

2014-228

To: Mayor and Members of Council
From: Municipal Clerk
Date: September 3, 2014
Re: **Official Community Plan Bylaw No. 4620 - Referrals**

Background

At its June 23, 2014 meeting Council gave 1st and 2nd reading to the Official Community Plan Bylaw No. 4620, set a Public Hearing date for September 9, 2014 and referred the Bylaw to external agencies for review and comment.

Discussion

In May of 2013 Council considered and approved a consultation plan for the OCP review process, required under the LGA Section 879, which included early formal consultation with First Nations and School District 61, ongoing consultation with the community and consultation with other agencies and jurisdictions once the draft OCP has been prepared.

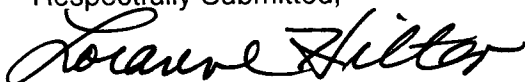
In keeping with the approved consultation plan, the draft OCP Bylaw No. 4620, which was given 1st and 2nd reading, on June 23, 2014, was formally referred to 13 external agencies and jurisdictions. The formal referral period began at the end of June 2014 and ended on August 20, 2014. Appendix 1 sets out the list of agencies that the Bylaw was referred to and indicates which of those agencies provided responses. The responses are included in the public hearing agenda directly following this memorandum.

Upon the completion of the public hearing, and likely at the following meeting of Council, it is the intention of staff to provide Council with a report containing recommendations for minor amendments and corrections to the Official Community Plan that would:

1. be responsive to comments regarding typographic and formatting errors in the OCP as identified in the referrals received by the District and by staff and consultants;
2. correct any inaccuracies in the names of public authorities and agencies; and
3. respond to specific substantive comments from the Songhees First Nation regarding amendments to section 7.1.2 Development Approval Information Required in order to clarify Council's ability to request information related to the impact of proposed development specifically on Aboriginal archaeological and heritage sites.

A list of anticipated recommended amendments and corrections is included as Appendix 2 for information.

Respectfully Submitted,



Lorraine Hilton
Municipal Clerk

Appendix 1

Referrals - Official Community Plan Bylaw No. 4620

Agency	Response Received
Songhees First Nation	✓
Esquimalt First Nation	-
Capital Regional District	✓
City of Victoria	✓
District of Saanich	✓
School District 61	Phone Conversation
Agricultural Land Commission	✓
Greater Victoria Public Library	✓
Island Health	✓
BC Ministry of Forests, Lands, and Natural Resource Operations – Environmental Stewardship Division	✓
BC Ministry of Forests, Lands, and Natural Resource Operations – Heritage Branch	✓
Department of Fisheries and Oceans	✓
Transport Canada	✓

Appendix 2

AMENDMENT/CORRECTION RECOMMENDATIONS

FROM REFERRALS

Songhees

- Amend section “7.1.2 Development Approval Information Required” to add “Archaeological resources” to the list after “Identified heritage resources”.

Capital Regional District

- Page 44, 4th bullet - change the reference to “the Bowker Creel Initiative” to “the Bowker Creek Blueprint” and add “CRD’s Integrated Watershed Management Program and Inter Municipal Group”.
- Page 47, 1st paragraph – correct the attribution of the “Land Cover Mapping” from the “CRD” to the “Habitat Acquisition Trust through its Urban Forest Stewardship Initiative”.
- Page 50, change the heading from “Creeks” to “Creeks and Watersheds”.
- Page 168, section 8.2.1.6.7 replace “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)”.

School District 61

- Page 97, end of 1st paragraph include “Willows Elementary” in the last sentence.

Greater Victoria Public Library

- Replace all references to “Greater Victoria Regional Library” with “Greater Victoria Public Library”;
- Page 95 - replace existing paragraph 4 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”;
- Page 97 - under education add “The Greater Victoria Public Library, Oak Bay Branch, offers free learning and training opportunities tailored to the community’s interest”.
- Page 101 – under Community Institutional and Social Well-Being policy C1S1 - include “Greater Victoria Public Library” in the list of organizations;
- Page 103 – under Community Institutional and Social Well-Being policy C1S17 - include “Greater Victoria Public Library” in the list of partner organizations;

Island Health

- Replace the all references to “Vancouver Island Health Authority” with “Island Health”;

- Page 98 – In the section titled “*Health Care*” – add “*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 seniors and children’s care. Other Health care services also exist in Oak Bay including family physicians and other health and wellness clinics.*”;
- Page 68 – in section 4.2.1 *Built Environment Objectives* – add “*and to promote residents health and wellbeing*” to the end of Objective 1;

No Amendments Necessary

- District of Saanich
- City of Victoria
- Agricultural Land Commission
- BC Ministry of Forests, Lands, and Natural Resource Operations – Heritage Branch
- BC Ministry of Forests, Lands, and Natural Resource Operations – Environmental Stewardship Division
- Department of Fisheries and Oceans
- Transport Canada

FROM STAFF AND CONSULTANTS

Corrections to Text:

- Page 30 – *Regional Context Statement* table under the heading *Housing and Community, Improve Housing Affordability* – correct reference to growth rate to reflect a rate of 0.5% as per *Policy BP1 in section 1.6.2* on page 11.

Corrections to Photo Credits

- p. 45, 105, 108 - Marylou Wakefield
- p. 82 – Hope Burns
- p. 124 – Gloria Back
- p. 130, 145 – Catherine Berris
- p. 175 – Catherine Berris (zoom out a bit more)
- p. 189 – Mike Lloyd (correct spelling)

Proposed Photo Adjustments

- p. 83 – add photo of Oak Bay Beach Hotel (due to its importance)
- p. 99 – replace one photo with a public market photo (for more event diversity)

Graphic Format Edits

- p. 14 Flowchart – date at end is cut off, make all dates consistent by excluding day
- p. 14 bulleted list – need bold on all dates for consistency
- p. 37, 143, 160 tables – match graphic style to table on p. 125 for consistency
- p. 72 – affordable housing in orange box should be bold

2014-228-1



SONGHEES FIRST NATION - LAND AND WATER REFERRAL CHECKLIST

Type of Referral: OCP (Oak Bay) **SFN File #:** Oak Bay OCP (June 30 2014)
Referred from: District of Oak Bay **Their File No:** Bylaw 4620 **Reviewed by:** Lands
Date Received: July 3, 2014 **Date of the Review:** July 23, 2014

REQUIRED INFORMATION - Clear identification on a map about the location of the site to which this referral applies. A report or map showing the following information was provided;

- | | | | | |
|------|--|--------------------------|-------------------------------------|-------------------------------------|
| 1/. | Bio-Physical inventory: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |
| 2/. | Floodplain or watershed area: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |
| 3/. | Contour lines: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |
| 4/. | Physical and legal access points: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Yes | No | n/a |
| 5/. | Water or sewer line information: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |
| 6/. | Past uses of the site: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Yes | No | n/a |
| 7/. | Any hazardous materials currently or historically located on site: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Yes | No | n/a |
| 8/. | Storm water information: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |
| 9/. | Roads adjacent to the site: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Yes | No | n/a |
| 10/. | Landslide or potential land slip areas: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | | Yes | No | n/a |
| 11/. | Potential wildfire areas: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |
| 12/. | Adjacent land uses: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |
| 13/. | Archaeological information: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |
| 14/. | Environmentally sensitive areas: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | Yes | No | n/a |

DECISION MAKING CHECKLIST: (this section consists of two parts)

A/. How does the proposed activity affect any of the following?

