



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.

2. Preliminary Meeting: 2910 Shelbourne St

- Proposal for a new 6-unit townhouse on a triangular lot located between Pearl St. and Myrtle Ave. on Shelbourne. The property is currently zoned R-K for medium density attached

dwelling. The proponent is seeking site-specific zoning due to the odd size of the lot which the proponent said doesn't conform to the existing zone restrictions.

- The proposed development is designed with privacy mitigation in mind. Specific features include: offset windows with indirect site lines with adjacent homes, plant screenings along property boundaries, privacy parapets for rooftop patios, and sunken entrances with below grade back patios.
- Other design features include: townhouse sizes 1,500-2,000 ft², 2.5 story height which is shorter than adjacent townhouse to the north, rooftop patios, textured stucco finish for character and warmth, building height lower than townhouses on north side, cobblestone parking distinctive from driveway to break up visual effect, no building on north side of property, maintenance of existing boulevard tree and additional right-of-way to City along Shelbourne.

Questions and Comments:

- Questions were asked regarding the size and entrances of the townhouse units, proposed relaxations to zoning (variances) and parking arrangements.
- Proponent asked for feedback on the parapet rooftop patio concept. Response was favourable.
- Proponent was aware that the boulevard trees have heritage value; residents well aware of them. There were questions and discussions around the extra right-of-way required by the City along Shelbourne. Residents were of the opinion that future plans involved a bike lane but were not aware of long term transit plans that would remove the heritage trees.
- Residents informed the proponent that Bowker Creek runs below the property which is likely why the property is an odd triangular shape.
- Generally the preliminary plans were received with interest.

3. Preliminary Meeting: 1501 Haultain St parking variance (joint meeting with Fernwood Community Association)

- The proponent wants to establish a wine bar with a food primary liquor license at Haultain Corners. Proposed hours of business will be 5-10pm weekdays and 5-11pm weekends.
- The property does not require a zone change but the business license would require 4 additional onsite parking spaces (5:1 ratio for patron parking). The City does not require community consultation but the proponent is encouraged to engage the neighbourhoods and wanted to gather public opinion.
- The proponent will be seeking a permit variance because there is no space available on the property for extra parking. Proponent also owns a coffee shop in the next block and suggested that their parking spaces could be made available during the proposed evening hours. Street parking is also available along Haultain.

Questions & Answers:

- What is the definition of a parking variance? Does it include street parking? *No, the city does not count street parking. It must be on-site.*
- What about tenants upstairs? *Yes, they have 1 parking spot each.*
- How many seats in the wine bar? *20-25 seats*

- Could you put up a sign to direct people to park at Koffi? *Yes. The City also considers bike racks (there is one in front of the building) and bus routes (bus goes along Haultain). Proponent will also encourage car sharing, walking & consider arrangements with a taxi company.*
- What kind of food will you serve? *Tapas & charcuterie. He will have a convection grill but doesn't need venting*
- What is the existing land use zone? *This property has had cafes in the past. C1 is the current zone – number of seats is what makes the difference in parking requirements. This is about the same size as Koffi and includes bar seats as well as table seats.*
- What's the difference between a pub and a wine bar? Who are you going to attract? *It's the same license, with food being the primary product sold. Proponent is targeting a little older demographic.*
- Hours? *It will be closed by 12, with 11 as the last call. Liquor license controls the hours – 12am in the week & 1am on weekends.*
- Will the business be family friendly? *Proponent will need to look into that more.*
- When do you plan to start (timeline)? *The parking study is almost finished. Proponent has talked with the City planner. After that, it's up to the City's schedule.*
- Will there be value-added beautification on the street? What about a patio? *Yes, there will be landscaping, and designed building/signage. Proponent may consider a patio in future but it's not in the plan for now.*
- Will you want to change the liquor license to make it busier in the future? *Food primary licenses are controlled by the Province. We would do more consultation and pubs have more stringent requirements.*

Additional comments/observations:

- Proponent acknowledges that Haultain Corners is in a quiet neighbourhood. He has run a business there for several years now and likes the area.
- Generally, the preliminary plans were received with interest and support. Two business owners attended (Thrive and the General Store) and both support the proposal. A resident who lives nearby on Belmont also fully supports it.
- A community member observed that the City is encouraging bicycle and bus usage over cars.
- One member expressed concern about potential noise, citing the Ministry for Casual Living that used to be located at Haultain Corners. Hopefully, a wine bar will be more conducive.
- The proponent mentioned a couple of past incidents with theft/vandalism and hopes that having a more lively evening presence might help mitigate concerns with theft.