



Mission

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

Oaklands Community Association Land Use Committee September 26, 2017 Meeting Agenda

Location: Oaklands Neighbourhood House - 2629 Victor Street

Time: 6:30 p.m.

Contact: landuse@oaklandsca.com

1. Update on Kiwanis Village Society Master Plan – David McLean, Chair Kiwanis Village Society

David McLean from Kiwanis presented a summary of the plans for future development on part of the Kiwanis property.

The building(s) being replaced are nine units built in 1954. The project will still fit the existing zoning of the site, and will result in a total of about 45 new units.

Current residents are being relocated to other units on site over the next year. Once design work is done, a development permit will be sought, and Kiwanis will come back to the LUC with more detailed plans.

2. Development Proposal Update: 2695 Capital Heights

Planners from the City of Victoria discussed the sidewalk requirement under the development proposal application for 2695 Capital Heights. Over 30 residents were in attendance, expressing unanimous opposition to the installation of sidewalks on and around Kings Rd adjacent to the Capital Heights property.

The requirement for sidewalk installation on the property comes from the OCP, the Pedestrian Master Plan, and the Greenways Plan. Staff explained that it is their job to apply the policies in these plans to individual developments. Council has the authority to override the application of the sidewalk policy.

After staff explained the status of the application and the rationale behind the policy, residents of the “Oaklands Rise” presented their vision for a sidewalk-free area. The Oaklands Rise group gathered 63 signatures opposing the sidewalk, and are advocating for a unique living street concept instead. They pointed to other streets in Victoria (e.g. Broad St, Waddington Alley) that have received unique design treatments as precedent.

The Oaklands Rise Group stated that about 30 years ago the City agreed to keep the area sidewalk-free in response to the desires of the residents. The Group is asking that the City use their authority to allow an alternative design, and something unique for the area. Their proposed design would incorporate traffic calming measures at Fernwood Road – addressing a growing issue for the residents there. They are asking the City to delay the requirement of the sidewalk until the community has a chance to make a new plan for the street, that may include plantings, artwork, and David Suzuki Foundation’s Butterflyway Project. The residents are concerned about public safety and made several observations about the current state of traffic and safety in the area. They shared some suggestions on how to ensure safety without a sidewalk. Another significant point was that sidewalk and curb enhancement requirements for new developments doesn't make sense in this particular location because the result would be ad hoc short sections of sidewalks in the middle of streets.

More information can be found in the attached letter and presentation.

Currently the development application is scheduled to go to public hearing on October 12.