REVIEW CRITERIA	POSITIVE IMPACT	NEGATIVE IMPACT	NOT APPLICABLE	FURTHER STUDIES NEEDED
Songhees' connection to the land?			x	
Songhees' connection to the water?			x	
Songhees' Rights in the short or long-term?			x	
Songhees First Nation's Sovereignty (self-reliance, capital assets and/or authority)?			x	
Songhees' capacity in education, skills, and overall knowledge?			x	
The growth and sustainability of plants, seeds, wildlife and any other traditional foods?			x	
The sustainability of fish and marine life and any other aquatic foods?		x		
Songhees' ability to harvest traditional foods?		x		
Songhees' ability to create policies to guarantee Songhees systems of land and resource tenure?			x	

B/ Will the proposed activity add to or detract from any of the following?

REVIEW CRITERIA	POSITIVE IMPACT	NEGATIVE IMPACT	NOT APPLICABLE	FURTHER STUDIES NEEDED
The overall development of the Songhees community?			X	
Songhees' culture (traditions, stories, history, values and language)?			X	
The basic needs of shelter, clothing or social assistance?			X	
The basic need of food and/or the Songhees' traditional way of producing and gathering it?			X	
The basic need for health?			X	
Employment or training for Songhees' members (internships, apprenticeships, mentorships)?			X	
Involvement of youth in Songhees Nation affairs?			X	
Involvement of Elders and other Band members in Songhees Nation affairs?			X	
Relationship building such as development of strategic or business partnerships?	X			
Other issues (List)				
Archeological issues		X		

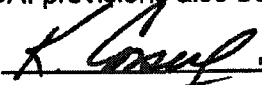
Range of consultation required (Tick appropriate box):

- Minor:** Weak, little or no impact. Agency to inform and hear from Songhees.
- Moderate:** Impacts will moderately affect Songhees rights as identified by Songhees – therefore there must be discussions on eliminating or minimizing the impacts, as agreed to by Songhees. Compensation may be required.
- Deep:** Impacts will seriously affect or interfere with Songhees rights and title, therefore there must be no development allowed at this time. Extensive discussions and negotiations for joint decision-making and/or compensation are required.

OVERALL RECOMMENDATION:

Staff Recommendation:

- 1/. Support for the adoption of the OCP subject to the following;
 - (a) The District entering into an MOU with the nation with respect to archaeological site conservation
 - (b) The inclusion of an archaeological assessment under the DAI provisions
 - (c) The DAI provisions also be expanded to include any subdivision of the land

Reviewer's Signature: 

Title: Director of Local Government Services

ADMINISTRATIVE SECTION

Additional studies and/or assessments required:


- Archaeological assessment
- Rights and Title legal review
- Fisheries report
- Biological review
- Cumulative Impacts analysis
- Socio-Economic analysis
- Other - _____

Notes:

The basis of aboriginal rights and title, are derived from two key points:

- 1/. Having lived in, occupied and or used a certain area for thousands of years, in what today has become British Columbia and Canada. This was achieved with the creation of distinct societies, the development of a certain way of life and the development and use of a governing system.
- 2/. The special relationship that exists with the land, in that it has defined one's identity, rights and responsibilities.

These rights are not granted through any mechanism of either the provincial or federal crown. These rights exist in perpetuity.

 Chief Ron Sam's signature

N/A
Councillor's signature

Contact Information: Songhees First Nation
 1100 Admirals Road
 Victoria, BC V9A 2P6
 Phone: (250) 386 1043 (ext 208) Fax: (250) 386 4161
 E-mail: ken.cossey@songheesnation.com

Helen Koning

From: Melissa Morris [mmorris@crd.bc.ca]
Sent: Wednesday, August 20, 2014 10:28 AM
To: Helen Koning
Subject: CRD Response - Referral - OCP Bylaw revised and reduced
Attachments: MunicipalReferralResponseForm_ParksEnvironmentalServices.docx;
MunicipalReferralResponseForm_PlanningProtectiveServices.docx

Hello Ms. Koning,

Please accept the attached as the CRD's response to the referral received for the OCP Bylaw revision and reduction. Let me know if you have any questions or concerns.

Best Regards,
Melissa

Melissa Morris
Property Systems Officer,
Risk, Property and Facility Management

Capital Regional District
625 Fisgard Street, Victoria, BC, Canada V8W 2S6
T: 250.360.3173 | E: mmorris@crd.bc.ca

This e-mail and any attachments are for the use of the intended recipient only and must not be distributed, disclosed, used or copied by or to anyone else. This e-mail and any attachments may be confidential, privileged and/or subject to the Freedom of Information and Protection of Privacy Act. If you receive this message in error, please delete all copies and contact the sender.

Thank you.

Please consider the environment before printing this email.

CRD Staff Referral Response Form

Referral No.: REP2014-00219

Department: Parks and ES

Comments:

Approval recommended for reasons outlined below

Interests unaffected

Approval recommended subject to conditions below

Approval not recommended due to reasons outlined below

INPUT FROM ENVIRONMENTAL PROTECTION DIVISION – INTEGRATED WATERSHED MANAGEMENT PROGRAM

Page 29 – Under Environment and Resources: “A small portion of Hobbs Creek also flows through Oak Bay”

While technically true, approximately 40% of the creek is within Oak Bay and the portion of UVic that is within Oak Bay. Also, a significant portion of the watershed (41.2%) that feeds Hobbs Creek is within Oak Bay (Saanich 20.3%, UVic 36.5%).

Page 29 – Under Environment and Resources

The Bowker Creek Blueprint is not mentioned as a policy reference yet Oak Bay endorsed the Blueprint on July 23, 2012.

Page 37

We recommend the use of an Environmental Development Permit Area (EDPA) as a tool to mitigate climate change in terms of connecting protection of riparian areas, green space, urban tree and natural shorelines to help mitigate change of rainfall patterns. This is mentioned briefly on Page 29 but could be repeated in Figure 2.9

Page 44 – “Oak Bay has taken significant strides to protect its natural environment”

Some items that should be highlighted are: Oak Bay endorsed the Bowker Creek Blueprint on July 23, 2012. Oak Bay is a participating member of the CRD's Integrated Watershed Management Inter Municipal Group and Oak Bay works in cooperation with the CRD's Integrated Watershed Management Program to identify and resolve sources of stormwater contamination.

