

**OAKLANDS NEIGHBOURHOOD ASSOCIATION  
LAND USE COMMITTEE MEETING**

**Date:** Monday, February 8, 2016

**Time:** 7:00 pm to 7:45 pm PST

**Location:** Oaklands Neighbourhood House, 2629 Victor Street, Victoria, BC

A Land Use Committee Meeting was held to discuss a Garden Suite Application at 2938 Shakespeare St.

- Applicant gave an overview of the proposed Garden Suite, indicating it meets and exceeds every standard set by the City of Victoria.
- Applicant outlined the specifics of the Garden Suite, including:
  - o size of the building and lot
  - o number of floors
  - o number of rooms
  - o number of parking spaces
  - o timeline
- After presenting the overview of the proposed Garden Suite, the Applicant asked the residents in attendance if they had any questions or concerns about the development.
- The following questions were brought forward by the residents in attendance:
  - o Will an assessment be required to assess the value of the property?
    - Estimated value of the structure will be assessed after construction is complete.
  - o How will the applicant deal with issues of flooding?
    - Might need additional drainage on site.
  - o Are there any variances?
    - No, the proposed application falls within the City of Victoria by-law guidelines for Garden Suites.
  - o Would other properties in the neighbourhood be allowed to build garden suites as well?
    - Yes, each property is separate.
  - o Will a land survey be needed?
    - The City of Victoria would require one.
- Following the question period, the applicant gave an overview of the next steps in the applications process:
  - o meet with community
  - o send in application to the city
  - o city will draft report (6 weeks to 2 months)
  - o send report to review board
  - o public hearing (3 weeks to 2 months)