

From: Ray Murray [REDACTED]
Sent: July 20, 2020 3:09 PM
To: Victoria Mayor and Council
Subject: Ref 2852-2848 Shelbourne
Attachments: 7 - 2848_2852 Shelbourne St Site Plan (1).pdf; 2848_2852 Shelbourne St-3 of 4 (1).pdf

Hi,

Just a follow up to the email I sent last week referring to the proposed townhouse development .

We had a small meeting on site with a number of neighbours on Sunday to gauge support and get input and feedback from them.

Before hand they had been sent the two concept site plans as attached and asked to comment on them.

It was unanimous from those present who had also discussed it with others that were not there that they preferred the more traditional plan with the buildings running east west with the driveway along the boundary rather than the design with the two buildings .

They felt this offered the most privacy and fitted better into style of the neighbourhood.

All in all they were very supportive and appreciated meeting with us.

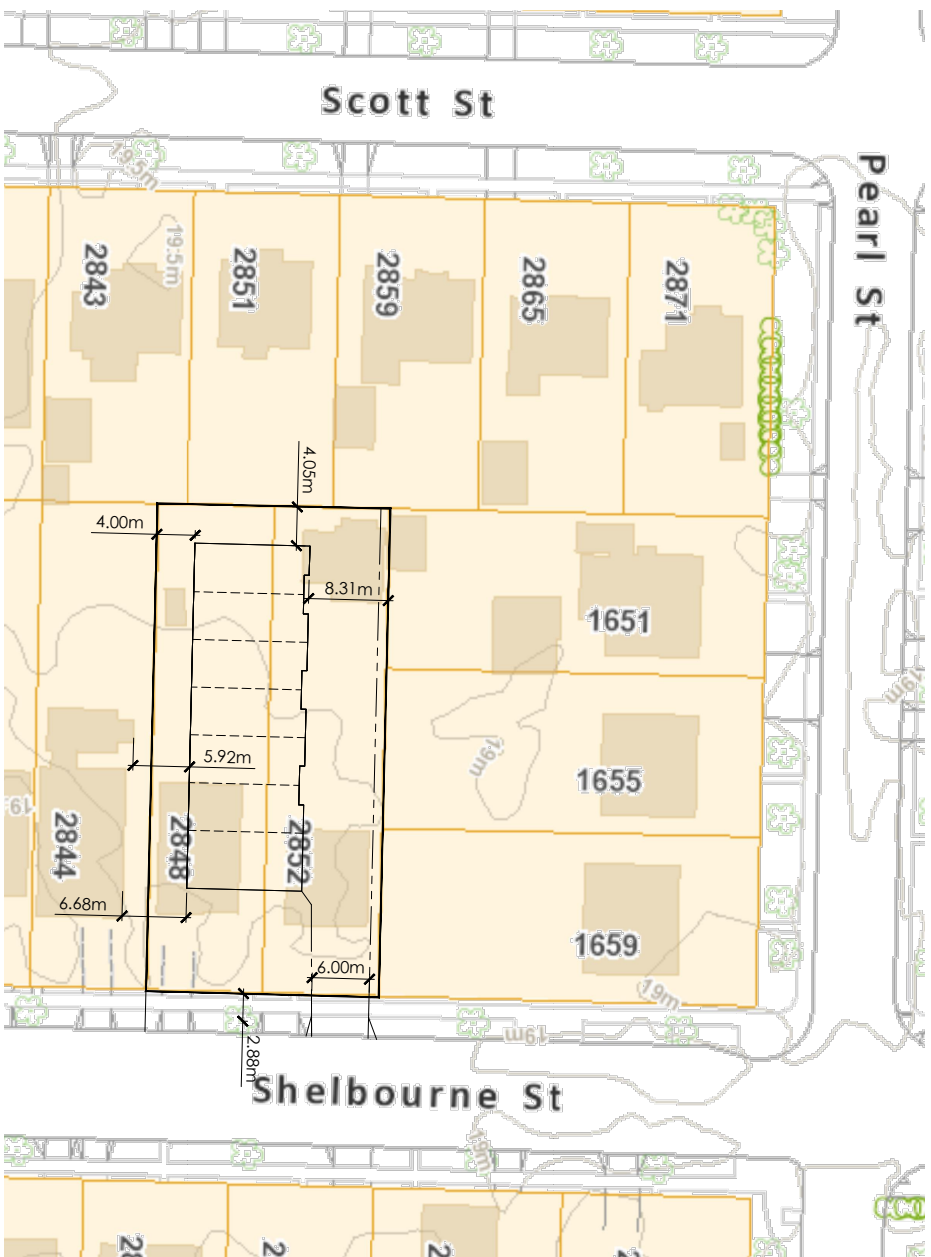
They did suggest they may send emails to you directly to share their support.

