



Mission

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

Oaklands Community Association Land Use Committee October 24, 2017 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Time: 6:30 p.m.

Attendees: 1 resident, 4 LUC committee members, 2 COV staff, 1 developer

Contact: landuse@oaklandsca.com

1. City of Victoria Public Works - Higgins Street Sidewalk

- The City of Victoria (COV) Engineering Department was represented by Pamela Lloyd and Brad Delleburr
- COV met with 6 residents of Basil and Higgins Streets on October 11 to discuss the planned sidewalk design and construction project. COV also consulted with the Principal of Oak and Orca Bioregional School and the Little League Association
- The sidewalk project is identified under the City's Pedestrian Master Plan (2008). It will be designed to encourage thoroughfare (get more people out and walking; create a safer environment)
- Public comments and feedback included (see appended COV notes):
 - retention of trees & green space
 - keep the area as natural as possible, including parking areas
 - ensure safety and accessibility (e.g. reduce traffic, cars cutting through street)
 - add adequate street lighting for pedestrians
- The City is considering several sidewalk design options to address public concerns and interests
- COV is not planning to cut down trees
- COV has not collected any data on traffic counts
- Estimated timeline
 - project will carry over into 2018
 - construction will begin by February or March 2018
- COV will refine the 4 design options and consult with residents by end of November 2017 to determine the preferred design

- The Land Use Committee suggested COV also consult with the Cridge and nearby apartments to get a sense of their pedestrian patterns and concerns. LUC has offered to drop off flyers to residents for a November meeting

2. Preliminary Development Proposal - 2832/2838 Shakespeare St

- Pamela Hartling attended the meeting on behalf of the two owners of 2832 and 2838 Shakespeare. Ms. Hartling shared preliminary plans for a small lot subdivision.
- The proposed plan is to subdivide the back end of two adjacent lots and rezone the new lot.
- The plan meets the small lot subdivision zoning bylaw. The existing lots will become 4 & 5 square metres under sized & will require minor setback variances to accommodate the extra lot.
- The proponents have had preliminary contact with nearby residents and have received positive feedback.
- Land Use Committee suggested the proponents ensure they proactively address potential City requirements for sidewalk construction on Morley Street where the new small lot will be accessed. Morley Street currently does not have any sidewalks.
- Land Use Committee recommended the community meeting to be held in January 2018.

Feedback/comments from neighbourhood walkabout, October 11, 6-7pm

Greenspace concerns/comments:

No removal of willow trees on street

No removal of boulevard space on east, north of Basil

Enhance gravel parking surface on west side (permeable pavers)

Enhance green space area at west side of Higgins and Hillside corner (native species restoration area)

Additional trees on east side, north of Basil

Safety and accessibility concerns/comments:

Reduce cut through/higher speed traffic

Improved lighting along proposed sidewalk (pedestrian scale)

Concerns at Higgins/Cook intersection:

- High speeds on Cook St
- Request for crosswalk at Higgins and Cook
- Full or partial closure at Cook St, or restrict left turn in and/or out

Roundabout at Higgins and Basil?

Higgins St north of Basil to be 1 way traffic

Sidewalk to connect with existing crosswalk at Hillside

Parking concerns/comments:

No parking removal

Provision for pick up/drop off parking at school

Retain perpendicular parking on west side (concern with turn-around area with parallel parking)