

**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 Agenda**

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

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

**Contact:** [landuse@oaklandsca.com](mailto:landuse@oaklandsca.com)

### **7:30pm - Preliminary Development Proposal**

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

The owner of this property would like to add a third floor to the existing building and an extension toward Belmont Street. This will add three more apartments to the building. The owner will discuss the changes they would like to make to the property.

### **Approximately 8:00pm - 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 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.

### **Other Items**

3. TBD

### **Next Meeting**

TBD in February



# COMMUNITY MEETING NOTICE PROPOSED DEVELOPMENT

This Notice is an invitation for you to attend a Community Meeting to consider a proposed development for the property at:  
1210 HAULTAIN STREET (address)

## COMMUNITY MEETING DETAILS

Date: OCT-29-2018 (Month, Day, Year) Time: 7:00  AM  PM

Location of meeting: OAKLANDS NEIGHBORHOOD HOLE

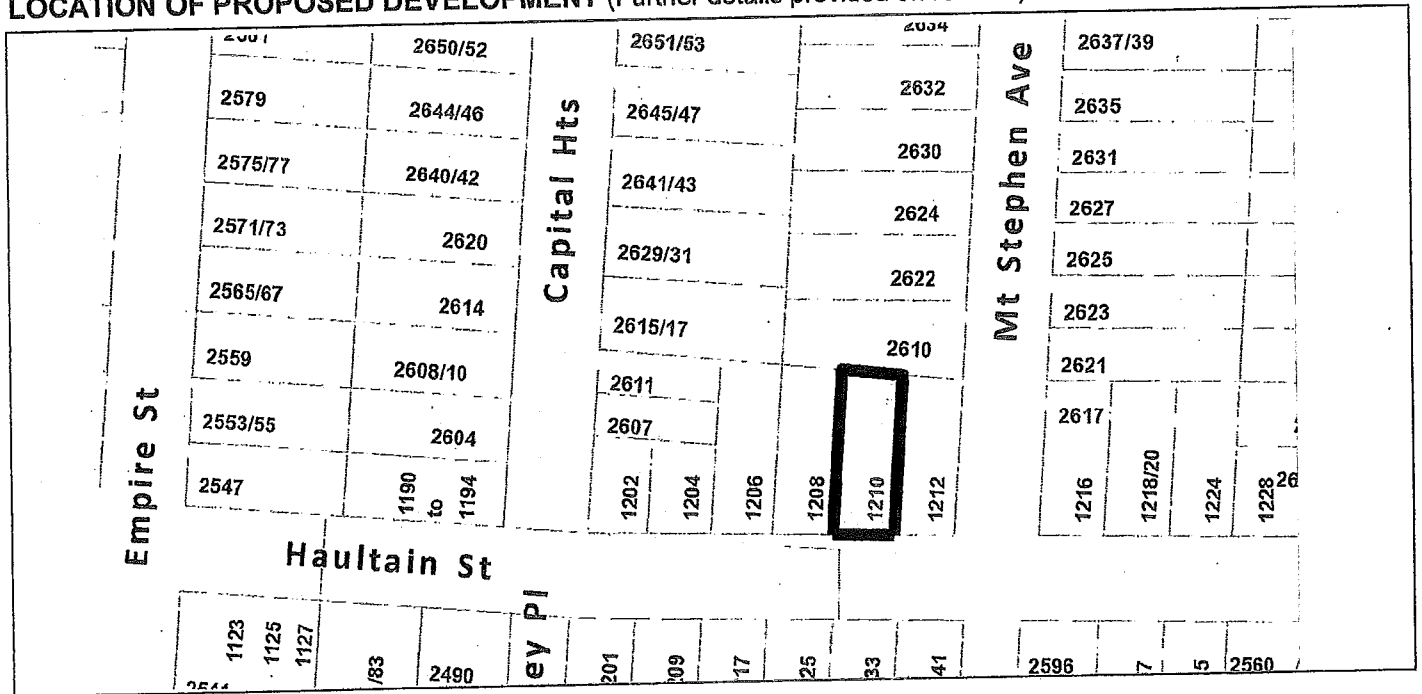
Meeting facilitated by: OAKLANDS LANDUSE COMMITTEE

