak Bay. She commented that there are no options for her mother in the Village and the Village needs people to support the shops but few people can afford to live here. She is supportive of the project, she said.

Jonathan Zack, Oak Bay resident, said he moved here 10 years ago with 3 kids. He said this is a good design and does not think it is too dense. He said he supports the project and that it is great for Oak Bay.

Angus Matthews, Oak Bay resident, said that he supports the project and has had to deal with criticism because of his support. He commented that the project represents progressive thinking and it is built around people with these values front and centre. He said the developer spent a lot of time working with the neighbours and this would set a precedent for other developers to listen, make changes, and to work with the community. He also said that lawyers are confident that the covenants are enforceable. He said he and his wife fully support the project.

Ronald Telfer, Oak Bay resident, said that the sidewalk in front of Clive is very narrow and the new Clive will have a much wider sidewalk which will make it easier for people to pass by. Mr. Telfer said his building has 26 units and 13 parking spots and does not think parking will be an issue here. Oak Bay is a wonderful place and he supports the project, he said.

Gary Streight, Oak Bay resident, said he would not want the Clive beside his house and his house would not be appropriate on the Clive site. The proposal is right for the site, he said. He commented that this has been a good process and the new Clive represents the future of Oak Bay.

Arifin Graham, Oak Bay resident, said that after listening to the comments he sees that people care deeply about Oak Bay and whatever the outcome of the project he hopes this will not be seen as a win/loss by the community. He said he hopes everyone will continue to build a great community where everyone accepts each other.

Mark Beaudry, Oak Bay resident, said it was nice to hear both sides and he does not believe in the scare tactics. He said he is supportive of the project and the Clive will create change and bring new neighbours and the community should embrace change.

Suzanne Bradbury, commented that the infrastructure is aging and if the hydro lines were buried it would create more room on the sidewalks. She continued by saying that the new building has been carefully planned and Council should be proud.

Helen Hudec, Oak Bay resident, commented that the building is too big for the lot.

Bruce Shepherd, Oak Bay resident, said he has heard good arguments on both sides. He remarked that people want to move here when they downsize and there will always be a demand for this type of housing. He has concerns with bigger buildings being placed on small lots, he said.

Karen Lehman, Oak Bay resident, said she has concerns with the variances and hopes that this will not create a green light for developers to keep putting big buildings on small lots.

Charles Sauer, Oak Bay resident, said he lives in a place that is one half the square footage of this project and thinks this is too large for the property and there are too many suites. He also thinks too much was paid for the property and the community will have to compensate for that. He said if he had to leave his home he would like to go to the Clive. He said he hoped that Council will make a decision with the community in mind.

Chris Lingers, Oak Bay resident, said he sent in a letter of support and he continues to support the project. He said that if there is to be growth it should be controlled and this is a good plan and should be supported.

Ian MacDonald, Oak Bay resident, said he came in opposed to the development and after listening to the presentation he is a reluctant supporter. He said he hopes the right lesson will come out of the precedent that will be set and the developers will have a high bar to jump over. He commented that there is great pressure to grow and Oak Bay is a desirable place to live.

Hazel Braithwaite, Oak Bay resident, commented that this has been a great process. She said there should be a new building at the Clive but this is probably not the building. She continued by saying that the new Official Community Plan should be in place before a decision is made. Oak Bay continues to evolve and needs to be managed and this is a very important decision for Oak Bay, she said.

David Adams, Oak Bay resident, said that this is a good proposal, He said he has heard parking and density are concerns. He commented that a lot of negative statements have been made and he feels they are not well thought out and are meant to inflame, which is not helpful.

In response to questions regarding infrastructure, the Director of Building and Planning stated that the Engineering Department has reviewed the application and has no concerns.

ADJOURNMENT:

The Mayor asked two times if anyone else wished to speak at the public hearing. Seeing no one come forward, it was

MOVED by Councillor Ney
Seconded by Councillor Copley, That the public hearing do now adjourn.

CARRIED

The public hearing adjourned at 10:00 p.m.

Certified Fair and Accurate:

Municipal Clerk

Mayor