Page 47 – “The CRD conducted a Land Cover Mapping study...”

This study was conducted by Habitat Acquisition Trust through its Urban Forest Stewardship Initiative. Ref: <http://www.hat.bc.ca/index.php/our-blog/2013-09-05-17-56-58/urban-forest-stewardship-initiative>

Page 47 (2nd paragraph)

Healthy urban forests also contribute towards healthy and properly functioning watersheds.

Page 48 and 49 – Rainwater Management

We support this approach. This section could be enhanced to explain the connection between watershed health and why tree cover vs. impervious surface is important.

Throughout this document, instead of the term “low impact development” we recommend “green infrastructure”. This is a more flexible term for these solutions and also avoids the perception of negativity in the work “impact”. In fact, well-designed green infrastructure could be seen as having a high (beneficial) impact.

Specific statements such as “roof leaders are disconnected” should be qualified with a statement like “when approved by an engineer or the municipality.” In this example, disconnected downspouts are an accepted practice for mitigating peak flows in stormwater infrastructure; however, some lot layouts, soil types, etc., are not suitable for this practice and there is a risk of property damage due to flooding. Site-specific consideration is needed.

Page 50 – Creeks

This section could be titled “Creeks and Watersheds” to emphasize the connection between the two that is discussed in the text. Creeks are the drainage system for watersheds.

In the last paragraph, it reads “In the absence of a plan that identifies the possibilities and presents specific actions...”. This is one of the key functions of the Bowker Creek Blueprint as noted in the last sentence. This section could be written in a more positive way such as:

“The CRD’s Bowker Creek Watershed Master Plan and Bowker Creek Blueprint establishes direction and strategies for the protection of Bowker Creek, managing existing urban development, re-development opportunities, cooperative efforts between Oak Bay, Saanich and Victoria...” and so on.

Page 51 – Riparian Areas – “Good quality streamside habitat...”

Protection of riparian areas is more than just fish protection; it is about things such as water quality, flood protection and also green space as a public asset.

Page 52 – Ocean Shoreline

There should be recognition of shoreline water quality, namely the work done by Oak Bay and the CRD to monitor stormwater discharges and investigate sources of contamination from upstream watersheds and storm drain infrastructure. As well, there is the role of Island Health to monitor swimming beaches (such as Willows Beach) and to evaluate beaches for public safety.

Page 54 – Ocean Shoreline

As on page 52, this needs recognition of monitoring and assessment work being done with CRD and Island Health and an action statement such as “Investigate and resolve, when possible, sources of contamination that affect shoreline water quality.”

Page 55 – Creeks NE10

This Policy could be greatly enhanced with wording about implementing the actions in the Bowker Creek Blueprint.

Page 56 – Ocean Shoreline

This section could have a policy such as “Continue to work with the CRD and Island Health to monitor stormwater and shoreline water quality and act to locate sources of contamination.”

Page 150 – Sanitary and Storm Sewers

This section could have a statement such as “Continue to work with the CRD and Island Health to monitor stormwater and shoreline water quality and act to locate sources of contamination and repair infrastructure, as needed.”

Page 151 – Shoreline Management

US12 could be enhanced to include wording related to maintaining a natural appearance or options that blend in with the character of the shoreline.

Page 160 – Figure 6.1

This should include an item related to implementing the actions in the Bowker Creek Blueprint across departments (for example, engineering, planning and parks).

Page 162 – Figure 6.2

While “Tree Cover” is noted, more indicators can be selected from the Habitat Acquisition Trust’s land cover data such as percent impervious surface.

Page 166 – Justification

This paragraph should recognize the large watershed area for Hobbs Creek that is within Oak Bay.

Page 168 – Guidelines for Watercourses Development Permit Area - Item 7

This should read “... as stated in the Bowker Creek Blueprint (2012) and Bowker Creek Watershed Management Plan (2003)”

INPUT FROM ENVIRONMENTAL PROTECTION DIVISION – CLIMATE ACTION PROGRAM

Page 33 –

1st sentence of paragraph 2 could be revised to include a short definition of adaptation, for example:

“Climate Change Adaptation (preparing for climate-related impacts) and climate change mitigation (reducing greenhouse gas emissions)...”

Page 34 –

Suggest that the first bullet be changed to read:

“Savings in energy consumption and costs from green infrastructure developments”

Page 35 –

Sea Level Rise is addressed briefly on this page. Given the potential for sea level rise to impact properties within Oak Bay, this section of the plan may want to more thoroughly address the issue.

Page 37 –

Figure 2.9 indicates that sea level rise is addressed within the OCP sections: watercourses and shorelines DPAs, Hazards DPAs.

It may be inaccurate to imply these DAPs address sea level rise.

Page 38 –

Section 2.6.1

Point 2 could integrate mitigation and adaptation by changing the wording as follows:

“Integrate considerations related to climate change mitigation, adaptation, and energy into relevant...”

Point 3: This point could be expanded to encompass corporate annual GHG monitoring/reporting requirements, in accordance with Climate Action Charter commitments. For example, wording could be changed to read:

“Monitor and manage corporate and community energy consumption...”

Page 39 –

Section 2.6.2

This list of actions does not include any adaptation actions. Suggest an action related to assessing climate related risk, and preparing assets and infrastructure.

CRD Staff Referral Response Form

Referral No.: Oak Bay OCP Bylaw

Department: JdF Planning

Comments:

Approval recommended for reasons outlined below

Interests unaffected

Approval recommended subject to conditions below

Approval not recommended due to reasons outlined below

JdF Planning recognizes the shared jurisdictional boundary between oak bay and the juan de fuca electoral area. JdF Planning department supports Cooperative efforts with oak bay to ensure environmental and cultural protection of the chatham, discovery and oak bay islands and the marine ecosystem.

September 3, 2014

File: 0400-50

Loranne Hilton
Municipal Clerk
The Corporation of the District of Oak Bay
2167 Oak Bay Avenue
Victoria, BC V8R 1G2

Via email: lhilton@oakbay.ca

Dear Ms. Hilton:

RE: OAK BAY OFFICIAL COMMUNITY PLAN REFERRAL

Thank you for the referral of *Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014* received July 2, 2014.

The CRD Board considered the Official Community Plan at its Special Meeting held September 3, 2014 and adopted the following resolution:

"That staff be directed to notify The District of Oak Bay that the Board has reviewed proposed Bylaw 4620 (2014) as it relates to the RGS and accepts the RCS."

