

REPORT of a PUBLIC HEARING 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, Oak Bay, B.C., on Monday, September 10, 2012 at 7:30 p.m.

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

STAFF: Municipal Administrator, M. Brennan
Municipal Clerk, L. Hilton
Deputy Municipal Clerk, M. Jones
Director of Building and Planning, R. Thomassen
Director of Engineering Services, D. Marshall
Municipal Treasurer, P. Walker

Mayor Jensen called the public hearing to order at 7:31 p.m.

Bylaw No. 4570, Oak Bay Official Community Plan Bylaw, Amendment Bylaw, No. 1, 2012
Bylaw No. 4571, Eighty-Ninth Zoning Bylaw Amendment Bylaw, 2012
Bylaw No. 4572, Ninetieth Zoning Bylaw Amendment Bylaw, 2012

The Mayor asked the Municipal Clerk to explain the purpose of Bylaws No. 4570, 4571 and 4572.

The Municipal Clerk explained that Bylaw No. 4570 will change the land use designation in the Official Community Plan of 2283 Cranmore Road from Single Family to Institutional to accurately reflect the long-term use of the subject property as a parking lot.

Ms. Hilton noted that Bylaw No. 4571, as a companion to Bylaw No. 4570, will rezone 2283 Cranmore Road from One Family Residential Use to General Institutional Use.

Ms. Hilton stated that Bylaw No. 4572 will amend the Zoning Bylaw with respect to nine properties. The bylaw, she said, will consider all nine properties as a single lot, add community theatre, arts facility and neighbourhood learning centre as permitted uses, and set out where and to what extent parking, as required pursuant to the Parking Facilities Bylaw, is to be situated, along with required setbacks and permitted heights of building and structures.

In conclusion, Ms. Hilton noted that Bylaw No. 4573, which will be considered at the following Council meeting, will set the parking requirements for all nine properties at 195 parking spaces.

COMMUNICATIONS:

2012-258 DIRECTOR OF BUILDING AND PLANNING, July 25, 2012
2012-258-1 DIRECTOR OF BUILDING AND PLANNING, July 26, 2012
2012-258-2 DIRECTOR OF BUILDING AND PLANNING, July 26, 2012
2012-264 MUNICIPAL ADMINISTRATOR, August 9, 2012
2012-265 DIRECTOR OF PARKS AND RECREATION, August 13, 2012
2012-266 JOHN GAIPTMAN, SUPERINTENDENT OF SCHOOLS, August 3, 2012
2012-280 KEITH AND DELIA MATHERS, et al., September 9, 2012

MOVED by Councillor Ney

Seconded by Councillor Copley, That correspondence items no. 2012-258, 2012-258-1, 2012-258-2, 2012-264, 2012-265, 2012-266 and 2012-280 be received.

CARRIED

Mayor Jensen asked the Municipal Clerk if any further correspondence pertaining to the Public Hearing had been received. Ms. Hilton noted that no new items had been received with respect to the proposed bylaws.

PUBLIC:

Mayor Jensen asked if any members of the public would like to come forward to speak on the proposed bylaws.

Seamus Howley, Director of Facilities, Greater Victoria School District noted that the proposed bylaws are necessary to facilitate the construction of the new Oak Bay High School and Neighbourhood Learning Centre (NLC). Mr. Howley stated that the school district is very pleased to partner with the municipality to meet the needs of both the students and the greater community through the new facilities. The school district, he said, has consulted with senior administration at the municipality with respect to this project, and will continue to do so as the project proceeds. He observed that the design-build process being used for this project was mandated by the provincial government in order to encourage creativity and to ensure the best value for the project. He concluded his remarks stating that the school district has made significant efforts to provide as much information as is needed with respect to the project.

Ron Windjack, CEI Architecture noted that, as the advocate architect team, staff from CEI Architecture have been involved with the project for approximately eight years. Mr. Windjack stated that, in the design-build process, the advocate architect team takes information from the various stakeholders to create the design guidelines that will be used by the future design teams to create their proposals. He observed that he is convinced that there are anticipated solutions to the design challenges of this site, given the various restrictions and requirements of the project.

Mr. Windjack continued his presentation, noting that 2283 Cranmore Road has been used as a parking lot for approximately 40 years and that the proposed bylaw will formalize the current use. He noted that the proposed height increase would permit a three storey structure within a limited area of the site, which would allow for the possibility of natural light and other attractive design features. He reviewed the results of the various dates and times considered in the shadow study and noted that the proposed height increase will not impact the shadow cast by the building. He drew attention to the voluntary 18 metre setback to enhance tree preservation and reduce shadowing.

With respect to the proposed reduction in parking requirements from 265 to 195 stalls, Mr. Windjack noted that the graduated licensing program and enhanced transportation alternatives have reduced student driving rates. He described the calculations used to determine that 195 stalls would be sufficient for the parking needs of the Oak Bay High School and NLC. Concluding his remarks, he said that they have mandated the location of the parking lots at Cranmore Road and Goldsmith Street and that they will be encouraging the design teams to locate the remainder of the parking behind the Cranmore Road lot and off Cadboro Bay Road.

Anna Kuczerpa, resident expressed her concerns regarding the construction of the new Oak Bay High School and noted that she is not interested in the additional opportunities that will be offered through the NLC and theatre. She questioned how long the new school will be used and how the construction will be funded. She stated that she wants to see a specific plan for this project.

Keith Mathers, resident noted that most of the issues along Cranmore Road are due to parking, specifically as a result of sporting or special events held at Oak Bay High School. Mr. Mathers observed that the NLC, the two sports fields and the community theatre will result in many people using the site and he questioned where they will park. He stated that if parking is not located sufficiently close to the facilities where events are occurring, the attendees will park in the residential area. The proposed 195 stalls, he said, is insufficient. He stated that the proposed setbacks and height increase are not a concern, but that further consideration should be given to parking needs and to traffic access and egress for the site.

