



Mission

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

Oaklands Community Association Land Use Committee August 27, 2018 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Contact: landuse@oaklandsca.com

Development proposals

1. Development Proposal Community Meeting(s): Villamar Design
 - a. 2921 Gosworth Ave.
 - Small lot infill of subdivided lot – keeping existing home and building new on subdivided lot
 - 980 sq new home just under 28% of lot coverage – existing 1050 sq has 38% lot coverage
 - Three parking stalls – one for existing and two for new
 - 3 variances for setbacks – 2 for the existing home due to City setback rules. 3rd for new home for front yard setback for aesthetic consideration and space for parking
 - Follows City's preferences for design and would be landscaped for improved privacy
 - Partial basement in new home for mechanical and storage.
 - Building height is 2ft below allowable height – 1780 Sq Ft. Height 6.9 metres allowed 7.5m

Comments

- How much higher than existing? Roughly 7ft higher
- Blasting? Unknown the degree to which blasting will be needed.
 - Backyard is predominantly bed rock how much will needed to be removed.
 - Neighbour concerned about blasting
- Another neighbour raised the following issues from her perspective:
 - Fourth application for small lot in this lot – planners approved City rejected
 - Last proposal was roughly 2009 – small lot infill not suitable on this site. Rock blasting is likely to crack foundations. Significantly bigger homes and concern about blockage of light and movement of water. Commenter considered not suitable. She said the architect for the previous proposal was not suitable for infill development.

- Apartment buildings at Gosworth, Church renovation, office building, all single lot dwelling be suited were all noted as conlating issues that have increased traffic and busyness as well Hillside Mall expansion.
- Concern about parking stall removing old Japanese maple and the egress would pose dangers to motorists and pedestrians.
- Concerned that building would be too close and remove privacy of her own home.
- Concerned about water flow
- Another neighbour noted:
 - Outdoor living space is in front yard and that the wall of the proposed home would affect their enjoyment of their yard and view
- Many neighbours agreed that parking is an existing issue – and noted that many on lot parking is used for recreational vehicles

b. 1661 Burton Ave. – Summary of proposed project:

- Split lot infill development – Design intended to be in keeping with the neighbourhood
- 2br 2.5 bath – Overall square footage 1125sq – 1690sq with basement
- Under site coverage for proposed lot and meet ratios and under height for zone
- One variance – rear yard setback
- Fewer neighbours due to proximity of Hillside Mall
- Laneway exists between existing house and proposed house
- Large spatial separation between existing and proposed homes
- Three trees to be removed along laneway to be replaced by laurel (fast growing for privacy).
- Four large trees on neighbouring property would be protected during construction
- No suite capability on the proposed home – no plumbing fixtures

Comments / Questions:

- Is the development being done by owner? – yes
- Flat roof? - Lowers height and reduces perception of looming building
- House will face Shakespeare with Sundeck facing the same street
- Parking? is for one single off street on existing and one for proposed possibly two

Standing Items

2. Updates on City CALUC Consultation Meetings
3. 2019 Neighbourhood Planning Process
4. New membership
5. Other Items