

July 24, 2024

Honourable Ravi Kahlon
Minister of Housing
Via email to: HOUS.minister@gov.bc.ca

Dear Honourable Minister,

RE: Bill 44 – Housing Statutes (Residential Development)

I am writing to inform you that on June 24, 2024 the District of Oak Bay Council adopted Zoning Amendment Bylaw No. 4871, 2024 and Parking Facilities Amendment Bylaw No. 4873, 2024 to respond to legislative requirements of the *Local Government Act* in advance of the June 30, 2024 deadline.

The District's Housing Action Program (HAP) combines Council Priority Projects related to housing while also responding to the Provincial legislation. Both the District's HAP and the Provincial mandate share the same goal of increasing housing supply, creating more diverse housing choice over time, and contributing to more affordable housing.

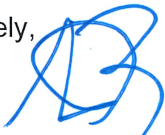
The approach and preparation of the Infill Housing Program bylaws were developed based on the key directions from the Oak Bay Infill Housing Strategy, careful consideration of the Provincial Policy Manual and Site Standards, and analysis in the context of the District's land use and viability through GIS, visual diagrams and modeling, community feedback and Council direction.

The exemption was exercised as per s.481.4(1)(b) of the *Local Government Act* for "land that is, on the date this section comes into force, designated as protected under a bylaw made under section 611 [heritage designation protection] of this Act." This is reflected in Zoning Amendment Bylaw No. 4871, 2024 and the land where this exemption applies is identified in Table 1. We trust this letter satisfies s.481.4(2)(a)(b) of the *Local Government Act* for written notification to the Minister.

The Zoning Bylaw amendments and Parking Facilities Bylaw amendments provide flexibility by allowing for SSMUH with the retention of existing homes as well as for newly built projects. The Zoning Bylaw amendments also introduce live landscaping requirements to support tree planting, retention and permeability, and reduced parking requirements. These amendments provide a range of options for infill, provide full flexibility for residential tenure, while respecting the community character, and the flexibility required to support a greater diversity of housing options. A Development Permit is not required for infill housing provided the new units comply with the Zoning Bylaw.

We thank the Province of British Columbia's Growing Communities Fund, Local Government Development Approvals Program, and Capacity Funding for Local Government Housing Initiatives which is enabling significant capacity increase to advance the District's ambitious Housing Action Program.

Sincerely,



André Boel, RPP, MCIP
Director of Community Building and Planning Services, District of Oak Bay

Table 1. Heritage Designated Bylaw Exempted Properties as per s.481.4(1)(b) of the *Local Government Act*

Civic Address	Heritage Designation Bylaw Number	Date Designated
2564 Heron Street	3007	June 28, 1974
1512 Beach Drive	3177	December 16, 1976
915 Island Road	3208	May 25, 1977
2031 Runnymede Avenue/855 Runnymede Place	3343	November 10, 1980
931 Foul Bay Road	3560	May 24, 1987
1701 Beach Drive	3641	April 23, 1990
2087 Byron Street	3739	March 8, 1993
1255 Victoria Avenue	3778	October 12, 1993
2414 San Carlos Place	3785	December 20, 1993
2408 San Carlos Place	3786	December 20, 1993
2402 San Carlos Place	3787	December 20, 1993
2396 San Carlos Place	3788	December 20, 1993
2390 San Carlos Place	3789	December 20, 1993
2753 Cavendish Avenue	3846	April 24, 1995
2138 Central Avenue	3919	November 12, 1996
1344 Victoria Avenue	3925	February 10, 1997
1587-1595 York Place	3940	June 9, 1997
1590 Beach Drive	4182	April 28, 2003
2483 Cranmore Road	4192	May 26, 2003
1052 Newport Avenue	4266	April 25, 2005
1538 Beach Drive	4308	April 24, 2006
2050 Edgecliffe Place	4402	March 10, 2008
1936 Hampshire Road	4481	October 13, 2009
929 Island Road	4482	October 13, 2009
1265 Roslyn Road	4576	May 13, 2013
2470 Bowker Avenue	4635	April 13, 2015
1220 Transit Road	4636	April 13, 2015
1329 St. Patrick Street	4667	September 19, 2016
1605 York Place	4682	December 11, 2017
2608 Cavendish Avenue	4695	September 11, 2017
638/644 Beach Drive	4697	February 13, 2018
799 Linkleas Avenue	4706	March 12, 2018
1208 Oliver Street	4707	March 12, 2018
1526 Beach Drive	4708	March 12, 2018
1416 St. David Street	4731	July 15, 2019
1391 Oliver St	4819	January 22, 2023

Attachments:

1. [Staff Report June 3, 2024](#)
2. [Zoning Amendment Bylaw No. 4871, 2024](#)
3. [Parking Facilities Amendment Bylaw No. 4871, 2024](#)
4. [Connect Oak Bay Housing Action Program](#)