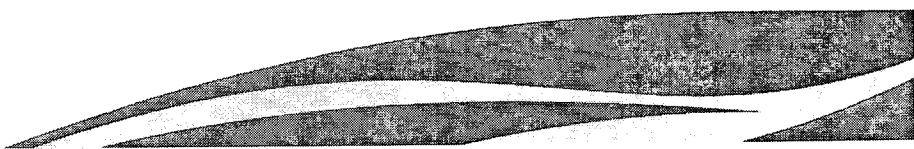
Please do not hesitate to contact me at 250-360-3128 or ssantarossa@crd.bc.ca should you have any questions regarding the above.

Yours truly,



Sonia Santarossa
Corporate Officer

c: K. Lorette, General Manager, Planning & Protective Services
S. Bagh, Senior Manager, Regional and Strategic Planning



2014-228-4



**Legislative and
Regulatory
Services
Department**

Legislative Services

#1 Centennial Square

Victoria

British Columbia

V8W 1P6

Tel (250) 361-0571

Fax (250) 361-0348

www.victoria.ca

September 4, 2014

Helen Koning, Chief Administrative Officer
District of Oak Bay
2167 Oak Bay Ave
Victoria BC V8R 1G2

Dear H. Koning:

Re: Bylaw No. 4620, Oak Bay Official Plan Bylaw, 2014

At the Planning and Land Use Meeting of September 4, 2014, Committee passed the following resolution:

That Council consider directing staff to provide the following comments to the District of Oak Bay regarding Bylaw No. 4620, Oak Bay Official Plan Bylaw, 2014:

1. The objectives and policies are compatible with the objectives and policies of the City of Victoria's Official Community Plan, 2012.
2. There are opportunities for collaboration between the two municipalities that could be further recognized in the proposed Oak Bay OCP, in order to support both communities' efforts to achieve respective OCP objectives. These opportunities include:
 - a. Coordinating planning, where opportunities exist, for the future of Oak Bay Avenue as a complete street and for Oak Bay Avenue Village (Section 5.1/Policy T1 as well as Section 4.4 including Policy MUC11);
 - b. Consulting adjacent municipalities in completing a Parks and Recreation Master Plan (Section 4.6/Policy PR1);
 - c. Consulting adjacent municipalities in completing an Arts and Culture Master Plan (Section 4.5/Policy CIS 9).
3. The Sanitary and Storm Sewers objectives and policies may be enhanced by recognizing the impacts of climate change (in reference to Section 5.2)
4. The Emergency Management objectives and policies within the proposed Oak Bay OCP may be enhanced by referring to the tsunami mapping contained in the CRD's 2013 Tsunami modelling project (in reference to the Tsunami Planning Zone identified in Figure 5.7).
5. The City supports coordination of active transportation corridors between Oak Bay and Victoria through development of pedestrian and cycling networks.

I also enclose the report provided to Council's Planning and Land Use Committee in respect to this matter, which provides further information. Feel free to contact Andrea Hudson at 250.361.0555, should you require further information.

Yours truly,

A handwritten signature in black ink, appearing to read "R. Woodland".

Robert G. Woodland
Corporate Administrator

Cc: D. Day, Director of Sustainable Planning and Community Development
A. Hudson, Assistant Director – Community Planning

The City of Victoria recognizes the Songhees and Esquimalt Nations in whose traditional territories we live and work
"Hay swx qa"



Planning and Land Use Committee Report For the Meeting of September 4, 2014

To: Planning and Land Use Committee **Date:** August 15, 2014
From: Marc Cittone, Senior Planner
Subject: Consultation Regarding Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014

Executive Summary

The District of Oak Bay Council will be considering Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014 ("proposed Oak Bay OCP") at a Public Hearing on September 9, 2014, and have referred the OCP to external agencies for comments. As a neighbouring municipality, the City of Victoria has been invited to provide comments. The purpose of this report is to recommend comments for submission to the District of Oak Bay as follows:

- The objectives and policies are compatible with the objectives and policies of the City of Victoria's Official Community Plan, 2012.
- There are opportunities for collaboration between the two municipalities that could be further recognized in the proposed Oak Bay OCP, in order to support both communities' efforts to achieve respective OCP objectives. These opportunities are outlined in the recommendations below.
- There are opportunities to enhance the Utilities and Services objectives and the Emergency Management Objectives within the proposed Oak Bay OCP. These are outlined in the recommendations below.

Recommendations

That Council consider directing staff to provide the following comments to the District of Oak Bay regarding Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014:

1. The objectives and policies are compatible with the objectives and policies of the City of Victoria's Official Community Plan, 2012.
2. There are opportunities for collaboration between the two municipalities that could be further recognized in the proposed Oak Bay OCP, in order to support both communities' efforts to achieve respective OCP objectives. These opportunities include:
 - a. coordinating planning, where opportunities exist, for the future of Oak Bay Avenue as a complete street and for Oak Bay Avenue Village (Section 5.1/Policy T1 as well as Section 4.4 including Policy MUC11);
 - b. consulting adjacent municipalities in completing a Parks and Recreation Master Plan (Section 4.6/Policy PR1);


- c. consulting adjacent municipalities in completing an Arts and Culture Master Plan (Section 4.5/Policy CIS 9).
- 3. The Sanitary and Storm Sewers objectives and policies may be enhanced by recognizing the impacts of climate change (in reference to section 5.2).
- 4. The Emergency Management objectives and policies within the proposed Oak Bay OCP may be enhanced by referring to the tsunami mapping contained in the CRD's 2013 Tsunami modelling project (in reference to the Tsunami Planning Zone identified in Figure 5.7).

Respectfully submitted,



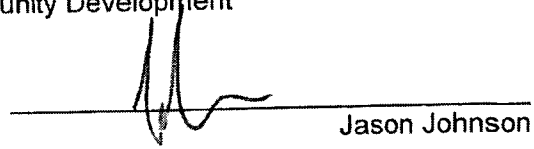
Marc Cittone
Senior Planner
Community Planning Division

Att.



Deb Day, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date: August 28, 2014

MC:aw

W:\Community Planning Division\Projects\Oak Bay OCP - Consultation\Victoria Consultation-Oak Bay OCP-PLUC08_21_2014 MC Edits.doc

1.0 Purpose

The District of Oak Bay Council will be considering Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014 ("proposed Oak Bay OCP") at a Public Hearing on September 9, 2014, and has referred the OCP to external agencies for comments. As a neighbouring municipality, the City of Victoria has been invited to provide comments. The purpose of this report is to recommend comments for submission to the District of Oak Bay.

2.0 Background

The District of Oak Bay Council gave first and second readings to the proposed Oak Bay OCP and has scheduled a Public Hearing on September 9, 2014. The District has requested initial comments by August 20, 2014. To meet this deadline, City of Victoria staff met with District of Oak Bay staff to provide initial comments as outlined in this staff report so that they have time to consider the comments prior to the Public Hearing. Official comments from Council's Planning and Land Use Committee could follow, should Council wish to provide formal comments to the District.