Tara Kennedy, Bays United Football Club stated that increasing the parking for the project beyond what is currently proposed will result in reducing the size of the playing fields. Ms. Kennedy noted that playing sports is important for students. Reviewing the soccer schedule, she noted that during the week only practices are held, which do not result in long-term parking; games are held on the weekend when more parking will be available, as school will not be in session. In conclusion, Ms. Kennedy remarked that the new playing fields would allow for a soccer academy to be held in Oak Bay, which can benefit the local economy.

Gail Price-Douglas, resident congratulated the school district on the public consultation that has been undertaken to date and expressed appreciation for the arts and theatre aspects of the proposal. Ms. Price-Douglas noted that she was somewhat concerned with the lighting of the playing fields at night and with the potential noise resulting from the underdetermined parking lot behind the school. She stated that she supports the location of the Cranmore Road parking lot and the Goldsmith Street parking lot and stated that 195 parking stalls seem adequate.

James Taylor, resident noted that he wanted to confirm what impact the project would have on his property, with regards to land use, setbacks, and lighting.

Leona Frenette, resident noted that she is excited by the incredible opportunity offered by this project, but that parking is a constant problem in this area of the municipality. Ms. Frenette expressed concern that “carte blanche” is being given to this project and noted that consideration should be given to other solutions to the parking issue, such as constructing a parkade.

Russ Peters, resident stated that more parking is needed for the project. Mr. Peters remarked that the proposed parking requirements may be sufficient for the current use, but not for future use of the site. He noted that underground parking is expensive, but that it would provide more room for use of the site.

Kadriye Graham, resident stated that she agrees with the idea of a parkade and that parking is an issue in this area. Ms. Graham noted that a drop off area would be helpful. She noted that even though students may not have vehicles, they are being driven by their parents.

Catherine Larson, Bays United Football Club spoke in support of the soccer fields for the project and noted that turf fields which could be used during inclement weather are badly needed.

Richard Way, resident stated that the project will provide needed sports fields. Mr. Way noted that he enjoyed hearing students using the athletic facilities on the high school property and that the project should proceed.

Doug Mollard, resident stated that he understands the importance of soccer fields, but that he is concerned with the location of the theatre and the associated parking. Mr. Mollard questioned what kind of theatre use will be permitted, especially in the evenings, and noted that many residents are concerned with parking in this area. He noted that he can understand the need for pre-approval of certain aspects of the project, but that the location of the theatre and the extent of the public consultation remain a concern.

Rick Marshall, resident stated that approval of Bylaw No. 4572 is premature. Mr. Marshall noted that the lots identified as (h) and (i) on the public hearing notice are of particular concern as they are owned by the municipality and that using them for parking would preclude other future uses, such as relocating the tennis bubbles. He noted that further consideration should be postponed until the report from the traffic impact study has been received.

Mayor Jensen asked a second time if any members of the public would like to come forward to speak on the proposed bylaws.

Anna Kuczerpa, resident questioned the value of theatres and athletic fields for school facilities.

Mayor Jensen asked a third time if any members of the public would like to come forward to speak on the proposed bylaws. No one came forward.

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

CARRIED

It was the consensus of Council that the public hearing be reopened for further public input, as previously it had been agreed that the applicant would have an opportunity to answer questions that had been raised.

In response to questions, Mr. Windjack noted that the theatre is an integral part of the school curriculum but that it will be made available to the public when it is not being used for this purpose. He stated that there are benefits to an interdisciplinary education and that the playing fields are also primarily for school curriculum needs. The additional parking lots, he said, are likely to be located within walking distance of the playing fields and theatre. He observed that school will not be in session when the facilities are being used by the public, which means that the school parking will be available at that time.

Mr. Windjack continued his responses, stating that addressing light pollution will help the project achieve the required LEED (Leadership in Energy and Environmental Design) Gold certification. There is not sufficient funding, he said, to construct a parkade for this project, which would cost approximately \$4 million. He remarked that the school size is set at 1,300 students and that parking demands are likely to decrease over time. He observed that a formal drop-off area, which will be accessed from Cadboro Bay Road, is mandated in the statement of requirements.

The location of the theatre, Mr. Windjack noted, has not yet been determined, though there is the possibility to retrofit the east gym. He stated that the proposed theatre capacity will be 400 to 450 seats, similar to the current capacity. The information from the consultation process, he said, will be incorporated into the design-build process and there will be other opportunities for public input.

Dave Thomson, Oak Bay High School, Principal stated that it is already challenging to meet the competing demands for space at the high school and that as many opportunities as possible should be provided to meet the community's needs. With respect to the drop-off location from Cadboro Bay Road, Mr. Thomson noted that, once construction is complete, a period of adjustment will be needed to educate parents and students to use the new location. He stated that the intention is to light only the soccer field with limits on the time the lights will be used. There is a community need, he said, for a soccer pitch that is usable during the rainy season. He observed that the theatre will likely be used by the school no more than 20 times in a year and that the school is looking to partner with the community in using the theatre. Concluding his remarks, he stated that the current high school is insufficient for a learning facility and that the school district is committed to incorporating public input into this project.

In response to questions, Mr. Windjack confirmed that the design-build teams will be required to incorporate two regulation size playing fields with safety zones into any proposals.

Mayor Jensen asked if any members of the public would like to come forward to speak on the proposed bylaw. No one came forward.

ADJOURNMENT:

MOVED by Councillor Green

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

CARRIED

The public hearing adjourned at 8:55 p.m.

Certified Fair and Accurate:

Municipal Clerk

Mayor