

**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)