3.0 Issues & Analysis

3.1 Summary of Content of the Proposed Oak Bay OCP

The proposed Oak Bay OCP anticipates modest growth and change within the District of Oak Bay, with modest growth in population of 0.5% annually, or approximately 90 individuals/36 housing units. Highlights of the Plan, identified by City of Victoria staff, include:

- opportunities for modest increases in density and consideration of density bonus for amenity contributions or affordable housing in key locations
- collaboration with Victoria and Saanich in land use planning along municipal boundaries
- support for a broader range of housing choice, including supportive and affordable housing; the possibility of legal, regulated suites; and preparation of a Housing Strategy
- a continued focus on Oak Bay Village, with additional opportunities for commercial development in certain locations, support for tourism and home-based businesses
- support for Education and Health Care, including working with regional partners on addressing emerging issues and planning needed facilities
- support for Arts and Culture, including preparation of an Arts and Culture Master Plan and regional collaboration on an arts and culture strategy
- continued management of parks and indoor recreation, protection of natural areas including the shoreline and Bowker Creek, expansion of the trails/paths system, and preparation of a Parks and Recreation Master Plan
- support for Heritage Conservation policies and programs
- application of Complete Streets concepts to urban villages including Oak Bay Village, use of Transportation Demand Management (TDM) strategies in partnership with other municipalities and public institutions, and seeking an increase in transit service and options
- continued development of pedestrian and cycling networks as part of a regional system

- maintenance and extension of shared service agreements as practical, maintenance and improvement of utility infrastructure and its sustainability, use of features such as “dark sky” street and building lighting
- continued implementation of plans and policies for public safety, to train staff in mitigation and preparedness
- implementation, monitoring and review of the Oak Bay OCP
- new Development Permit Areas (DPAs) for the built environment and for protection of the natural environment.

3.2 City of Victoria Staff Review

The objectives and policies of the proposed Oak Bay OCP are compatible with the objectives and policies expressed in the City of Victoria’s OCP.

The proposed Oak Bay OCP identifies several areas for coordination with the City of Victoria and region, including land use, transportation, community and social well-being, and culture. This includes collaborating with Victoria regarding land use planning along the municipal boundary (policy CF 10) in order to plan for smooth transition in built form between municipalities (Land Use Objective 4). However, it may be beneficial to more specifically recognize opportunities for collaboration, as opportunities arise, in planning for the future of Oak Bay Avenue as a complete street and in planning for Oak Bay Village, which is adjacent to Victoria’s designated Oak Bay Avenue Village. This is consistent with Victoria’s OCP policy 21.102, “Develop a plan to enhance Oak Bay Avenue Village in conjunction with adjacent neighbourhoods”.

In addition, it would be beneficial for Oak Bay to consult with and/or collaborate with Victoria in completing both a Parks and Recreation Master Plan and an Arts and Culture Master Plan, as residents of both communities easily cross municipal boundaries to use parks, open space, recreation facilities and to take advantage of cultural opportunities. This is consistent with several of Victoria’s OCP objectives that see the City’s parks and recreation system as part of a regional network (9.5) with parks facilities located within walking distance of Victoria residents; and that recommend working with various partners to develop an arts and culture strategy (OCP 16.2) and a Cultural Plan for the City of Victoria (OCP 16.9). It is also supported by the draft Oak Bay OCP’s direction to work with regional partners on an arts and culture strategy for the region (policy CIS10).

Further, there may be opportunities for the District of Oak Bay to enhance objectives regarding stormwater. The proposed Oak Bay OCP suggests that the storm sewer system has sufficient capacity for population growth, especially when rainwater management techniques are implemented. Some caution may be advised as, in developing the City of Victoria’s Stormwater Utility, it was learned that the impacts of climate change on storms will have a much greater impact on storm system capacity than will population growth and that this may not be mitigated by stormwater management.

The Emergency Management objectives and policies within the proposed Oak Bay OCP may be enhanced by referring to the tsunami mapping contained in the CRD’s 2013 Tsunami modelling project (in reference to the Tsunami Planning Zone identified in Figure 5.7).

4.0 Options & Impacts

Option A (Recommended)

That Council consider directing staff to provide the District of Oak Bay with the comments noted in this report and detailed in the recommendation.

Option B

That Council consider providing staff with additional or alternative comments for inclusion in the recommended response. If Council would like to review the proposed Oak Bay OCP, it may be found in its entirety at: <https://www.oakbay.ca/sites/default/files/2014-06-23-OakBay-OCP-Final.pdf>.

Option C

That Council consider not providing formal comments to the District of Oak Bay, beyond the initial comments provided at the staff level, as the proposed OCP is generally compatible with the objectives and policies of the City of Victoria's OCP, 2012.

5.0 Conclusion

Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014 is compatible with the City of Victoria's policy framework including the vision, objectives and policies of the City of Victoria's *Official Community Plan*. However, the proposed Oak Bay OCP could include additional statements regarding future partnerships, including collaboration in: planning near municipal boundaries; planning for parks, recreation, arts and culture; and additional consideration with regard to storm system capacity and emergency management.

6.0 Recommendations

That Council consider directing staff to provide the following comments to the District of Oak Bay regarding Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014:

1. The objectives and policies are compatible with the objectives and policies of the City of Victoria's Official Community Plan, 2012.
2. There are opportunities for collaboration between the two municipalities that could be further recognized in the proposed Oak Bay OCP, in order to support both communities' efforts to achieve respective OCP objectives. These opportunities include:
 - a. coordinating planning, where opportunities exist, for the future of Oak Bay Avenue as a complete street and for Oak Bay Avenue Village (Section 5.1/Policy T1 as well as Section 4.4 including Policy MUC11);
 - b. consulting adjacent municipalities in completing a Parks and Recreation Master Plan (Section 4.6/Policy PR1);
 - c. consulting adjacent municipalities in completing an Arts and Culture Master Plan (Section 4.5/Policy CIS 9).
3. The Sanitary and Storm Sewers objectives and policies may be enhanced by recognizing the impacts of climate change (in reference to section 5.2).
4. The Emergency Management objectives and policies within the proposed Oak Bay OCP may be enhanced by referring to the tsunami mapping contained in the

CRD's 2013 Tsunami modelling project (in reference to the Tsunami Planning Zone identified in Figure 5.7).

7.0 List of Attachments

- Letter from the Corporation of the District of Oak Bay dated June 30, 2014.



2014-228-5

September 2, 2014

Sent by Email

District of Oak Bay
2167 Oak Bay Avenue
Victoria, BC V8R 1G2

Attn: Helen Koning, Chief Administrative Officer

Dear Ms. Koning:

RE: DISTRICT OF OAK BAY • OFFICIAL COMMUNITY PLAN

Thank you for your letter inviting Saanich to provide feedback and comment on the District of Oak Bay's proposed Official Community Plan.

We support the Official Community Plan's sustainable community vision that encourages alternative transportation modes, housing choices and environmental stewardship.

