



Community Meeting Feedback Form

This form is intended to help establish a more standardized approach to recording feedback from the Community Meeting. The CALUC may either complete this form and submit it to the City or ensure that the same content is reflected in a letter provided in lieu of this form.

Location of proposed development (address):

1908-1920 Oak Bay Avenue

COMMUNITY MEETING DETAILS

Date: March 13, 2019

Location of Meeting: Begbie Hall, 2101 Richmond Rd

Meeting facilitated by (please name the Community Association Land Use Committee (CALUC)):

South Jubilee Neighbourhood Association.

Approximate total number of people in attendance:

60+ (including people from South Jubilee, Gonzales, and North Jubilee neighbourhoods, and 3 City staff, Rob Bateman, Mike Van Der Laan, Malcom Mclean)

Meeting Chair (please name):

Ben Ziegler

Note Taker (please name):

Kevin Ziegler

CALUC Chair or designate signature: _____

Ben Ziegler

Date: *March 22, 2019*

PROPOSED DEVELOPMENT DETAILS

Applicant represented by:

Peter Jawl, David Jawl, Elizabeth Jawl, Greg Damant (architect), Scott Murdoch (landscape architect), Jawl comptroller (name??)

The applicant explained that this proposal is to change the zoning and/or Official Community Plan for the subject property to accommodate the following proposal:

A mixed-use four-story development, with underground parking, retail at grade, and strata condominiums above. CR-3 zoning to new/site specific zoning. Existing building to be removed.

Community Questions and Answers:

Zoning and economics:

- Q: Will commercial space be strata as well? A: Yes - the units will be managed by the developer.
- Q: Unit mix? A: 14 -1 bedroom, 15 - 2 bedroom, 3 -2 bedroom + 3 studio = 35 total
- Q: Will Discovery Coffee (potential commercial on site) have a restaurant, too? A: Likely will be similar to current (Discovery) operations (without restaurant), but can't speak for them.
- Q: Affordability component? A: No.

Parking and transportation infrastructure

- Q: Charging stations for electric? A: Yes, but number required has not yet been determined. Intent is to future proof (for increased numbers).
- Q: Conversations with City about additional road crossing? A: Yes, started conversations... noted desire for cross-walk. Noted aligning issues with cross-walk. We've started a traffic and parking study for the project. (Note: decision re: traffic design is City domain... City staff also responded, noting they will gather data, and conduct an inter-departmental review).
- Q: Re: traffic congestion - have you thought about congestion from the crossing (if added)? A: Thought about it, that's why the traffic study. There will be more commercial parking than currently exists and will be slightly less commercial area than exists now.
- Q: Problem: Redfern St. as cut through to Leighton St. A: Happy to share results of the (transportation) study and counts. (A resident noted there are already issues with existing traffic use. City staff responded that City tend to look at these things from a neighbourhood level.)
- Q: Traffic count - where will it be? A: Along Oak Bay, Davie, Redfern.
- Q: Where will the employees park? A: Would have to be something that would be managed, given residential only parking is already on Redfern and Davie.
- Q: Have you worked with the City to have incentives for residents to not own cars? A: Touched on that very briefly. Done initial reach out to car share providers to see what that they could look like. Currently, there are numerous Modo spots within 5-minute walk from the site. We've done bus passes in the past, but they are very difficult to manage on an ongoing basis. There will also be secure bike parking in the building (47 stalls, and 11 at grade).
- Q: Concern - Residents parking on Redfern... the street is narrow. Lots of houses with no-driveways and lots of secondary suites. Some people do not use their own driveway. Some suites will have multiple vehicles, will people be able to park on Redfern? A: We feel 47 parking stalls is sufficient.
- Q: Where is residential visitor parking? A: Not labelled yet, ideally stalls up to the right of the ramp. Could add a gate at bottom of ramp to have some stalls outside of it, but it's not prudent to guess, given sensitivities of parking.

