

Camosun Community Association (CCA)

Meeting minutes

1910 Argyle Street & 3327 Richmond Road – proposed subdivision and rezoning

Community meeting between neighbours and prospective applicant

August 24, 2017

Invited: Invitations sent to 62 neighbouring residences

Attendees: 20 recorded in sign-in sheet, approximately 25 from head-count

Prospective Applicant: Joe Calenda

CCA rep and scribe: Caleb Horn

Call to order: 7:05pm

Welcome & Introductions

- Mr. Horn welcomed everyone and explained the purpose of the meeting.
- The CCA was contacted by the prospective applicant who is intending to apply for a subdivision and rezoning application for the properties at 1910 Argyle and 3327 Richmond.
- No application has been filed yet, this meeting is part of the 'pre-consultation' phase where we request that prospective applicant hold an early meeting at this stage to hear questions and possible concerns from nearby residents. The CCA helps organize and records minutes.

Walkthrough

- Mr. Calenda led attendees around the properties to explain the specifics of the proposal.
- As no application has been submitted yet, the plans shown are in concept phase and are subject to changes both before and during the application process.
- Proposal to create 4 lots from 2 lots:
 - At 3327 Richmond, to create a 575m² lot (Lot 1) at the front of the property and a 562m² lot (Lot 2) at the rear of the property. The front lot would be a freehold property while the rear property would be bare-land strata.
 - At 1910 Argyle, to create a 639m² lot (Lot 3) at the rear of the property and a 647m² lot (Lot 4) at the front of the property. Again, the front lot would be freehold and the rear would be bare-land strata.
 - Both the rear properties would be on the same strata and would share the driveway that currently connects the rear of 1910 Argyle with Richmond Road.
 - The proposal requires the rezoning of both properties from RS-12 to RS-6.
 - Lot 4 will be connected to Argyle Avenue by a new driveway.

Question period

Questions to Mr. Calenda:

- Q: Are you working as a city planner on this project?
A: Mr. Calenda indicated that he is a professionally-trained retired city planner and he is working as a consultant on the project.
- Q: Do you know the history of this site? In 1990, residents from Argyle to Woodley petitioned to have all properties on this side of Richmond and south of Mount Tolmie Park rezoned as RS-12. Only two households in the area were opposed at the time.
A: He is aware of the rezoning and current 'Mount Tolmie slopes' policy in this neighbourhood, but suggested that it is up to Saanich to decide whether any subdivision is appropriate on a case-by-case basis. He also referred to other planning policies that may supersede policies from 1990, including the 2008 Official Community Plan.
- Q: Are you a developer looking to develop this property?
A: No, Mr. Calenda explained he was hired by the properties' owner as a consultant.
- Q: How many trees will be removed?
A: Of the 14 Garry oaks at 3327 Richmond, 5 will likely be removed. All 6 Garry oaks at 1910 Argyle are expected to be retained. Some other vegetation, including a California lilac and hawthorn at 1910 Argyle, would likely be removed.
- Q: What will happen to the drainage pipes that cross the property?
A: Drainage pipes at 1910 Argyle will be relocated as required in accordance with Schedule H of the Subdivision Bylaw.
- Q: Will there be blasting of the exposed rock at the front of 1910 Argyle?
A: No blasting of the rock is anticipated, the driveway for Lot 4 will pass to the west of the rock.
- Q: How will fire trucks and other vehicles using the shared driveway be able to turn around?
A: The shared driveway will continue to act as a private property and will follow the same requirements necessary for any driveways in a bare-land strata. An easement for use of the driveway by residents of the property adjacent to 3327 Richmond will continue.
- Q: What will happen to the two houses currently on these properties?
A: The house at 1910 Argyle will be demolished (regardless of the outcome of the rezoning application). The owner will make an effort to preserve the house at 3327 Richmond and move it to one of the new lots created by the subdivision proposal.
- Q: Will secondary suites be allowed on the new lots? Nearly all new houses are built with secondary suites.
A: Secondary suites are now legal in Saanich in RS-6 zones and may be included.
- Q: How many parking spaces will be provided for each RS-6 lot?
A: The required amount of parking for RS-6 zones will be provided.
- Q: Will the owner continue to live on the property if a subdivision is approved?
A: Unsure at this time.

Questions to Mr. Horn:

- Q: What was the distribution area for notices of this meeting?
A: While Saanich recommends a 90m radius for notices, the CCA aims for a minimum of 110m radius for smaller projects, stretching to a higher radius for larger projects. For this meeting, notices were distributed a) on both sides of Richmond Road 130m north and 130m south, b) on Argyle Avenue 200m east, and c) on both sides of Ernest Avenue 200m east.
- Q: Why weren't all properties in the 'Mount Tolmie slopes' area notified of this meeting?
A: We haven't considered a special circumstance for proposals in this neighbourhood, but due to its unique nature (blanket zoned as RS-12 in 1990) this will be considered at the next CCA board meeting as part of our future process.

Comments from attendees

- Some neighbours have given up the prospect of subdividing their property in exchange for the peace of mind of having all other properties zoned as RS-12 and RS-13. No interest in seeing some properties plucked out of the RS-12 zone.
- Desire to keep all properties on 'Mount Tolmie slopes' zoned RS-12 and RS-13.
- Things have changed since 1990 and there are new demands.
- It's important to protect the ambience of the area and not let change ruin the neighbourhood.
- Zoning bylaws shouldn't be amended.
- Not in favour of the subdivision and rezoning (from an attendee speaking on behalf of immediate neighbours).
- Does not appear feasible to construct driveway and provide off-street parking next to rock at front of 1910 Argyle (proposed Lot 4). Blasting here would be disruptive to Garry oak roots.
- Concern that new driveway and need for parking on Argyle will add to congestion beyond normal use for a residential street. This is compounded by delivery vehicles accessing the rear of Camosun College's Lansdowne Campus, employee parking at the end of the street, informal student drop-off / pick-up, and daycare drop-off / pick-up.
- No on-street parking allowed on Argyle and policy should remain this way.
- Easement of shared driveway has been contested in the past.
- Opposed to any rezoning, instead work within RS-12 (from an immediate neighbour).
- Not comfortable with 4 lots on these properties, with secondary suites will allow for up to 8 households total.
- Concern with parking for new lots likely including secondary suites based on recent experiences in neighbourhood. Possibility of a yard full of cars.
- Concern with vehicular access and services access to strata Lots 2 & 3 via shared driveway.
- Concern with setting a precedent that should not be followed.
- Concern with increased density leading to a reduction in quality of life.
- Concern with a loss of trees, especially the protected Garry oaks.

A show of hands was requested by an attendee to indicate support for the proposal. All but one indicated they did not support a proposed rezoning.

Next steps

- Mr. Horn thanked attendees for asking questions and providing comments.
- The CCA will follow-up with those who left contact information on sign-up sheet.
- Mr. Calenda indicated that he will consider comments from neighbours and move forward with application process.

Meeting closed: 8:00pm