The policies proposed for areas adjacent to the District of Saanich are supported, as they are not at variance with Saanich goals and unlikely to generate land use change with significant traffic or other impacts. Furthermore, policies in the Plan that support collaboration with member municipalities in the areas of climate change, land use planning, housing, transportation planning, emergency management, and community and social well-being are appreciated.

Thank you again for the opportunity to comment. Please contact me if you would like to further discuss any items.

Sincerely,

CAMERON SCOTT, RPP, MCIP
MANAGER OF COMMUNITY PLANNING

CS/sd
G:\PLANNING\Municipal OCP's\Oak Bay\2014 Sep 2_ LTR_District Of Oak Bay_OCP.Doc

Helen Koning

From: Collins, Martin J ALC:EX [Martin.Collins@gov.bc.ca]
Sent: Tuesday, September 02, 2014 11:36 AM
To: Helen Koning
Subject: Bylaw #4620 Oak Bay OCP

Helen

I apologize for the delay in replying.

This is to advise that the ALC has no objection to the adoption of Bylaw #4620. The only ALR lands in Oak Bay are occupied by long established golf courses and designated as "Parks and Open Space". That said, these lands do have agricultural potential and could be used for agriculture if supported by landowner(s) and the community.

The golf courses are retained in the ALR to recognize this agricultural potential and to ensure that the lands are not redeveloped to urban uses and the golf courses relocated to agricultural lands in nearby communities.

If you have any further questions please contact the undersigned.

Regards,

Martin Collins
Land Use Planner
Agricultural Land Commission
604-660-7021

2014-228-7

Helen Koning

From: Maureen Sawa [msawa@gvpl.ca]
Sent: Thursday, August 14, 2014 3:13 PM
To: Helen Koning
Subject: FW: Oak Bay OCP

Hi Helen,

As discussed, here is our response to your letter requesting further comment regarding the Oak Bay OCP – please let me know if you need any further information.

Thanks!

Maureen

Page 95/96

The Oak Bay Branch library is part of the Greater Victoria Public Library system. The branch offers a comprehensive print and digital collections, free WiFi and public computers and a wide array of programming for all ages ranging from family storytimes to one-on-one computer and ebook help.

The Oak Bay Branch is an extremely popular destination offering social, cultural and educational benefits to all community members and the library's use stretches the capacity of the space. Co-located with the Monterey Centre in the Village, the building was built in 1971. An addition in 1999 added the Tonkin House to the public library space. The Greater Victoria Public Library's facility plan, Making Space for the Future, recommended a major renovation and expansion, or preferably relocation to better meet patrons needs. Addressing the need for the Oak Bay Branch to be expanded in its existing location or to an alternative location in the Village, co-located with other municipal or community services is required within the next 5 years.

Page 97

Add paragraph

"The Greater Victoria Public Library plays an important role in offering free learning and training opportunities to the community including one-on-one computer help and other workshops and readings tailored to the community's interests."

Page 101

CIS1: Add Greater Victoria Public Library to the list of organizations

CIS17: Add Greater Victoria Public Library to the list of partners

Maureen Sawa
Chief Executive Officer
Greater Victoria Public Library
735 Broughton Street
Victoria, BC V8W 3H2
Email: msawa@gvpl.ca
Tel: (250) 413-0353

Helen Koning

From: Lynne Jordon [ljordon@gvpl.ca]
Sent: Wednesday, August 20, 2014 11:55 AM
To: Helen Koning
Cc: Maureen Sawa; Alyssa Polinsky
Subject: Oak Bay OCP - Greater Victoria Public Library Information (revised)

Importance: High

Hi Helen,

It was good to talk to you this morning. Thanks for your clarification regarding the OCP process. The library suggestions are not substantial, but provide, as you stated, context and added factual information.

Here is revised input from the Greater Victoria Public Library. The information highlighted in yellow, is either corrections or additional factual information.

District of Oak Bay Official Community Plan

Page 95, Top paragraph

Correction: Replace the Greater Victoria Regional Library with the official organizational name: **Greater Victoria Public Library.**

Page 95, Arts and Culture 4th paragraph

Addition: Replace existing paragraph 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 storytimes to one-on-one computer and ebook help. A very popular destination offering social, cultural and educational benefits to all community members, the library's use stretches the capacity of the space.

If possible, please include the following additions:

Page 97, Education Add paragraph

Addition: The Greater Victoria Public Library, Oak Bay Branch offers free learning and training opportunities tailored to the community's interest.

Page 101, Community Institutional and Social Well-Being Policies CIS1

Addition: include the Greater Victoria Public Library in the list of organizations.

Page 103, Community Institutional and Social Well-Being Policies CIS17

Addition: include the Greater Victoria Public Library in the list of partner organizations.

We look forward to keeping in touch with you as the District of Oak Bay Official Community Plan process unfolds.

Many thanks,

Lynne

Lynne Jordon
Deputy CEO/ Director, Strategic Development

Greater Victoria Public Library
735 Broughton Street
Victoria BC
V8W 3H2

office: 250 413-0354
cell: 250 896-0450

2014-228-9



island health

Excellent care, for everyone,
everywhere, every time.

August 20, 2014

Ref # 15921

Helen Koning
Chief Administrative Officer
District of Oak Bay
2167 Oak Bay Avenue
Victoria BC V8R 1G2

Re: Review – District of Oak Bay Official Community Plan Bylaw No. 4620, 2014

Thank you for the opportunity to comment on the District of Oak Bay Official Community Plan. The past few years has seen significant advances in our understanding of the contribution of thoughtful urban planning to positive health outcomes. These include the encouragement of physical activity, healthier eating, greater safety, cleaner air and healthier living environments, access to health services, food security, age friendly communities, and improved social interaction amongst other potential population health benefits.

The Official Community Plan (OCP) is excellent and takes into consideration many aspects of a healthier community that will serve the District well and establish a solid foundation for the future. Island Health (VIHA) appreciates the opportunity to provide suggestions and comments for this OCP. Highlights, regulatory requirements and other considerations are itemized below:

Highlights

1.6.2 – Broad Policies (Infill Development): Infill development is an important housing principle described in Section 4.3.2, “infill development as a tool for allowing more density to fit within neighbourhoods.” The District’s identification of this important planning principle, to build complete and compact neighbourhoods, is supportive of active transportation. Walkable neighbourhoods are typically characterized by higher residential density, increased mixed land use and high connectivity. These types of localities positively influence the overall mobility and physical activity of all members in the community, especially older adults and school-aged youth.

4.3.2. – General Housing Policies: The preparation of a “Housing Strategy identifying opportunities to encourage and support affordable and special needs housing” is a strong focus within the OCP. Increasing access to affordable housing through the provision of diverse housing forms and tenure types has been shown to have a host of health benefits. Decreasing the frequency of moving between residences and improving housing stability allows people to take better care of themselves and their families. In addition, living in affordable housing allows people to have more disposable income to buy necessities such as healthy food and medication, which in turn contributes to better health.