- Q: Is the City still thinking about bike lanes for Oak Bay Ave? A: Still looking at bike lanes on Leighton or Oak Bay, but Oak Bay is not in the immediate plan. (Ed. Note no current City transportation plan for Oak Bay corridor)

Construction, process, non-transportation infrastructure:

- Q: Landscape architect commented that nearby commercial tenants or owners haven't maintained the landscape. This development? A: All landscape on ground floor will be maintained by Jawl; will be watered automatically.
- Q: Once this goes through the approvals, will construction work be going on in evening and weekends? A: 7 a.m. to 8 pm., and 10-7 on weekends is currently permitted in bylaws.
- Q: Blasting? A: Do not anticipate much, if any. If any is done there is an additional permit requirement, as well as insurance requirements.
- Q: When Red Barn opened, employees were supposed to commute without cars, but it didn't last. A: it goes back to enforcement by City, and note that additional commercial parking is provided.
- Q: Where will service vehicles be during construction? A: Currently looking at various options; will try to secure some from neighbours, but there will always be some construction related traffic.
- Q: Length of construction? A: 14-18 months, plus roughly 1 year for permitting (prior to start of construction).
- Q: Will Redfern be shut off? A: Would not be allowed to shut off a road without special privileges from City, acquired on a fee basis.
- Q: Performance of building (e.g. heating)? A: Passive building approach, heat recovery ventilation, orientation of building also helps. All new projects need to be Step Code 1 (at a minimum), which requires a higher energy efficiency requirement.

Design:

- Q: Do you have visuals from the church side; what will it look like from there? A: No, but will look similar to sightline from Redfern, with 10 foot setback on 2nd floor.
- Q: Who would maintain the greenery (e.g. on the 2nd floor)? A: will be limited common property - would be maintained by the strata corporation.
- Q: Have you considered the transition to the traditional neighbourhood to the north? Did you think about a smaller 4th floor that pulls more to the south? A: (Developer showed slide) Each residential floor being a bit smaller as you go up.
- Q: Why need to build 4 story? A: Development company has a philosophy about densification. Architect said project would be less financially viable, would rather see one more story and a higher quality building. Could last 75-100 years.
- Q: The requested height is almost 50% more than current zoning and the FSR will be double the current zoning. Are there any bonus density offsets, i.e. affordable units, park space, community space etc.? A: No discussions with City yet.
- Q: Is there a complete shadow study that shows the effect of the building on the traditional homes to the north? The one on your slides cuts off the before the shadow ends. A: A complete one can be made available.
- Q: How is the privacy of the traditional homes to the north being respected? North side of building design blocked by tree in slide. A: 4th floor is recessed and with Juliette style balconies. 2nd and 3rd floors are pulled back.
- Q: Very nice building, but just too big. A: We've been working on this for 14 months, engaging with residents, and reduced size of project from 6 stories to 4.
- Q: Losing Gardenworks will be a loss to the community. Thought about incorporating it into the plan? A: At this time, it's not looking likely it will be coming back. We have a good working relationship them (Gardenworks), but they have incredibly unique space requirements.

- Q: Where is the venting from the parkade, and noise, going? Air in at ramp, exhaust out near entrance to site on Redfern. Fan will be in the basement. There are some ways to mitigate sound from mechanical. Heat pump condensers would be in basement.
- Q: Coffee shop / restaurant exhaust? A: It's an issue for the building tenants as well.

Community Comments

Key Areas of Concern (Summary)

- Building: size, density, height, shade, HVAC noise, landscape maintenance...
- Transportation: traffic volume, traffic flow, pedestrian flow, parking, bike lane impact...
- Construction phase
- Coordination with (future) plans:- Oak Bay Corridor plan, Jubilee Neighbourhood Plan update
- Market focus: higher end owners, car culture

(Other) Positive comments

- Engagement of residents (by developers) during the planning process
- Massing is very appropriate to site. Setback is also appropriate.
- Very nice looking building.

(Other) Negative comments

- Redfern is ridiculously narrow. People will use Redfern and Leighton to get in and out of the new building. Traffic is going to continue to increase.
- This new development would be a prime location for no-parking building.
- Concern is not as much with on-site (parking), as with impact of extra vehicles on neighbourhood.

CALUC Chair or designate signature: Ben Ziegler Date: March 22, 2019