

MINUTES of a Special meeting of the MUNICIPAL COUNCIL of The Corporation of the District of Oak Bay, held at the Monterey Centre, 1442 Monterey Avenue, Oak Bay, B.C., on Tuesday, September 9, 2014, following a Public Hearing at 6:00 p.m.

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 Special Council meeting to order at 8:24 p.m.

COMMUNICATIONS:

1. 2014-229 MUNICIPAL CLERK, September 3, 2014  
Re: Bylaw No. 4620, *Oak Bay Official Community Plan Bylaw, 2014.*

Attention was drawn to the proposed amendments contained in the staff memorandum..

BYLAWS:

**Bylaw No. 4620, *Oak Bay Official Community Plan Bylaw, 2014.***

MOVED by Councillor Ney

Seconded by Councillor Kirby, That Schedule "A" to Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014, be amended:

1. In section 7.1.2 on page 163, by adding the bullet "Archaeological resources" to the list immediately below "Identified heritage resources";
2. In section 3.0 on page 44, fourth bullet, by replacing "the Bowker Creek Initiative" with "the Bowker Creek Blueprint, CRD's integrated Watershed Management Program and inter Municipal group".
3. In section 3.0 on page 47, first paragraph, by replacing "The CRD" with "The Habitat Acquisition Trust through its Urban Forest Stewardship Initiative".
4. In section 3.0 on page 50, by replacing the heading "Creeks" with "Creeks and Watersheds".
5. In section 8.2.1.6.7, on page 168, by replacing "as set out in the Bowker Creek Watershed Management Plan" with "as stated in the Bowker Creek Blueprint (2012) and the Bowker Creek Watershed Management Plan (2003)".
6. In section 4.5 on page 97, in the first paragraph following the heading "Education", by inserting "Willows Elementary," immediately following "Oak Bay High School,".
7. By replacing all references to "Greater Victoria Regional Library" with "Greater Victoria Public Library";
8. In Section 4.5 on page 95 by replacing the fourth paragraph following the heading "Arts and Culture" with "The Oak Bay Branch Library, co-located with the Monterey Centre,

- in the Village, is operated by the Greater Victoria Public Library system. The complex was built in 1971, and library space was expanded and renovated to include the heritage Tonkin House in 1999. The branch offers print and digital collections, public computers and a wide array of programming for all ages from family story times to one-on-one computer and e-book help. A very popular destination offering social, cultural and educational benefits to all community members, the library's use stretches the capacity of space.”;
9. In section 4.5 on page 97 under the heading “Education”, by inserting “The Greater Victoria Public Library, Oak Bay Branch, offers free learning and training opportunities tailored to the community’s interest” as the last paragraph following “Camosun College is located just west of Oak Bay, with a portion of its parking lot extending into the District. This proximity means that Oak Bay also accommodates some of its students.”;
  10. In section 4.5.2 in general policy CIS1, on page 101 by inserting “Greater Victoria Public Library,” immediately following “faith based institutions.”;
  11. In section 4.5.2 in general policy CIS17, on page 103 by inserting “Greater Victoria Public Library,” immediately following “post-secondary institutions.”;
  12. By replacing all references to “Vancouver Island Health Authority” with “Island Health”;
  13. In section 4.5 on page 98 immediately under the heading “Health Care” by replacing “Oak Bay’s residents have access to a variety of health services, including the 280-bed Oak Bay Lodge” with “Oak Bay’s residents also have access to the 280-bed Oak Bay Lodge”.
  14. In section 4.5 on page 98 immediately under the heading “Health Care” by inserting as the first paragraph “Greater Victoria, including Oak Bay, is served by two full service acute care facilities, the Royal Jubilee Hospital and the Victoria General Hospital that specialize in senior’s and childrens’ care. Other Health care services also exist in Oak Bay including family physicians and other health and wellness clinics.”;
  15. In section 4.2.1 on page 68 by adding “6. Promote residents health and wellbeing.”
  16. In the table in section 2.5 on page 30 opposite the heading “Improve Housing Affordability” by replacing “This begins with supporting a growth rate of up to 1 percent” with “This begins with supporting a growth rate of up to 0.5 percent”;
  17. In the photo credits on page 45, 105 and 108 by replacing “Marylou” with “Marylou Wakefield”;
  18. In the photo credit on page 82 by replacing “Gloria Back” with “Hope Burns”;
  19. In the photo credit on page 124 by replacing “Kevin Murdoch” with “Gloria Back”;
  20. In the photo credit on page 130 by replacing “District of Oak Bay village Directory” with “Catherine Berris”;
  21. In the photo credit on page 145 by replacing “Hope Burns” with “Catherine Berris”;
  22. In the photo credit on page 175 by replacing “Kevin Murdoch” with “Catherine Berris”;
  23. In the photo credit on page 189 by replacing “Mikw Lloys” with “Mike Lloyd”;
  24. In section 4.4 on page 83 by inserting a photograph of the Oak Bay Beach Hotel;
  25. In section 4.5 on page 99 by replacing one of the photographs with a photograph of a Village Night Market;
  26. In Figure 2.1 on page 14 by revising the flow chart to remove exact dates;
  27. Immediately below Figure 2.1 on page 14 by bolding the text of all dates;
  28. In Figure 2.9 on page 37, Figure 5.4 on page 143 and Figure 6.1 on page 160 by revising the graphic style to match that of Figure 5.1 on page 125;
  29. In Section 4.3 in the orange box contained in the third paragraph on page 72 following the heading “Affordable and Inclusive Housing” by bolding the text “affordable housing”.

CARRIED

Michael Dillistone, Consulting Planner, drew attention to further proposed amendments as initially noted at the public hearing.

