



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

Alt.



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.