



Mission

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

Oaklands Community Association Land Use Committee February 28, 2017 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Time: 6:30 pm

Contact: landuse@oaklandscs.com

In attendance:

- 11 community members
- 4 committee members
- 3 proponents

1. Development Proposal – 2816 Shelbourne Street (rezoning application)

- Proposed townhouse project – 5 units (3 bedroom units)
- Units approximately 1480 sq ft
- Target towards families
- No variance needed; it is a site-specific zoning
- Proposed timeline:
 - o Submit proposal to City of Victoria within the next few weeks
 - o Anticipating response from City of Victoria 6 months
 - o Construction starting 6 months to a year from now

The following issues, concerns and questions were brought up during the community meeting:

- Landscaping
 - o Neighbours would like privacy for their backyards
 - o Developer will work with neighbours to determine what to plant
- Overshadowing
 - o Neighbours expressed concern about the height and proximity of the building blocking out the sun
 - o Developers planning to design building with a flat roof to limit the amount of shade
- Windows
 - o What windows are facing neighbouring yard?
 - o Bedroom and living room windows; lower level is just a door
- Exterior lighting
 - o Will there be exterior lights on the building?

- Developers ensured no exterior lighting would affect neighbouring buildings
- Parking
 - Neighbours concerned about the potential increase in parking
- Fencing
 - Will neighbouring fences be removed during construction?
 - Developers ensured no fences will be removed