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

Oaklands Community Association Land Use Committee
February 26, 2018 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street
Time: 6:30 – 8 p.m.

Contact: landuse@oaklandsca.com

Information Items

1. Development information session: 1588 North Dairy Rd

Proponents presented the proposed designs (its 3rd iteration) and answered questions about the timing and construction of the project. The Proponents noted the Shelbourne Valley Plan (Municipality of Saanich) and that it is in following with the community's preferences for increased density along transportation corridors. Proponents also noted that the 4th Floor of the building is set back from 3rd floor to reduce shading to the north. Current design incorporates consideration of the streetscape. Proponent confirmed it is a 62 unit strata title with rentals allowed.

Development proposals

2. Development Proposal Community Meeting: 2832/2838 Shakespeare St

Proponent presented the proposed designs and answered questions about the timing and construction of the project. The Proponent noted that it is a proposed small lot in fill development using the back half of two existing lots. The proponent is applying for a R1S2 rezoning and noted that the proposed lot is over minimum lot sizes for parcel but requesting rear yard setback variance for existing building. The Developer noted that the proposal meets the City's infill development policy and would be a two-storey home.

Comments from attendees included support for the requirement for a sidewalk. The developer acknowledged the comment and is willing to work with the City on this suggestion.

3. Development Proposal Community Meeting: 2732 Doncaster Dr

Proponents presented the proposed designs and answered questions about the timing and construction of the project. Under current zoning they are under the coverage and height limits for the property. 11 bachelor units would be constructed in a "walk-up" style (no elevators). Developer noted that the employers nearby at Hillside Mall are supportive due to the tight rental market. The Developer noted that they have undertaken four previous meetings with nearby residents and other community groups; and noted that the participants were generally supportive. It will be a no smoking building; proponent is considering keeping the units furnished; units would be leased and would be managed by the Developer.

Comments from attendees included:

- Direct northerly neighbour raised concern about privacy and shading; the owner is considering moving due to the proximity and is generally opposed to the development;
- Another attendee was not supportive due to density concerns and impacts to the surrounding homes;
- Another was supportive due to the need for rental housing in the city;
- Another was opposed to the development due to concerns about traffic and turning left across traffic and the impacts to the two existing parking spots;
- Another was supportive of rental housing and considers there to be too much parking (11 spots). He remarked that if they were all used there would be impacts to traffic and parking. He noted the bike route the proximity to the #4 bus stop and the need to increase walkability of the neighbourhood;
- The Developer noted that the merchants are interested in the development and that their current staff are often travelling long distances by car. The Developer considers that many of the renters will not have or at least use their cars very often. Developer also noted the need for affordability.
- The Developer noted that the building will be placed under a (rental housing) covenant for up to 25 years.
- Attendee suggested a possible amenity contribution for bus shelters on Hillside avenue; the Developer noted that their building is trying to address affordability and suggested Hillside Mall redevelopment would be a better candidate;
- Developer noted that the rental rate would be roughly $900 per month for the suite;
- Developer will be applying for rezoning Feb.27; if all goes well the construction would be completed in roughly one year.