

**Mission**

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



## **Oaklands Community Association Land Use Committee July 30, 2018 Meeting Agenda**

**Location:** Oaklands Neighbourhood House - 2629 Victor Street

**Time:** 7:00 – 8:30 p.m.

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

### **Development proposals**

1. Preliminary discussion about 1661 Burton Ave. small lot house rezoning.
2. Preliminary discussion about 2921 Gosworth Rd. small lot house rezoning.
3. Community meeting about 2850 Shakespeare St. rezoning to R1-S2 restricted small lots.
4. Community meeting about 2750 Gosworth/1491 Edgeware rezoning to four small lots.

### **Standing Items**

5. 2018 Community Engagement at the Sunset Market



# 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:  
2850 Shakespeare St. (address)

### COMMUNITY MEETING DETAILS

Date: July 30, 2018 (Month, Day, Year) Time: 7:00 AM  PM

Location of meeting: Oakland's Neighbourhood House

Meeting facilitated by: Oakland's CALUC

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

Name: David Angus Email: landuse@oaklandsca.com

Phone: 250-888-2680 Email: ~~david.angus@~~

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

516	520	524	2612	26	1550	2904	2903	2904	2905	1650							
1519	1521	1523	1527	1531	1539	1541	1543	1545	1549	1551	2860	2871	2870	2871	1651	1655	
1512	1516	1520	1524	1528	1532	1536	1538	1542	1544	1548	1552	1560	<b>2850</b>	2843	2850	2851	28
Pearl St					Morley St					Shakespeare St	Scott St		Pea				
					1537	1543	1547	2838	2832	2820	2837	2838	2825	2834	2815	2830	2829
											2841	2844	2843	2844	2837	2838	2833
											2857	2858	2859	2858	2841	2844	2837
											2865	2866	2865	2865	2837	2838	2833
											2881	2880	2881	2881	2837	2838	2833
											2881	2880	2881	2881	2837	2838	2833
											2881	2880	2881	2881	2837	2838	2833

### 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.

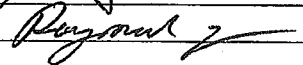
The CALUC records the comments and feedback and provides the record of the meeting to Council. This forms part of the public record on the proposal. The applicant may revise their proposal based on the input received at this meeting.

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:  Date: June 25, 2018

Applicant Signature:  Date: June 25, 2018

**PROPOSED DEVELOPMENT DETAILS**

Applicant name RAYMOND YAN

Applicant phone 250-744-6022 Applicant email victech@outlook.com

This proposal is to change the zoning of the subject property to accommodate the following proposal  
Rezoning R1-B Single Family Dwelling to two R1-S2 Restricted Small Lots

- Changes to the Zoning Regulation Bylaw required, from R1-B (existing zone) to R1-S2 (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
- Is the building on the heritage registry or heritage designation, or is there an intention to designate a building?  
No

	Zoning Requirement	LOT 1 Proposed	LOT 2
Use of land or buildings	R1-S2	R1-S2	R1-S2
Total number of residential units (indicate strata or rental)	1 UNIT PER LOT	1	1
Parcel size	260 m <sup>2</sup>	260.9 m <sup>2</sup>	260.64 m <sup>2</sup>
Total floor area	190 m <sup>2</sup> MAXIMUM PER UNIT	142.2 m <sup>2</sup>	125.938 m <sup>2</sup>
Floor space ratio / density*	0.6:1 MAXIMUM PER UNIT	0.54:1	0.48:1
Number of storeys / height	2 PLUS BASEMENT / 7.5 m MAXIMUM	2 STORYS / 5.917 m	2 STORYS / 5.35 m
Site coverage (%)			
Total number of parking stalls	1 SPACE PER UNIT	1 SPACE	1 SPACE
Number of protected trees			
Setbacks (indicate North, South, etc.)			
Street Frontage	6.0 m	6.0 m	4.56 m
Rear	6.0 m	4.85 m	5.35 m
Internal Side Lot Line	(NORTH) 1.5 m	1.511 m	3.314 m
Internal Side Lot Line	(SOUTH) LOT 1 1.5 m / LOT 2 2.4 m	1.51 m	2.23 m

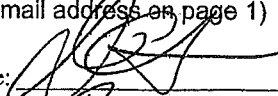
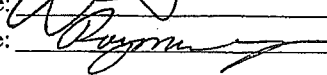
\*Floor Space Ratio is defined in Schedule A – Definitions of the Zoning Regulation Bylaw

**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, 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:  Date: June 25, 2018  
 Applicant Signature:  Date: June 25, 2018



# 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: 1491 Edgeware Rd. & 2750 Gosworth Rd (address)

## COMMUNITY MEETING DETAILS

Date: July 30th, 2018 (Month, Day, Year) Time: 7:00  AM  PM

Location of meeting: Oaklands Neighbourhood House

Meeting facilitated by: Ben Clark DAVID ANGUS (CALUC CO-CHAIR)

