



Mission

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

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

****Location:** Oaklands Community Centre - 2827 Belmont Avenue

****Time:** 7:30 p.m.

Contact: landuse@oaklandsca.com

Preliminary Development Proposal

1. 1501-1503 Haultain – currently zoned C-1 (Limited Commercial District)

Dave Maxwell of Fernwood Community Association Land Use Committee facilitated a discussion and the owner of this property answered questions about the development.

- Variances being requested are for reduced parking (4 instead of 12) and setbacks.
- The owner indicated they would explore car sharing options for tenants.
- Many people in attendance shared concerns about overflow parking affecting nearby businesses and neighbours.

Community Meeting

2. 1301 Hillside – currently zoned C-SS (service station)

This is a project by Abstract Developments to build a 6 storey, 46 unit rental building on the corner of Cook and Hillside. The developers previously presented to the land use committee and neighbours at the November 28, 2017 meeting ([find the minutes here](#)), and other open houses they have hosted on the project.

- Approximately fifteen people were in attendance for this community meeting.
- Because this lot was a gas station, the Ministry of Environment is issuing a certificate of compliance that states that there can be no excavation on site, or ground floor residential use. Because of this limitation, the ground floor will be used for parking.
- The design is an Edwardian style to complement the Cridge Centre.
- Several people in attendance shared concerns about tenants without an on-site parking place using nearby streets to park.

- Some people had concerns about the location of the bus stop on the south side of Hillside Ave., and the traffic pattern entering and exiting the building.
- Some people voiced their support for the development, and said that the density is appropriate for the busy Hillside Corridor. Others were concerned that this building will be taller than most of the other buildings currently on Hillside Ave.
- A representative from the Cridge Centre indicated their support for the project.