.../2

Executive Office

Located at: 2101 Richmond Road | Victoria, BC V8R 4R7 Canada
Mailing address: 1952 Bay Street | Victoria, BC V8R 1J8 Canada

Tel: 250.370.8699 | Fax: 250.370.8750
viha.ca

4.3.2. – Housing Policies (H7 and H10): Further to the above initiatives, it is encouraging to see the District’s emphasis on legalizing secondary suites in the Oak Bay region. Secondary dwellings are supported as part of a healthy built environment. They provide the community with increased affordable housing options. Permitting secondary dwellings can assist families with facilitating “aging in place” such that either aging family members may be able to reside with their family, or conversely allowing seniors to bring in a tenant to offset costs or even a live in home care provider. Another benefit of this allowance will ensure suites are built to Building Code requirements rather than the installation of unsafe or substandard housing.

5.1. – General Transportation Policies: The attention given to developing “complete streets” is a commendable goal identified in the Plan, “bike lanes have been built on some roads, but the network lacks continuity.” The mention of “residents benefiting from a more accessible and versatile pedestrian infrastructure such as ramps, longer walk signals, and wider sidewalks to accommodate motorized scooters” is another great example of “complete streets”. This concept is promoted through the applicable policies and objectives on Page 139-141. The value of the above mentioned needs are significant as accessible transportation systems that incorporate a diversity of transportation modes and place priority on active transport that can help increase physical activity contributing to better mental and physical health.

Additional positive themes:

- Mixed Use – The creation of mixed land use, as supported in the OCP, promotes access to a variety of amenities within close proximity of their homes making active transportation or recreational physical activity more convenient. Building complete, compact, and connected neighbourhoods can promote good nutrition, physical activity and increased leisure time.
- Public Squares – “Ensuring the development and redevelopment of public gathering places such as plazas and landscaping seating areas near activity-generating uses and mixed-use developments” (page 69). Designation of these social squares in the community is clearly described in this policy. From a health perspective these contribute to improvements in mental health, social inclusion, and aging in place in the community.
- Education – The District identifies a goal of enhancing social wellbeing through “Collaborat[ing] with education institutions and community groups to provide more public education opportunities that relate to arts and culture, nature interpretation, First Nations cultures, and heritage.” This collaborative approach to education program development is to be commended. The District may wish to also include health literacy and food literacy into the list of subject areas.
- Parks and Recreation – It is encouraging to see the importance of providing opportunities for healthy, active lifestyles in this section and an objective that aims to “improve personal well-being and community sustainability”. Similar language could be considered in other sections of the report, e.g. Built Environment.
- Watercourses Development Permit Area – It is commendable that the OCP reflects the value of protecting fish habitats. Fisheries are a part of the economic and social fabric of any coastal community and an important part of our local food system.

Regulatory Considerations

We acknowledge that the District of Oak Bay staff are well aware of existing public health and environmental acts and regulations that fall under Island Health's jurisdiction. We offer the following regulatory considerations as a convenient reminder of those requirements as they relate to the OCP.

5.2. – Water: On page 147 it states that “the District is gradually replacing and repairing water pipes, using liners and replacing old cast iron pipes.” Additionally, it is mentioned that “the District has considered a potential need for a second water main connection for emergency purposes.” While this is an important component of proper water system maintenance and improvement, the *Drinking Water Protection Act and Regulation* requires a construction permit for any water system alteration. This is available through Island Health's Public Health Engineer (PHE); for more information on these requirements please contact Murray Sexton, PHE, at 250-755-6215.

Mixed Use Areas and Home-based Businesses (pages 88-92): Island Health is supportive of increasing existing commercial uses (e.g. more seats for cafés) and promoting healthy food options, markets, within walking distance from one's home; however all food premises, and any alterations to these facilities, must meet with the provisions of the *Food Premises Regulation*. Additionally, farmers markets encourage local food security within the community; however, to ensure food safety we would like to refer you of the provincial *Guidelines for the Sale of Foods at Temporary Food Markets*.

4.6.2. – Parks and Recreation Policies: On Page 114 it is noted that the District will “consider the need for upgrading the pool or other amenities at Oak Bay Recreation Centre.” One caveat to this section is that any alteration to a public or commercial pool facility must be reviewed by Island Health's Health Protection department for construction permit requirements under the *Pool Regulation*.

In reference to regulatory considerations or discussion on broader *Healthy Built Environment* initiatives please contact the Chief Medical Health Officer office at 250-519-3406.

Additional Considerations:

- **4.3.1. – Housing Objective (#8):** While this section identifies the need to “support the development of supportive housing and community care facilities” as the population continues to age, this need does not seem to be reflected in the policy section to back up this concern. Oak Bay may wish to consider ways to address this need by developing a supportive policy to encourage several types of seniors housing (e.g. supportive housing and assisted living) and promote seniors aging at home.
- According to the World Health Organization (WHO, 2012), local governments are uniquely positioned to improve the health of their citizens. Local governments, for example, often have some level of responsibility for the social determinants of health, such as housing, transportation and the form and character of the urban built environment; have the ability to bring together many different sectors, promoting collaboration and action; and have a greater

understanding of local needs and problems (WHO, 2012). It is encouraging to see some acknowledgement of the importance of community health and resilience throughout the report and the link with enhancing health and wellbeing, however, the District could consider more explicitly linking its goals, objectives, policies and actions to improving the social determinants of health and personal health and wellbeing (above and beyond social wellbeing). Wellbeing is linked to quality of life, living standards, sustainable environment, vital communities, education, balanced lives, democratic participation and access to/participation in leisure and culture – many of the action areas in the document address these areas.

- The UBCM supports several healthy community initiatives including the Healthy Families BC Communities Initiative and the PHSA's Healthy Built Environment Alliance. Referring to and leveraging these resources may help Oak Bay strengthen its contribution towards improving the health and wellbeing of its residents.
- As described in the OCP, the built environment contributes to the health of a community, with that in mind, the "Community Health and Resilience" section and/or the objectives in section 4.2.1 could more explicitly state, where applicable, the importance of positively influencing the health and wellbeing of the population.
- The links between community health and wellbeing and the actions/policies/objectives could be strengthened either by highlighting how many of the planned actions can promote a healthy community (i.e. development and promotion of active transportation plans), or by including some of the following language in the existing items.
 - For example, in section 4.2.2, policy BE1 could include a health promotion and wellbeing component: "Support development and redevelopment that responds to the unique social, cultural and environmental characteristics of each neighbourhood and encourages healthy, active lifestyles."
 - Similarly, for actions such as development of master plans (e.g. section 4.6.2, policy PR1), if not already included within the master plans, an explicit incorporation of community health and wellbeing perspective alongside the community needs assessment and demographic analysis would highlight the natural links between these community amenities and healthy communities.
- Health care is mentioned in the OCP in section 4.5 but is largely limited to discussion about Oak Bay lodge. This section could include information about Oak Bay's proximity to two full service acute care facilities, RJH and VGH, that specialize in seniors care and children's care respectively. Other health care services also exist in Oak Bay such as family physicians and other health and wellness clinics.
- In the OCP, Island Health is referred to as both Vancouver Island Health Authority and Island Health, please use "Island Health (Vancouver Island Health Authority)" in the first reference, and then use "Island Health" thereafter.
- In respect to playground development within the community it would be advised that CSA requirements be mandated to ensure a high quality of safe, play spaces for children.

