



Mission

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

Oaklands Community Association Land Use Committee

October 25th Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

6:30pm – 8:30pm Oaklands Neighbourhood House

Number of community member attendees: 28

Agenda:

1. 1461 Finlayson Place
2. 1539 Pearl Street
3. 2695 Capital Heights
4. Oaklands Neighbourhood Plan

Minutes:

1. 1461 Finlayson Place
 - Converting existing garage to garden suite (it is a standalone garden suite – separate building)
 - No major changes expected other than needing to replace the garage door
 - No conflict with property lines
 - Developer spoke with neighbours and so far there is minimal conflict with those neighbours
 - Plan to complete the project over winter (2016-2017)
 - Plan to rent out the garden suite upon completion, not to use as a B&B
2. 1539 Pearl Street
 - The proposed plan is to rezone the property from R1-B to site-specific zoning with the same guidelines as an R1-B zone, as the small lot infill zoning does not allow for the desired use.
 - Developer states this property was originally 2 lots
 - 6 metre setback (3 m on each side of building)
 - Designed to avoid direct views to neighbours' windows
 - Developer will not need to apply for variance

- Currently there is a c1950's bungalow on the lot that is not in good shape, the plan is to tear the bungalow down and build 2 houses on the lot
- Canvassed 25 neighbours
 - Developer has not heard any complaints although aware of concerns with Garry Oak on city property at front
- Concerns from residents include:
 - cutting down of the Garry Oak tree on the property
 - developer will work with arborist regarding the Garry Oak and any other trees on the property
 - the plan is to keep driveways away from the tree as much as possible
 - There are some other Garry Oaks on the west side – trying to keep them as much as possible
 - increased parking on street
 - there will not be any increase in parking on the street as the driveway is designed to accommodate parking for a secondary suite
 - there was discussion of neighbours valuing the more informal feel of the street without sidewalks
 - blasting impacts to neighbouring houses
 - developer noted there will be some blasting
 - blasting will occur during work hours
 - blasting company's insurance provider will come and assess neighbouring houses before blasting occurs (i.e., take pictures)
 - any issues to the houses would be covered by the blasting company's insurance
 - the fir tree will probably have to be cut down
- Proposed timeline for project
 - 6-9 months for rezoning application
 - 6-7 months to build
 - Hoping to start construction June 2017

3. 2695 Capital Heights

- Small lot subdivision (R1-S2) proposed plus retain existing zone on second property
- Property is currently zoned R2 on a large corner lot
- Requesting one variance
 - 0.5 metre variance between the two structures – new small-lot house & a garage that will replace existing garage
- Questions from residents included:
 - height – the closest neighbour's house is higher than planned building but there will be some impact on light
 - privacy and size of the backyard
 - developer working to address those concerns – already replaced fencing

- project will be compliant with city's sight guidelines
 - there will be no windows on the side of the structure facing neighbours
- potential for sidewalk in front of the lot
 - neighbours want to maintain character of street along Kings Rd and Mt. Stephen and do not want a sidewalk (there was strong feelings and unanimous agreement among attendees); neighbours see seniors from the Cridge, bikers, strollers & walkers sharing the road without problems
 - a neighbour cited a vote among residents and an agreement from the city from the 1960's rejecting a sidewalk
 - discussions included installing greenspace (e.g. native garden) instead of a sidewalk
- developer will work with the city to avoid having to put in a sidewalk
- potential for 3 houses in future if R2 zone remains intact (i.e. duplex to replace existing home)
 - discussions highlighted the unlikelihood of a duplex due to an existing Garry Oak on the property; & long term lease (10 yrs) with existing residents
- blasting
 - No proposed blasting
- affect on parking on Kings Road
 - lot has a garage (parking spot)
 - there is also a spot in front of the garage
 - there will be no potential affect on parking on Kings Road
- parking during construction
 - not anticipating additional cars/construction vehicles during construction
- Proposed timeline for project
 - 4-5 months for construction
 - Developer will do what he can for green building, (e.g. permeable pavers)

4. Oaklands Neighbourhood Plan

- City of Victoria is in the process of updating all neighbourhood plans
- The last plan for Oaklands Neighbourhood was done in 1993
- The neighbourhood planning process for Oaklands is anticipated to start in spring 2018 and last one year
- OCA would potentially have 12 months to come up with the plan, which is shorter than past processes
- OCA would like to get a head start on the planning by engaging neighbours on visions, values now in order to get the most out of this coming opportunity

- OCA will engage residents through the Land Use Committee in 2017 to gauge the support for many of the guidelines set out in the 2012 Official Community Plan for Victoria
- Residents can look at the City of Victoria website to see the process currently going on for other neighbourhoods