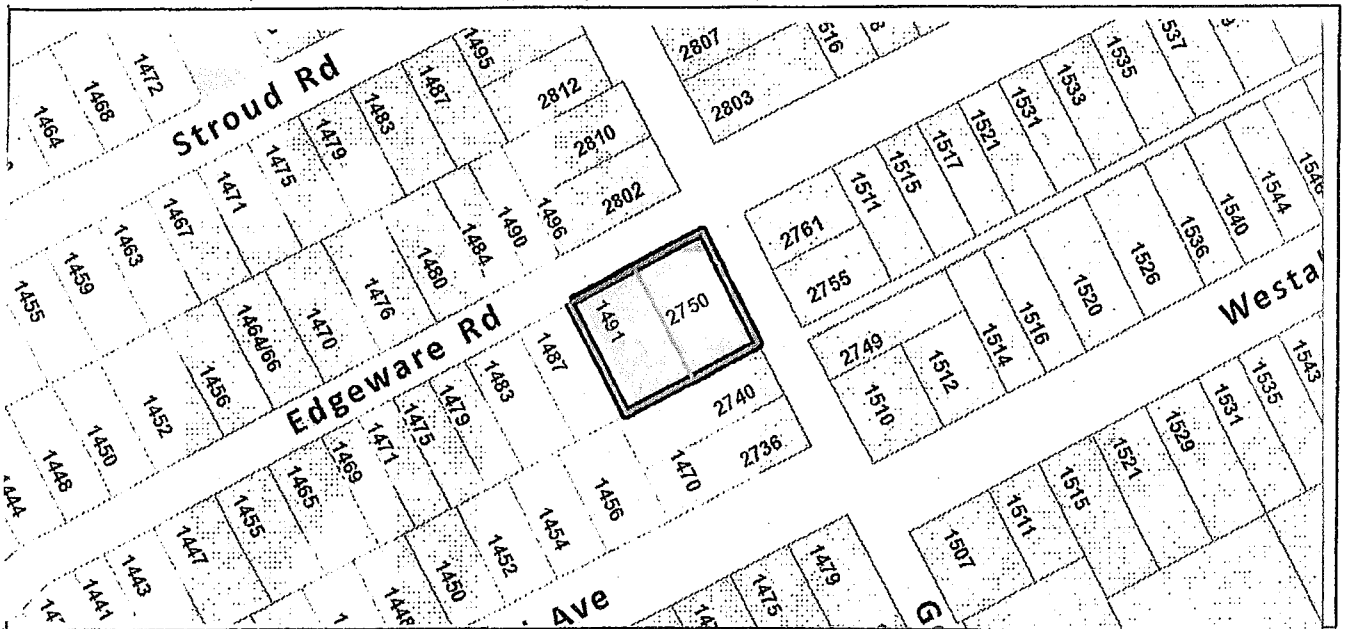
Contact information for the Community Association Land Use Committee (CALUC):

Name Ben Clark

Phone 250.370.9101

Email landuse@oaklandsca.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: \_\_\_\_\_

Date: July 5, 2018

Applicant Signature: \_\_\_\_\_

Date: July 5th, 2018

## PROPOSED DEVELOPMENT DETAILS

Applicant name Scott Davies

Applicant phone 250.589.0190

Applicant email bossdev@shaw.ca

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

This proposal is to change the zoning of the subject properties from the existing single family residential (R1-B) zone to a small lot residential (R1-S2) zone.

If the rezoning request and variances requested are granted by Council, we would be able to build four (4) single family houses as opposed to the 2 single family houses that are currently allowed.

- Changes to the Zoning Regulation Bylaw required, from R1 - B (existing zone) to R1 - S2 (zone or indicate new zone / site specific zone), and Official Community Plan amendment details (if applicable)  
N/A
- Describe retention plan or demolition plan for existing buildings  
There are not currently any buildings on the subject properties. All buildings were removed by the previous owner.
- 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	Residential	Residential
Total number of residential units (indicate strata or rental)	1 residential unit per lot	1 residential unit per lot
Parcel size	Minimum 260 m2	Avg. 280 m2 per lot
Total floor area		Avg. 161.23 m2 per lot
Floor space ratio / density*	Max 0.60 to 1.0	Avg. 0.575 to 1.0 per lot
Number of storeys / height	Max 7.50m	Avg. 7.395m height
Site coverage (%)	Max 40%	Avg. 38.335% per lot
Total number of parking stalls	Min. 1	Total 1 per lot
Number of protected trees		N/A
Setbacks (indicate North, South, etc.)		
Street Frontage	Min 10.00m	Avg. 9.99m per lot
Rear	Min 6.00m	Avg. 7.42m per lot
Internal Side Lot Line	Min 1.50m	Avg. 1.65m per lot
Internal Side Lot Line	Min 1.50m	Avg. 1.66m per lot

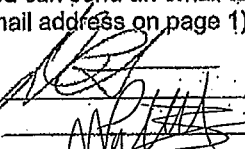
\*Floor Space Ratio is defined in Schedule A – Definitions of the Zoning Regulation Bylaw.

### 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](#), 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: 

Date: July 5, 2018

Applicant Signature: 

Date: July 8, 2018