

Oaklands Community Association Land Use Committee  
October 27, 2014  
2826 and 2822 Cedarhill Street.

In attendance: Jeff Lougheed, Land Use Chair,  
By Invitation: Cam Brown, Developer  
5 Community Members attended

The Chair welcomed everyone and introduced the role of the committee, advising that this committee facilitates the meeting and introduces the proponent to the community in order to work together and exchange ideas on the proposed project. The Chair then called the meeting to order and requested that Cam Brown make his presentation regarding the small lot sub division. Called to order at 6:03 pm October 27, 2014.

Cam introduced the project to the group and discussed the project in details. Provided renderings of the project.

Discussed that the project doesn't require any variance for its approval.

Discussed the community involvement and requirements of the small lot sub-division.

Question from the attendance, is the existing house going to be a duplex and is the site going to be approved for secondary suites and or duplex. No the site is being zoned to a small lot sub-division which prevents the addition of a basement suit and or a duplex.

How many Tree's are going to come down? Currently doesn't know the exactly what will come out.

Does not anticipate any of the existing tree's coming out, no impact to the site lay out.

How close is the drive way going to be to the existing 2830 Cedarhill? Concern about the quality of cars parked in the drive way will cause smells to the existing property. Concerned about the smell of gas getting into the existing house at 2830 Cedarhill Road. Furthermore the resident, suggested that there is a life and safety issue regarding the location of the drive way. The area between the two properties is close and does not allow airflow between the two properties. Suggested that the developer look another location for the driveway. Cam, willing to work with the resident.

Cam discussed his flexibility to reworking the layout of the existing homes proposed driveway to help reduce any smell or impact on the exiting home. However the change is not required.

Comments from the gallery suggest that it is an unrealistic concern.

Existing exterior of the house has aspestace siding on it and it will be monitored during construction.

Existing shingles are going to be removed.

Are there any plans for the existing home, is it going to be a single family home or is it going to be a multi-family property. Again Cam stressed that the homes will not be allowed to have multi-family within.

Comments on the impacted to the existing tenant?

Owner indicated an intention to sell the property in the future which will impact the tenancy moving forward. Comment regarding the current state of the house, and that it is getting past the economic life of the property required substantial repair.

Also Cam will be doing a renovation to the site and the tenant will more than likely be moving out.

Concern about how the siding will be removed and concerns around how it will be removed. Cam, does not have a formal plan to how the siding will be removed however in the event that he is going to remove the siding that he will follow all BC Building codes and regulations.

Resident concerned about any blasting that will be done for the project, questions addressed that there will be no blasting.

Closing:

One attendant voice support for the project and felt as though it was a good proposal.

Others in the meeting showed general support for the concept, design, size and otherwise.