Contact information for the Community Association Land Use Committee (CALUC):

Name DAVID ANGUS

Phone 250-888-2680 Email DAVID.ANGUS.GMAIL.COM

## LOCATION OF PROPOSED DEVELOPMENT (Further details provided on reverse)



## ABOUT THIS COMMUNITY MEETING

Community Meetings are facilitated by volunteers from your Community Association Land Use Committee (CALUC). CALUCs are voluntary organizations that operate under the CALUC Terms of Reference as endorsed by Council.

This Community Meeting is an early step in the land use approvals process. You are encouraged to attend this Community Meeting to obtain details of the proposal and provide input, even if you have already received information about the proposal. At this meeting, the applicant presents the proposal and answers questions on the proposal.

The CALUC records the comments and feedback and provides the record of the meeting to Council. This forms part of the public record on the proposal. The applicant may revise their proposal based on the input received at this meeting.

You are receiving this notice because you live or own property in the City of Victoria within:

- 100 metres of the proposed development or land use change
- 200 metres of the proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines).

CALUC Chair or Designate Signature: [Signature]

Date: Sept 24, 2018

Applicant Signature: [Signature]

Date: 24/09/18

**PROPOSED DEVELOPMENT DETAILS**

Applicant name SUSAN SINKINSON

Applicant phone 250-381-8010 Applicant email SLSINK@YH00.CA

This proposal is to change the zoning of the subject property to accommodate the following proposal

NO ZONING CHANGE REQUIRED. CURRENT ZONE IS R2 ZONE FOR DUPLEX. REQUESTING RELAXATION TO MINIMUM SITE AREA AND MIN. LOT WIDTH.

• Changes to the Zoning Regulation Bylaw required, from R2 (existing zone) to N/A (zone or indicate new zone / site specific zone), and Official Community Plan amendment details (if applicable)

• Describe retention plan or demolition plan for existing buildings  
EXISTING SINGLE STOREY SFD WILL BE REMOVED.

• Is the building on the heritage registry or heritage designation, or is there an intention to designate a building?  
N/A

	Zoning Requirement	Proposed
Use of land or buildings	DUPLEX	DUPLEX
Total number of residential units (indicate strata or rental)	2	2
Parcel size	555.0 M <sup>2</sup>	552.0 M <sup>2</sup>
Total floor area	380.0 M <sup>2</sup>	393.43 M <sup>2</sup>
Floor space ratio / density*	50 %	41.6 % (1ST & 2ND)
Number of storeys / height	2 STOREYS (7.5M)	2 STOREYS (7.3M)
Site coverage (%)	40 %	29.5 %
Total number of parking stalls	1 PER UNIT	1 PER UNIT
Number of protected trees	0	0
Setbacks (indicate North, South, etc.)		
Street Frontage	SOUTH 7.5 M	7.82 M
Rear	NORTH 13.39M (35%)	13.39 M
Internal Side Lot Line	WEST 3.0	3.09 M
Internal Side Lot Line	EAST 1.5	1.56 M

\*Floor Space Ratio is defined in Schedule A – Definitions of the Zoning Regulation Bylaw

**LOOKING FOR MORE DETAILS?**

- For information on this proposal, please contact the applicant noted above
- For information on the Rezoning process, contact City staff at 250.361.0382 or [developmentsservices@victoria.ca](mailto:developmentsservices@victoria.ca)
- To view the progress of current development applications, check the City's [Development Tracker](http://www.victoria.ca), which is available on the City of Victoria web site [www.victoria.ca](http://www.victoria.ca)

**WANT TO VOICE YOUR OPINION?**

- If you can't attend this Meeting, but wish to provide input to Council, you can send an email to [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca) with a copy sent to your CALUC (see email address on page 1)

CALUC Chair or Designate Signature: [Signature] Date: Sept 24, 2018  
 Applicant Signature: S. Sinkinson Date: 24/09/18