

CALUC Meeting Report Thursday January 4th, 2018. 1811 Oak Bay Ave

Developer: Radnor Properties
Architect: Lowe, Hammond and Row Architects

Intro:

A special neighbourhood meeting hosted by South Jubilee CALUC at the Victoria College of Art and chaired by FGCA CALUC was held for the purpose of neighbourhood feedback re: 1811 Oak Bay Ave Submission For Development Permit With Variances.

39 attended.

Variances Requested are:

	R3-2 Zone Standard *	Proposed	
Site Coverage	32% 255.9 m2	77.70% 621.5m2	
Open Site Space	60% 479.9 m2	28.24% 225.9m2	
Building Setbacks			
Front (Bank St)	Min 7.5M Max 12.0m	2.270m minimum	
Side (Oak Bay Ave)	Min 7.5M Max 12.0m	1.990 m minimum	
Rear	7.5m	0.000 minimum	
West	7.5m	0.000 minimum	

Key Neighbourhood Feedback on development proposal: (In no particular order.)

From South Jubilee CALUC:

*Is the zoning R3-2 Zone Standard or is the zoning R3A? The South Jubilee CALUC presentation said that the zoning re: current OCP is R3A. The architect and developer say the zoning is R3-2 Zone Standard. This needs to be clarified before any approval for development.

Design of the building

- The architect can do better to improve the appearance of the building. In particular, the front of the building facing Oak Bay Avenue could be made more attractive; it currently is dull and uninteresting. The stark frontage should be more welcoming and interesting with a neighbourhood feel. A mosaic was one suggestion to make the building front more interesting.

- Too many storeys; 1 or 2 storeys too high, too tall. (Referencing the new building on Richmond & Oak Bay Ave as too much too tall. Don't want that.) There were concerns this would create a precedent for the street at 5 stories.
- Some liked the modern look. More opinions on the building were towards wanting a building which would reflect more of the surrounding residential neighbourhood. They are asking the architect to make a better effort to "fit the building into the community."—to have more engagement with traditional Oak Bay Ave heritage.
- Sun and shadow studies were presented by showing moving shade graphic. This was helpful for residents to get a clear picture of the building's impact on sun and shade.

Rental Building

- Neighbours accepted and mostly approved that it will be a rental building.
- CALUC member feedback: a covenant should be in place to ensure the building remains a rental building for a set period of time and will not be converted to strata during this time.

Parking

- Consensus was there is adequate parking provided in the plan.
- There are no plans for parking for scooters. This should be included.

Traffic

- As the parking garage is on Bank St. (required by City), concerns were raised about more traffic on Bank St. created from the building. Neighbours are asking: "Could there be some traffic mitigation put in place?"