



## **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](mailto: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