

**Mission**

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

Oaklands Community Association Land Use Committee

Date: March 20, 2017

Location: Oaklands Neighbourhood House - 2629 Victor Street

Meeting Chair: Ben Clark

Time: 6:30 – 8:00 pm

Contact: landuse@oaklandsca.com

Note Taker: Kim Walker

In attendance: approx. 36 community members; 2 proponents for Myrtle Ave; 1 proponent for Shelbourne St; 2 proponents for Haultain St.; 2 Fernwood Land Use Committee members

Meeting Summary

1. Community Meeting: 1410 Myrtle Ave small lot subdivision

- Proposal for a small lot subdivision is to add an additional R1-S2 lot behind 1410 Myrtle Avenue which will front Hamilton Street. Proponent prefers two-single family dwellings instead of a duplex. A variance is requested for smaller setback on the street frontage.
- Questions were asked regarding the sidewalk, parking allowance, the size of the lot, height and window placements, and estimated construction start-up time.
- The proponent explained that there is space to park a vehicle beside the house without a carport or garage. The new house will be looking into the neighbour's back yard. The proposed height is two-stories with a crawl space but proponent stated that the new home will not be bigger than adjacent homes and shadowing will fall on the neighbour's garage. The proponent has owned this property for four years and wishes to start building as soon as possible, likely by the end of this year.
- Concerns included: privacy and blockage of open space/sunset views from neighbour's home.

Additional comments from community:

- The previous owner also tried to subdivide this lot and failed. A community member wanted to know how the current owner believes she will be successful.
- The most concerned people said they would support 1 or 1 ½ story home, but not a 2 story home. Main concerns were privacy and access to current light/sunset views. Noise was also cited as a more general concern in the conversation around increasing density in the neighbourhood.