

MINUTES of a special meeting of the MUNICIPAL COUNCIL of The Corporation of the District of Oak Bay, held in the Council Chambers, Oak Bay Municipal Hall, 2167 Oak Bay Avenue, Victoria, B.C., on Wednesday April 5, 2017 at 5:00 PM.

We acknowledge that the land on which we gather is the traditional territory of the Coast and Straits Salish Peoples. Specifically we recognize the Lekwungen speaking people, known today as the Songhees and Esquimalt Nations, and that their historic connections to these lands continue to this day.

PRESENT: Mayor N. Jensen, Chair  
Councillor H. Braithwaite  
Councillor T. Croft  
Councillor M. Kirby  
Councillor K. Murdoch  
Councillor T. Ney  
Councillor E. Zhelka

STAFF: Chief Administrative Officer, H. Koning  
Director of Corporate Services, W. Jones  
Deputy Director of Corporate Services, M. Jones  
Director of Financial Services, D. Carter  
Director of Building and Planning, R. Thomassen  
Director of Engineering Services, D. Horan  
Director of Parks, Recreation and Culture  
Chief Constable, A. Brinton  
Fire Chief, D. Cockle

#### COMMUNICATIONS:

1. ***Council Strategic Priorities 2017-2018***
  - Report - Chief Administrative Officer, Mar. 28, 2017
  - Rpt. Attach. A - Council Strategic Priorities 2017-2018
  - Rpt. Attach. B - Report of CAO dated March 17, 2017 entitled Council Strategic Priorities 2017-2018

The Chief Administrative Officer gave an overview of the process taken to date with respect to Council's 2017-2018 Strategic Priorities and reviewed the information provided to Council in her reports.

2. ***Receipt of Correspondence and Opportunity for Public Input***
  - Corresp. - Feb. 27 - Mar. 29, 2017 - Council Strategic Priorities 2017-2018
  - ADDENDA - Corresp. Mar. 30, 2017 - Apr. 5, 2017

During the public input opportunity, the following speakers provided comments to Council:

P. de Groot, Oak Bay resident, noted that he is speaking as a member of the North Oak Bay Community Association (NOBCA). Mr. de Groot offered comments on the importance of meaningful consultation prior to increasing density in a neighbourhood, specifically with respect

to the potential strategic priorities to regulate secondary suites and to develop duplex zoning. He spoke to his concerns in this regard, particularly that the efforts would change the character of the North Henderson neighbourhood. He commented that a thorough community engagement plan would need to be developed and noted that NOBCA would be willing to undertake a survey in this regard and to provide oversight through a representative.

T. Douglas, Oak Bay resident, noted that she is a member of NOBCA. Ms. Douglas expressed mixed views on densification, noting that she supported the concept in theory, but that clear targets and next steps would be needed for implementation. She commented that legalizing existing secondary suites is a logical first step which shows respect for renters. She concluded her remarks by emphasizing the need for leadership and respect for all residents.

J. Khera, Oak Bay resident, commented that he is a member of NOBCA. He stated that legalization of secondary suites wouldn't achieve the goal of allowing residents to age in place, which was the intent, from his understanding, of the Residential Infill Strategy. He commented that North Oak Bay is located near two campuses where there is a significant demand for student housing and that suite legalization could significantly change the character of the neighbourhood. He expressed concern that the existing issues with parking would be exacerbated. He concluded his remarks by questioning whether consideration would be given to the goals and character of specific areas of the community before legalization of secondary suites proceeded.

P. Thomas, Oak Bay resident, offered comments on student housing, stating that it was his understanding that there would soon be less housing requirements for the University of Victoria due to downsizing the campus to graduate programs only, expanding satellite campuses and providing telecommuting.

P. Makin, Oak Bay resident, commented that over 58 years taxes have continued to increase and that they will continue to do so unless the costs for Fire services, Police services and staff are addressed. He encouraged Council not to spend more funds on deer. He commented that a recent letter in the Oak Bay News outlined issues the public is having with having contingency funds returned, which should be addressed. He concluded his remarks by stating that Council should not consider increasing his neighbourhood's density without addressing these cost drivers first.

L. Neil, Oak Bay resident, stated that she had moved to her neighbourhood because of the quiet residential character. She emphasized the family-oriented nature of North Henderson, commenting on the environmentally-sensitive areas which could be impacted by increasing densification, including Bowker Creek. She noted that existing dwellings in the area are often built on bedrock, but that removing them to increase density could result in increased blasting which would be problematic.

*Councillor Braithwaite expressed her regrets, left the meeting at 5:45 PM and did not return.*

J. Sultanum, Oak Bay resident, commented that Oak Bay has an unusual situation due to acquiring grants with a completion deadline of March 2018 and noted that staff are overworked. He emphasized that increasing expenditures would mean increasing taxes. He concluded his remarks by encouraging Council to endorse the CAO's reports.

G. Ross, Oak Bay resident, expressed his concerns that North Oak Bay should not be made the vehicle by which the University of Victoria externalizes costs for student housing.

M. Wilmut, Oak Bay resident, asked for clarification on the scope of the asset management priority. He commented that infrastructure repair and replacement has been under-funded for several years which has led to the current crisis. He stated that there is no financial plan for infrastructure replacement, which, he said, should be Council's top priority.

S. Roundtree, Oak Bay resident, drew attention to an article in the paper on the Building Needs Assessment commenting whether consideration should be given to a longer infrastructure replacement cycle and noted that she is trying to understand what if anything will be included on future taxes.

In response to questions from the public, the Chief Administrative Officer clarified the scope of the asset management plan priority, noting that the Building Needs Assessment is one component of a substantial undertaking. The Director of Engineering Services commented that next steps are still being formalized.

MOVED and seconded: That Council approve the revised Council Strategic Priorities for 2017 - 2018 as attached to the report of the Chief Administrative Officer dated March 28, 2017.

CARRIED

MOVED and seconded: That staff be instructed to consider the following priorities for inclusion in the budget and the Council Strategic Priorities for 2017 - 2018 in the following order:

1. Undertake the development of zoning appropriate for existing legal nonconforming duplexes; and
2. Undertake the regulation of secondary suites.

CARRIED

Councillors Murdoch and Zhelka against the motion

MOVED and seconded: That the correspondence circulated with the April 5, 2017 agenda be received for information.

CARRIED

ADJOURNMENT:

3. ***Motion to adjourn***

MOVED and seconded: That the meeting be adjourned.

CARRIED

The meeting adjourned at 6:49 PM.

Certified Correct:

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Mayor

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Deputy Director of Corporate Services