

## 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](mailto: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 ft<sup>2</sup> 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 Edgware.
- 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.