



Mission

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

Oaklands Community Association Land Use Committee May 30, 2017 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Time: 6:30 pm

Contact: landuse@oaklandsca.com

In attendance:

- Approximately 15 community members
- 3 committee members
- 3 proponents: 1 proponent for Shelbourne Memorial Tree Project; 2 proponents for 2910 Shelbourne

Meeting Summary:

1. Update on Shelbourne Memorial Tree Project

- Project to recognize the history of the memorial trees that line Shelbourne St.
- Looking to recognize Shelbourne Street as “Memorial” – memorial to WWI and remind us of our soldiers
- Would like to see interpretive panels along Shelbourne
 - o Potential to add interpretive signs to Oaklands Walking Tour
- Plant London Plane Trees to replace those that have died
- Looking for support from Oaklands community
- Community members in attendance showed support for the project

2. 2910 Shelbourne Street (Development Proposal)

- Proposal for a new 6-unit townhouse (3 bedroom units) on a triangular lot located between Pearl St. and Myrtle Ave. on Shelbourne.
- The property is currently zoned R1-B. Proponent seeking site-specific zoning.
- Each unit will have 1 parking spot; plus visitor parking
- Each unit will have a rooftop patio
- Not anticipating the removal of any trees

- Proposed timeline:
 - o Pre-application = March 20 (Project information to OCA)
 - o Apply to City of Victoria in early June 2017
 - o Construction in spring/summer 2018 (12-14 months of construction)

The following questions and concerns were brought up during the community meeting:


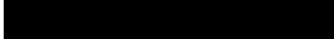
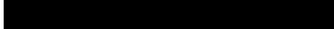
- Privacy
 - o Proposed development taking privacy of adjacent properties into consideration. For example, specific features to ensure privacy include: offset windows, plant screenings, rooftop patios, and sunken entrances.
- Concerns about creek on property
 - o Proponent ensured there was no creek on the property
- Drainage
 - o Proponent ensured there would be no drainage issues
- Exterior lighting
 - o Will there be exterior lights on the building?
 - o Proponent ensured no exterior lighting would affect neighbouring buildings
- Landscaping
 - o Proponent indicated there would be a landscape plan and plantings of plants and trees on property would be determined by the landscape designer

3. 2700 Avebury (Development Proposal)

- The proponent for 2700 Avebury development did not show up to the community meeting, much to the displeasure of the community members.
- Community members complained that this was the third meeting they had come to for the development proposal and the second time the proponent did not show up.
- Community members are strongly opposed to this development, specifically the subdividing of the property and voiced their concerns during the community meeting. Some community members wrote letters of opposition. Those letters are attached.
- Community members put together petition with signatures of neighbours who are opposed to the proposal. The signed petition is attached.
- Concerns and issues raised by the community include:
 - o Blasting – worried about damage to property, specifically some homes are over 100 years old and have original windows in place. One neighbour has experienced damage due to blasting from a development across the street from her. What damage would blasting do to these houses?
 - o Overcrowding – would result in loss of privacy and sunlight to adjacent properties.
 - o Parking
 - o More cars – less parking space on street; overcrowding; dangerous
 - o Noise – one of the reasons neighbours moved to area was the quietness; worried the development would lead to an increase in noise in the neighbourhood

- Loss of enjoyment to adjacent properties – worried will not be able to enjoy property, patio, open windows, or outdoor space on property
- Worried about the removal of Garry Oak Trees – one is on the property and a couple of trees in adjacent yards have branches reaching into the yard at 2700 Avebury
- Loss of greenspace
- Decrease in visual value of neighbourhood
- Loss of market value to neighbouring homes

Attachments:

1. Petition re: 2700 Avebury Avenue
2. Letter 
3. Letter 
4. Letter 

RE; NEIGHBOURHOOD MEETING - REZONING
2700 AVEBURY AVENUE - May 30, 2017

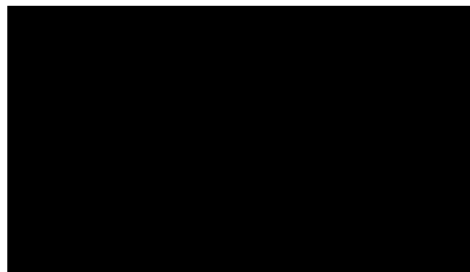
My husband and I bought [REDACTED]
[REDACTED] in 1978 as a young married couple and have lived here
nearly 40 years. We are blessed to have had such wonderful
neighbours over the years.
We raised our 2 sons in this home and are now enjoying our 4
grandchildren's many visits.

As you are all probably aware, [REDACTED] are strongly opposed to the
rezoning of 2700 Avebury to accommodate 2 houses. The reason
for this is the overcrowding on this small lot that would result in
loss of privacy, sunlight and the quiet neighbourhood we all
treasure and are accustomed to. The two dwellings could
potentially house 2 families each with suites incorporated to help
pay for the mortgages, etc. That could add up to 4 or more extra
cars alone. As we all learned first hand last summer when a family
of 7 rented the small two bedroom existing house that any number
of people can be crowded into a single dwelling and NOISE is a
huge factor and we were unable to keep our windows open, enjoy
our patio or have friends and family members attend barbeques
without being subjected to loud "playground" noises continuing
until well after 9:00 p.m.