Mr. Dillistone noted that, within the Regional Context Statement, a change was previously proposed and made to support a growth rate of 0.5% versus 1.0%. However, another text change that also relates to the estimated growth rate by identifying the expected population increase was required to make the two more consistent.

MOVED by Councillor Ney

Seconded by Councillor Green, That Schedule "A" to Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014, be amended in the table in section 2.5 on page 29 opposite the heading "Keep Urban Settlement Compact" by replacing "1,800" with "900".

CARRIED

Attention was then drawn to Schedules G and H as they relate to Schedule B, the Land Use Framework Map. It was noted that some properties in the vicinity of the Village need to be identified in the Multi Unit Residential Development Permit Area to match Schedule B as intended and that a property needs to be identified in the Commercial and Mixed Use Development Permit Area to also match Schedule B as intended.

MOVED by Councillor Copley

Seconded by Councillor Green, That Schedule "A" to Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014, be amended in Schedule G: Multi Unit Residential Development Permit Area and Schedule H: Commercial and Mixed Use Development Permit Area to make them consistent with Schedule B: Land Use Framework Map with respect to the properties located in the Oak Bay Village area.

Mr. Dillistone advised that the proposed changes are required to ensure that Schedule G and H mapping is consistent with OCP policies and are, in his opinion, ones that can be made post public hearing as permitted by legislation.

The question was then called.

CARRIED

The possibility of a further amendment was raised by a member of Council in response to concerns heard at the public hearing with respect to densification. It was suggested that wording be added to the Plan to ensure public consultation occurs during the development of criteria and guidelines with which to review proposals for infill residential development.

There was a five-minute recess called by the Chair to enable staff to propose potential wording for an appropriate amendment.

MOVED by Councillor Herbert

Seconded by Councillor Green, That Schedule "A" to Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014, be amended to add "in consultation with the public" at the end of the last sentence of H12, in section 4.32, on page 79.

CARRIED

MOVED by Councillor Ney

Seconded by Councillor Copley, That Bylaw No. 4620, *Oak Bay Official Community Plan Bylaw, 2014*, as amended, be read a third time.

Councillor Green thanked everyone that helped in getting the Official Community Plan completed. She thanked the public for their involvement, staff, consultants and volunteers who participated on the committees from the start of the process in January 2012. Councillor Green also thanked Councillor Copley for her hard work. She said it has been a good process and she is proud of the work that has been done.

Councillor Copley said the key ingredient to the success of the plan is the extensive and comprehensive input from the community which is reflected in the document. It is the community's plan, she said. Councillor Copley thanked everyone who was involved in the Plan from the committees, staff, consultants and Council colleagues. She said that this is only the first phase and the next phase will include more public consultation. She said the Official Community Plan will provide the vision and guidance to help when dealing with future challenges.

Councillor Ney also thanked Council colleagues, staff, consultants, committee members and the public for their contribution to the process. She said she is proud of what has been put forward which speaks to values of the community. She commented that we are just ordinary people who live in an extra ordinary place who cherish it and want to retain it. She said Open Houses and the survey captured what the people want, which includes retaining the character of Oak Bay, as walkable and liveable with increased vitality and support of culture and arts in the community. The only contentious issues that we heard are around land use, she said. The land use section reflects the community wanting to have increased housing options along with the regulatory tools in place to allow the community to have control over the form and character and how the infill will occur, she said. Councillor Ney said this is a visionary document. This will allow for people to be able to age out in the community, she said.

Councillor Kirby thanked everyone who was involved in the process. She said she is excited to see the Official Community Plan move forward and noted that there will be more work ahead for future Councils. Having included the younger generations comments and concerns in the Plan makes them feel part of the community, which is a good thing, she said.

Councillor Murdoch thanked everyone involved and commented that the process has been very thorough. The people who worked on this document worked very hard to achieve the Plan, he said. Councillor Murdoch expressed gratitude to the people who came out, gave input and made it a better document. Some things are done well, some things not as well but overall it is a good document, he said. He noted the Plan is not as structured as he would have liked in regard to land use and he would have liked more details with clearer guidelines but he acknowledged that it has improved. He said that when the details are prepared there needs to be a great amount of attention given. Councillor Murdoch continued by saying the community values, as captured in the survey, are reflected in the document and that at the end of the day it includes options to age in place.

Councillor Herbert thanked everyone involved in the process of creating the new Official Community Plan. He said the document includes good things and the next Council will have plenty of work to do on the next phase.

Mayor Jensen also gave thanks to everyone involved. He said it took a lot of hands and people working together to get this done. This is a community effort from the ground up, he said. He said that Council provided the timelines but the process was a completely community based effort. Mayor Jensen commented that there were 4,000 residents who had input into this document. Oak Bay has never stood still, from the first subdivision of 5 farms, and there was a time that small homes were built in the south part of Oak Bay where young professionals could

raise a family with one income, he said. He continued by saying there is a need to protect these values, to keep the diversity and he is aware of a young family that would have liked to have settled in Oak Bay but had to go elsewhere in Greater Victoria because it was not affordable. Mayor Jensen said this is a visionary document with forward thinking, noting he is supportive of the document and grateful to everyone for all the work that has gone into it. This was the priority of Council, along with public engagement, and both have been accomplished here, he said.

The question on the motion was then called.

CARRIED UNANIMOUSLY

MOVED by Councillor Green  
Seconded by Councillor Copley, That Bylaw No. 4620, *Oak Bay Official Community Plan Bylaw, 2014*, be adopted.

CARRIED UNANIMOUSLY

ADJOURNMENT:

MOVED by Councillor Kirby  
Seconded by Councillor Ney, That the Special Council meeting be adjourned.

CARRIED

The meeting adjourned at 9:35 p.m.

Certified Correct:

\_\_\_\_\_  
Municipal Clerk

\_\_\_\_\_  
Mayor