

SEP 13 2018

Planning & Development Department
Development Services Division**MEETING MINUTES****Oaklands Community Association Land Use Committee
July 30, 2018 Meeting Minutes****Location:** Oaklands Neighbourhood House - 2629 Victor Street**Time:** 7:00 – 8:30 p.m.**Contact:** landuse@oaklandsca.com**Development proposals**

1. Preliminary discussion about 1661 Burton Ave. small lot house rezoning.
 - This lot is across the street from Hillside Mall.
 - Two offsite parking spaces have been created.
 - New home has a relatively small footprint with ~600 ft² per floor.
 - Existing large trees in the rear yard will be maintained. Three other trees near the lane will be taken down, and replaced according to landscape plan.
 - No variances are being requested.
2. Preliminary discussion about 2921 Gosworth Rd. small lot house rezoning.
 - The existing home will be kept.
 - Original orientation of the existing home was toward Gosworth. New home faces the side street.
 - Only variance is front yard setback (approx. 1m)
3. Community meeting about 2850 Shakespeare St. rezoning to R1-S2 restricted small lots.
 - Three variances are being requested for the setbacks.
 - The one tree on the lot is being maintained.
 - Site coverage of new house is 30%.
 - One neighbour on Morley expressed concern that he had not been consulted yet. Developer exchanged contact info with neighbour.
4. Community meeting about 2750 Gosworth/1491 Edgeware rezoning to four small lots.
 - Current zoning is two R-1B lots. New zoning proposed is four R1-S2 lots.
 - New homes proposed are under the 7.5m height restriction.

- City is requiring a right-of-way dedication for sidewalks. A series of variances is being requested for setback and lot coverage.
- Design is meant to be pedestrian-focused by putting the driveways and garages at the rear of properties. French doors open from the living rooms to patios facing the street.
- Landscape plan includes planting oak trees.
- Timeline to start building would be January at the earliest.

Questions:

- When will the project start? There has been some concern about the height of the grass.
- Some concern about lack of greenspace/setback between lot 4 and adjacent house on Edgeware.
- Some questions about roof height in relation to neighbouring lots.
- One resident expressed their support for the project, specifically in relation to the potential for improved sidewalks.

Standing Items

5. 2018 Community Engagement at the Sunset Market

- Committee will inquire to Community Development Coordinator about the potential to share the OCA board table at 2 or 3 markets before the end of the summer.



PETITION FOLLOW - UP



ATTN: Community Planning and Sustainable Development Department
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6
(250) 361 - 0283

We are pleased to present our petition of the adjacent neighbours of our rezoning properties at 1491 Edgeware Rd. and 2750 Gosworth Rd. in the Oaklands Community neighbourhood. Following our open house on July 30th, 2018, we have gone to work engaging with the neighbourhood. In our conversations and door knocking with the neighbours, the support for our proposal has been outstanding. We have worked with neighbours to address any comments, questions, or concerns and we are proud to have achieved 100% support from all adjacent neighbours and we received positive engagements and comments from other neighbours.

Appendix A features a map with the bubbles of support within the adjacent neighbourhood catchment area as outlined in the City of Victoria small lot rezoning application package. We door knocked and spoke to all affected neighbours. We met multiple times with several neighbours who had concerns about the change in lot size on the property and worked diligently to earn their support. Once we explained that there wouldn't be suites, that we were not applying for any side yard or back yard variances, and that there would be adequate parking under the City of Victoria parking bylaws, neighbours were generally satisfied and supportive.

Here is a summary of comments received from our petition and other engagements while door knocking:

- Ensure landscaping is indigenous
- Appreciate the character of the houses
- Find the design in keeping with the existing neighbourhood
- We need more housing like this in the City of Victoria
- Concern about enough on street parking
- I appreciate that parking is off the street
- Make sure you address parking concerns in the neighbourhood
- Ensure landscaping is not too difficult to maintain

One issue that arose with the neighbour at 1487 Edgeware Rd. was the height of the proposed home. While our initial proposal is under the maximum height requirement for both the current zone and the proposed small lot zone, the neighbour was still concerned about the impact this new home would have. We listened to her concerns and worked with the architect to reduce the pitch of the roof on the lot that abuts her property. We also altered our landscaping plan to ensure that there were not and plants that would block her gardens at the rear of the property. This change can be seen in Appendix B of this report.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Niall Paltiel', with a stylized flourish extending from the end.

Niall Paltiel
President

The logo for Island View Strategies Limited, consisting of the letters 'IVS' in a large, blue, serif font.

Island View Strategies Limited

Dream | Design | Deliver

Appendix A

Four Oaks Community Support



Appendix B

Changes to the Proposed Lot 4

Original Rendering



Updated Rendering

