



Mission

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

Oaklands Community Association Land Use Committee April 29, 2019 Community Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

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Meeting overview:

On April 29, 2019, the Oaklands Community Association Land Use Committee (CALUC) hosted a community meeting for a proposed rezoning for a daycare at 1661 Burton Avenue and another community meeting for a proposed small lot subdivision at 2700 Avebury. The meeting was attended by roughly 40 residents of Oaklands and by two City of Victoria Planners (Chelsea Medd and Mike Van Der Laan).

1661 Burton Avenue

Project Overview

- Gilly-Bird Nature School is opening an infant and child daycare at 1661 Burton and is applying for a rezoning to permit an increase from 8 children to 12.
- The centre would be open Monday to Friday from 8am to 5pm and there would be minimal changes to the property (house paint and some exterior building updates and some changes to landscaping were noted).

Summary of Discussions

- A neighbouring resident was concerned about increased traffic on the road and a reduction in parking spaces for residents during daycare hours. The proponent noted that there are very little parking and traffic issues at her two other existing daycares (one in Oaklands). As well, ten neighbours to the existing Gilly Bird daycare, by vote of hand, had no concerns about traffic or parking from the other Gilly-Bird Daycare on their block; whereas, 5 of 10 nearby residents to 1661 Burton by vote of hand said they were concerned about traffic and parking. Following further discussion with the concerned neighbours, the proponent committed to work with any concerned neighbours to address parking and traffic issues related to the 1661 Burton Ave daycare should they arise.
- Another neighbour noted concerns about access to local nearby parks for neighbourhood children who may be displaced by children from 1661 Burton Ave. The proponent acknowledged the participants concern and noted that many daycares travel by bus or walk to visit playgrounds throughout the city and that City parks are intended for the enjoyment of all residents.

- Overall, with parking and traffic issues still an outstanding concern for some participants, the majority of the attendees were supportive of the additional childcare spaces that the 1661 Burton Ave daycare would provide. The proponent thanked the attendees for their support and encouraged them to send additional questions to her via the Gilly-Bird website.

2700 Avebury Road

Project Overview

- A representative of the owner of 2700 Avebury provided an overview of the proposed small lot subdivision proposed for the current property.
- The existing house would remain while a portion of the property would be sub-divided and a new home, with site coverages of 29% (note: 40% is allowed under the City's regulations) of the new lot would be constructed and sold.
- The design would require some blasting to accommodate the slab on grade foundation and no windows would be facing into neighbouring properties.

Summary of Discussions:

- Some attendees noted that the design was in keeping with the neighbourhood character and that infill development was needed in the City to accommodate the growing population. The Representative noted that the subdivided lot and home would likely be marketed at \$850k which she considered affordable for some young families by today's current standards.
- Some immediate neighbours expressed their opposition to the subdivision proposal noting concerns for:
 - Uncertainty on blasting effects to neighbouring homes;
 - Increased parking demand and traffic volumes on Kings and Avebury from increased density; and
 - Existing home would eventually be demolished and replaced thereby increasing impacts of densification further.

The Representative noted that blasting, if done correctly, is almost imperceptible to nearby residents, is safe, rarely results in damage to properties, and that the blasters are insured in the event that damages do occur. The Proponent also noted that the new home would have its own parking space on the property and would not be constructed to accommodate additional suites which could result in increased parking demand in the future. Lastly, the Representative noted no current plans to re-develop the existing house on the property.

- One neighbour, who had previously subdivided their own property across the street, expressed opposition to the proposal.

- One neighbour noted that the stretch of Kings between Avebury and Rosebury already has 8 households (i.e. primary residences and suites) cumulatively on either side of the street and that parking is already an issue and that they had “done their part” to allow for density on the street.¹
- A number of members of the Oaklands Rise, which supports alternatives to sidewalks on some Oaklands streets, appealed to the proponent to support their initiative by requesting the removal of the sidewalk from the proposal as currently required by the City. The Representative committed to exploring this option further with the Oaklands Rise and the City.
- The current tenants of the 2700 Avebury property were in attendance and noted their support for the proposed subdivision stating that they welcome additional neighbours and children.
- One participant noted concern for the large tree on the south east corner of the property. The Representative assured the participants that this tree would not be affected by the small lot subdivision proposal.

¹ Although not stated at the meeting, for comparison purposes, Oaklands CALUC notes that on Haultain St (between Avebury and Rosebury) there are 13 households (i.e. primary residences and suites) and that parking is sufficient.