



Mission

Strengthening the Oaklands community by providing programs, services and resources for its residents, businesses and visitors.

Oaklands Community Association Land Use Committee November 28, 2017 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Time: 6:30 p.m.

Contact: landuse@oaklandsca.com

Attendees: 7 residents, 3 Land Use committee members, 6 development proponents

Preliminary Development Proposal

1. 1301 Hillside - Apartment Building – Abstract Developments

Summary

- Site description – a former gas station site undergoing remediation; site development is limited to commercial with no underground parking allowed; the current zone allows up to 6 stories to be built
- Other features – a bus stop is located right in front of the site on Hillside Avenue; a corner lot adjacent to the Cridge Centre with views into the Gary Oak meadow
- Occupant suitability – 95 units for renters due to the site limitations and constraints for condo living (i.e. limited parking spaces), proximity to Camosun College, shopping centre within walking distance
- Building design – includes smaller bachelor units for young single people who likely won't have vehicles (i.e. 25 vehicle stalls & bike parking). Ground floor will be day lit along the Hillside Avenue wall with building entrance set back on the Cook/Hillside corner for a more pedestrian friendly feel. The ground floor ceiling matches the height of the retaining wall at the back of the property. First level of apartments will be level with the Cridge Centre property to avoid units staring into the wall. Architect took design cues from the Cridge buildings for a traditional look and feel (e.g. brick facing on lower levels). Larger units are south facing with decks looking out to the Gary Oak landscape - some private and some common deck space. Façade is designed to break up the visual impact; top floor is set back with decks.
- Consultations – The Cridge has been consulted a lot and like the design. There has not been a lot of interest shown from other neighbours or residents.
- Construction timeline – Proponents are using a modular approach to upper floors which speeds building timeline; also no blasting on site so less noise & dust. Once approvals in place, construction will go much faster than conventional buildings.

Questions/Concerns

- Exterior landscaping concerns about blind corners for drivers caused by landscaping close to the road – Response: the sidewalk is 12 feet with another 12 foot setback on Hillside. The corner entrance should also increase site lines at Cook/Hillside corner.
- Limited entrance/exit for cars and potential impact on Higgins St from vehicle leaving building and wanting to head north, west or south. Proponents were informed of the current sidewalk plans and resident concerns on Higgins St. – Response: The City recommends 1 entrance/exit off Hillside going east to avoid being too close to the Cook/Hillside intersection
- Parking spots for visitors – Response: there's a study underway right now to determine allocation; considerations include more bike space & carshare options
- Reliability of modular units – Response: a hotel in Tofino (Pacific Sands) has used the same modular units and is finishing it now. A construction company has just bought into the company that makes the modules so they're confident that this can be done
- Contribution to local economy, with offshore modular units – Response: proponents will be using local labour & the lower floor will be constructed from scratch (ie. Concrete). There is also a significant shortage of labour in the region right now so there will not likely be job loss from offshore unit construction.
- Open for occupancy – Response: roughly 12 months from submission to get through the approval, 3 months for permits, 3 months for building, 3 months for finishing

There were no significant concerns or objections to the proposed development. Proponents would like to have the community meeting before the next scheduled OCA Land Use meeting at the end of Jan to get the application in to the City asap.

Community Meeting

2. 1418 Lang St - Small Lot Subdivision – Zebra Design

Summary

- The proponent is asking for 3 variances – front setback 6m to 3.46, rear from 6 m to 2.07m, and a rooftop deck in lieu of the lack of yard space
- Both lots are larger than required for small lot development
- The deck will not have any view into neighbours private space
- Resident with potential impact has been consulted and is ok with the plan

Questions/Concerns

- Drainage issue for lower house – Response: they need to connect to city storm system, so drainage on the property will be improved
- Access for the back lane & desire to keep it as clear as possible – Response: proponent agreed to give neighbours some notification of traffic during construction on the lane to minimize impact
- Clarification on the zones R1B, R1S2 – Response: proponent described all the residential zones in Victoria for the attendees

There was general support for this proposed development from attendees/adjacent neighbours.

Other Items

3. Update on 2695 Capital Heights sidewalk

Next Meeting

Tuesday, January 30