We understand that the owner, at any time, can tear down the
existing house and build a single larger house on the property
without any input from neighbours, and we have no say about that
scenario as long as the current building regulations are observed
and all blasting done by seasoned professionals.

As everybody realizes - if the property is rezoned there is no
guarantee where or how large the 2 houses would be, especially as
it seems to be the norm that builders can get variances and make
adjustments to their original plans as the project moves forward
with the sole goal of just making as much money as possible.

The developer isn't invested in this neighbourhood at all and
making money is the main objective for asking for a rezoning but
this is our HOME and our LIFE and we are passionate about this
neighbourhood. Thank you very much,



Re: **Opposition** to the rezoning of 2700 Avebury Ave., Victoria

Applicant: Richard A. Kiers

As the owners [REDACTED] we are **firmly against** the rezoning of 2700 Avebury.

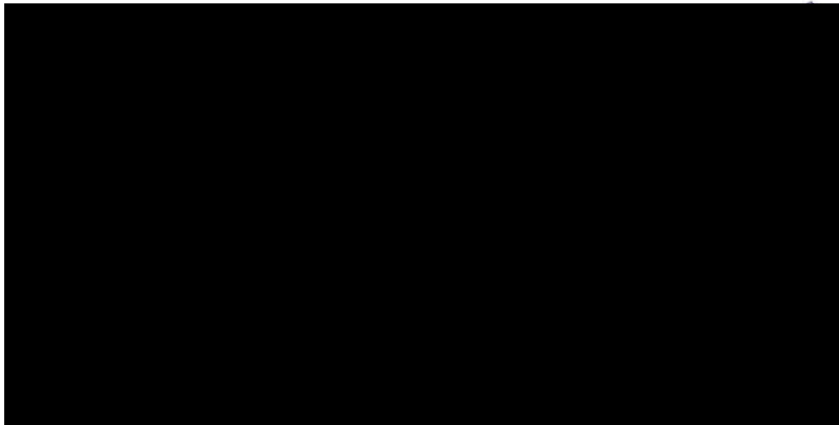
The owners of 2700 Avebury have been absentee landlords who have shown **absolute disrespect for the neighbourhood**. They have no commitment to the community – only a monetary investment in making as much money from their property as possible.

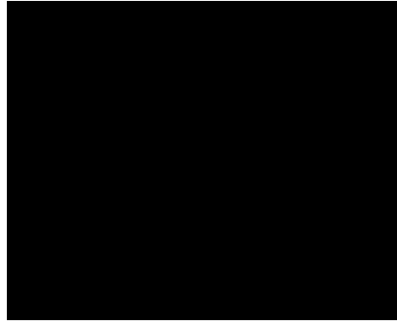
This disregard for the neighbours shows up in many ways:

- ignoring the complaints of nearby homeowners
- leaving recycling, huge piles of leaves, trash and even vehicles in the middle of the intersection
- allowing the house and the property to fall into complete disrepair, resulting in safety and environmental issues such as a leaking oil tank
- renting to ill-suited people who unashamedly disrupt the neighbourhood (a group of 7, for instance, in the 2-bedroom house)

Rather than commitment, they demonstrate greed and total disrespect for the neighbourhood.

Given this lack of concern for the community, we do not believe that they should be given any additional ability to affect it.





Oaklands Land Use Committee
Victoria BC

We reside within 100 metres of 2700 Avebury Avenue and have been contacted for the second time for comment on this development proposal put forward by Richard Keirs. We are unable to attend this Land Use Committee meeting in person, so have asked our neighbour to Ed Rebner to present our comments.

We are opposed to this proposal to build two homes on this corner lot. Two buildings on this lot will cause loss of privacy and sun light for the adjacent lot to the north, resulting in unreasonably reduced enjoyment of property and market value of that lot. It is unfair to impose these impacts on a property in a single family residential area that happens to be situated next door to a corner lot, when other lots in the area are not vulnerable to these direct impacts

Adverse effects on the broader neighbourhood would include loss of open space, loss of opportunity to restore and maintain tree canopies and vegetation that support wildlife and reduce greenhouse gasses, and loss of neighbourhood visual character. The massive size and height of replacement housing being built in the neighbourhood is already damaging environmental and visual values to an unreasonable extent. Splitting an existing lot to allow two buildings in place of one is unacceptable.

We also believe this piecemeal approach to increasing density is ineffective in terms of the amount of housing added, and wasteful of the environmental, scenic, recreational, and landscape resources of single family areas that benefit not just the neighbourhood but the City as a whole. Surely a better approach would be to increase density with other forms of housing such as townhouses and apartments in proximity to exiting neighbourhood service and transportation hubs.

