

## Oak Bay Watch is:

Retired professionals with the time and commitment to devote to issues important to the community. We support the democratic principles of transparency and accountability in municipal governance. We are not a formal organization. The group includes a communications specialist, an urban planner, an IT specialist, a lawyer, a marketing consultant, a journalist and an engineer.

## Oak Bay Watch is For

- Maintaining our character and streetscapes, that have made our community so desirable.
- Low rise buildings as indicated in our recently changed Official Community Plan.
- Well-maintained housing and enforced safety standards.
- Ensuring existing residents' privacy and property rights are protected before land use and zoning are changed.
- ***Ensuring Council meets the Official Community Plan Housing objective of addressing the key issues of: effects on other properties, traffic, parking, noise, infrastructure impacts, tree protection etc. before changing any land use and zoning.***
- Ensuring sufficient by-law enforcement with complaint investigation staff, and budget requirements are in place before any residential infill is permitted.
- A Resident Collaboration Process (not just advisory) is implemented before any land use and zoning are changed.
- Housing objectives being driven by existing residents' values; not developer profit and speculative investment goals.
- Full disclosure (including credible data and research) of the benefits and negative impacts of new development. This includes the impacts on traffic, environment, service levels, infrastructure and taxation.
- Introduction of Development Cost Charges. Council must stop charging existing taxpayers for new development: - off-site infrastructure and utility costs.
- A policy on demolition and a strong bylaw's being in place before land use and zoning are changed.
- An urban forest policy on trees and a strong bylaw's being in place before land use and zoning are changed. This includes waiting until the \$100,000 Urban Forest Consultant's report is completed.

## Oak bay Watch is Against

- Development proposals that override residents' interests and impact their properties: privacy, views and sunlight etc.
- Land use changes that will have an unfavorable impact on Oak Bay's character: the character Council has stated strongly it wishes to protect.
- Enacting non-enforceable conditions such as prohibiting absentee landlords and restricting the number of suite residents to one or two.
- Land use change that undermines our tax base and aging infrastructure.
- Legalizing basement, garden & garage suites, without ensuring an adequate enforcement program is in place to prevent unsafe fire, health & safety conditions.
- Decisions that are based on fact free conclusions.