



### **Mission**

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

## **Oaklands Community Association Land Use Committee January 31, 2017 Meeting Minutes**

**Location: Oaklands Neighbourhood House - 2629 Victor Street**

### **In attendance**

Kim Walker (OCA President), Ben Clark (OCA Land Use Co-Chair), David Angus (OCA Land Use Co-Chair), 8 proponents, 28 members of the public attending the community/preliminary meetings, and representatives from the North Jubilee, South Jubilee and Fernwood Land Use Committees

### **Agenda**

1. Development Proposal Community Meeting(s): 1432 Holly St.; 3110 Doncaster St; and 1663 Oakland St
2. Preliminary Development Proposal: 2700 Avebury St.
3. 3055 Scott St. – Rezoning for Cannabis Retail
4. City CALUC Training session

### **Meeting Minutes**

1. 1432 Holly St – Proposal for rezoning to R1-B-GS to include single story garden suite (new building)
  - Proposed new building would be 684.75 sq.ft. with no variance requests
  - Questions were asked regarding window placements on Hamilton, parking, potential impacts on light aspect in relation to building height and position with adjacent homes
  - The developer has spoken with all the neighbours
  - Participants raised concerns about the size and height relative to the neighbouring properties. It was noted that large R1-B zoned lots may allow for increased floor space
  - There was also discussion and concerns regarding the proposed changes to the garden suite bylaw
2. 3110 Doncaster St. – Rezoning R1-B to two R1-S2 small lots.
  - Lot would be created toward rear of existing lot. Proposal would require variances at front and back of property.
  - Proposed house for small lot is 1680 sq.ft. on two floors
  - Participants suggested replacing the unkempt hedge with a fence
  - Participants raised concerns about:
    - i. Size of the building and variances required

- ii. Based on plans submitted, participants were concerned that the house would be converted into a split level duplex
  - iii. Street parking is limited and there was concern this development would worsen the situation
- 3. 1663 Oakland St. – Proposal for R1-S2 small lot infill development
  - Small lot infill with 1800 sq. ft. two story single detached house
  - Building intended for family member of current owner
  - Participants raised concerns about:
    - i. Size of the house not in keeping with neighbourhood character and size of a small lot
    - ii. Proposed home would be used as rental property
    - iii. Parking. The Proponent committed to pursuing a variance to the current restrictions (i.e. change from no parking to residential parking) across the street with the City to alleviate concerns but noted the development is not contingent upon the variance.
- 4. 3055 Scott Rd – rezoning for existing cannabis dispensary
  - OCA Land Use Committee Chair noted that comments regarding the rezoning application may be sent directly to council
- 5. Preliminary Development Proposal: 2700 Avebury St.
  - A developer representing the proponent reviewed a preliminary development proposal for a small lot infill development with a 730 sq.ft. home with no variances.
  - Questions were asked about parking along Kings Road, sidewalk vs greenway, blasting and shading adjacent homes
  - Residents expressed concerns about the siting of the house on the small lot and how the proposed home may affect the neighbourhood character.
  - The Proponent expressed interest in working with the neighbours to address their concerns.
- 6. City CALUC Training Session
  - Two planners from the City of Victoria presented an overview of the revised CALUC Terms of Reference and development processes. Representatives from North Jubilee, South Jubilee, Fernwood and Oaklands Land Use Committees attended, and two residents.