- Communal gardens are mentioned in the OCP but not clearly defined or prescribed. Thus it is encouraged that community gardens be established within the District to further promote food security, educational opportunities for children on the value of local food production, in addition to supporting these spaces as 'social squares' encouraging neighbourly interaction.
- It is commendable that the District is supportive of opportunities for urban agriculture such as rooftop gardens and food gardens within multi-unit, mixed use and infill development. As population density increases and more residents may lack food growing space, pressure may increase on the District's public lands:
 - The District may wish to consider additional development requirements to help prevent this pressure. For example, built-in planters on balconies would allow multi-family unit dwellers to have garden space.
 - Building on the idea of "edible-landscaping" the District may wish to consider incorporating "food forests" in urban parks and public lands. This practice focuses on clustered installations of perennial fruit trees and fruit bearing shrubs that are publically accessible as a common resource.
 - In alignment with the Heritage policies, the District may wish to consider informing people of the traditional aboriginal food uses of particular native plants and landscapes.
- The District's goal of upgrading park amenities and creating "parks with purpose" relate to the use of parks as picnicking spaces. Picnicking can enhance social wellness in community and help foster healthy relationships with food. Amenities that support picnicking in parks may include sheltered seating areas, outdoor food/dish washing stations, and accessible disposal areas.

Thank you for the opportunity to review and provide comments and feedback on the District of Oak Bay's Official Community Plan. We are willing to arrange a meeting to discuss our comments in this letter. If you have any questions or wish to set up a meeting please contact Grant Hollett at 250-519-1597 or Grant.Hollet@viha.ca in addition to the contacts listed above.

Sincerely,



Grant Hollett
Vice President (Acting) – Planning and Improvement
Island Health



2014-228-10

July 25, 2014

File: Bylaw No 4620
58000-32/DM18-OCP
102054

Helen Koning
Chief Administrative Officer
District of Oak Bay
2167 Oak Bay Avenue
Victoria BC V8R 1G2

Dear Helen Koning:

Re: Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014

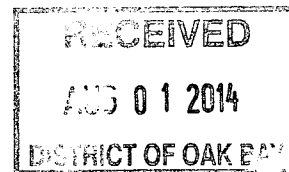
Thank you for forwarding the *Oak Bay Official Community Plan Bylaw, 2014* to us for review. Our comments are few as it is a well written and comprehensive document that goes beyond the legal requirements of an official community plan.

Following the plan will help Oak Bay retain and enhance the natural and social environments that make it such a desirable community in which to live and visit. We commend all those involved with development of the official community plan.

Should you have any questions regarding our response, please do not hesitate to contact the undersigned at 250 751-3221.

Yours truly,

Dr. Grant A. Bracher, P.Ag., R.P.Bio.
Ecosystem Biologist
Environmental Stewardship Division



2014-228-11



July 17, 2014

Ms. Helen Koning
Chief Administrative Officer
District of Oak Bay
2167 Oak Bay Ave
Victoria BC V8R 1G2

Dear Ms. Koning:

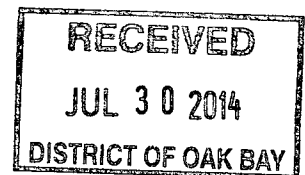
Re: District of Oak Bay Official Community Plan Bylaw 2014

The Heritage Branch has reviewed the Official Community Plan attached to your letter of June 30, 2014. The OCP's direction on heritage conservation for the community is clear, and overall the document shows consideration of the concept of integrating heritage values into many aspects of community planning.

We have no further comments.

Yours truly,

Berdine Jonker
Senior Heritage Planner
Heritage Branch



Helen Koning

2014-228-12

From: Caron, Chantelle [Chantelle.Caron@dfo-mpo.gc.ca]
Sent: Friday, July 04, 2014 4:33 PM
To: Helen Koning
Subject: Bylaw No. 4620, Oak Bay Official Community Plan Bylaw, 2014

Hello,

The role of the DFO's Fisheries Protection Program is to protect and conserve fish and fish habitat in support of Canada's coastal and inland fisheries resources, and to make regulatory decisions under the fisheries protection provisions of the *Fisheries Act*. The FPP is specifically responsible for reviewing projects for which a s.35(2) Fisheries Act Authorization is required.

DFO does not have a regulatory role related to the review of the Oak Bay Official Community Plan Bylaw because it does not directly propose works, undertakings or activities that will result in serious harm to fish.

DFO's Projects Near Water website (<http://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html>) includes information for proponents on how to comply with the *Fisheries Act*, request a DFO review of a project, and request a *Fisheries Act* authorization.

If you have any further questions about DFO's regulatory process or need general information, contact DFO Headquarters toll free: 1-866-845-6776 or email: EnquiriesPacific@dfo-mpo.gc.ca.

Thank you,

Chantelle Caron

Fisheries Protection Biologist | Biologiste, Protection des pêches
Fisheries Protection Program | Programme de protection des pêches
200 – 401 Burrard Street, Vancouver BC V6C 3S4
Fisheries and Oceans Canada | Pêches et Océans Canada
Government of Canada | Gouvernement du Canada



Transport
Canada

Transports
Canada

Programs Branch
Pacific Region
620-800 Burrard Street
Vancouver, B. C.
V6Z 2J8
Tel. : (604)-666-5393
Fax. : (604) 666-5545
E-mail : robert.prudhomme@tc.gc.ca

2014-228-13

Your file Votre référence

Our file Notre référence
7707-795(RD9765241)

July 29, 2014

Helen Koning
Chief Administrative Officer
The Corporation of the District of Oak Bay
2167 Oak Bay Avenue
Victoria, BC
V8R 1G2

Dear Mrs. Koning:

Subject: Bylaw 4620, Oak Bay Official Community Plan Bylaw, 2014

Thank you for your letter of June 30, 2014 providing a copy of the above mentioned Bylaw for the department's review and comment. Please note that we have no comment on the plan. We thank you for the opportunity to provide comments and wish you success in its implementation.

Sincerely,

Robert Prud'homme
Superintendent, Property Services