We are at the very early stages of this project and appreciate you taking the time to consider it and we look forward to submitting more developed plans .

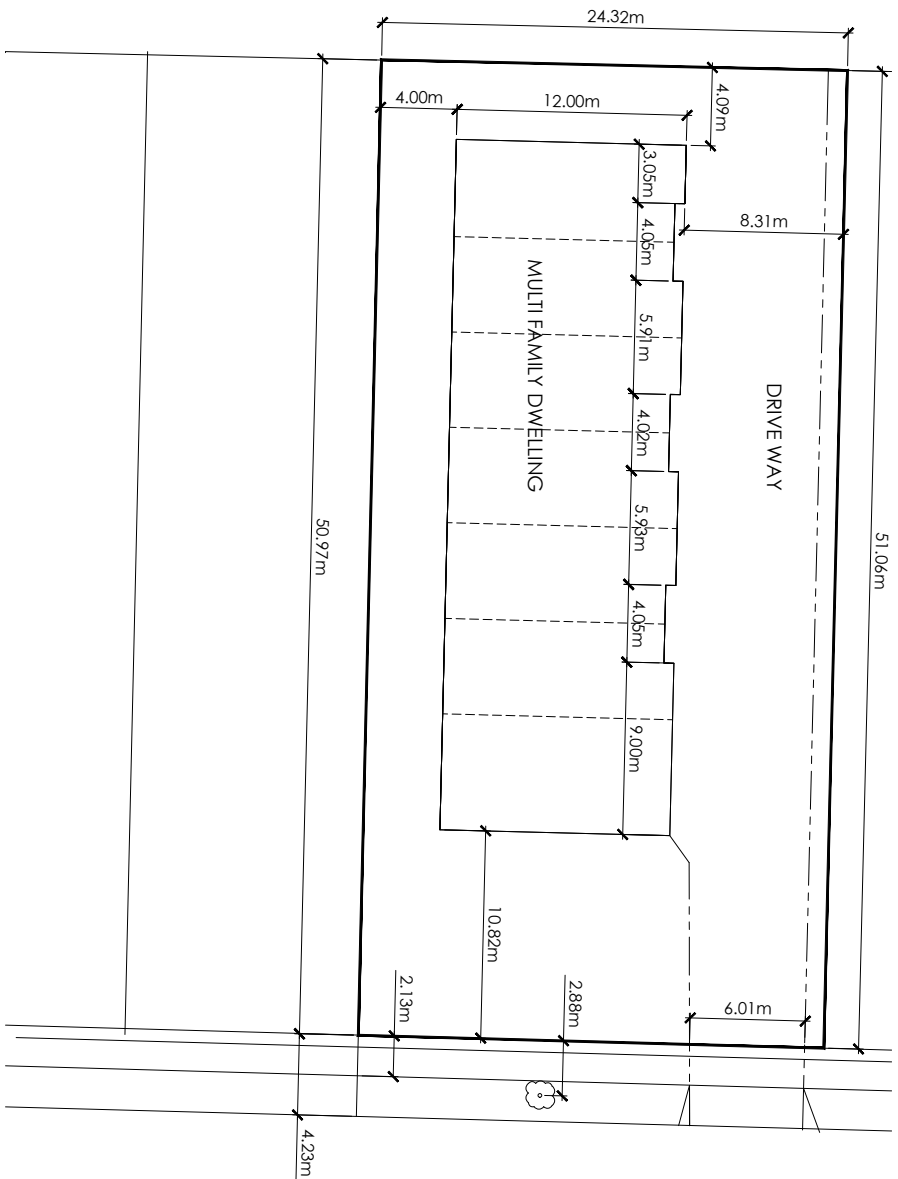
Cheers

Ray





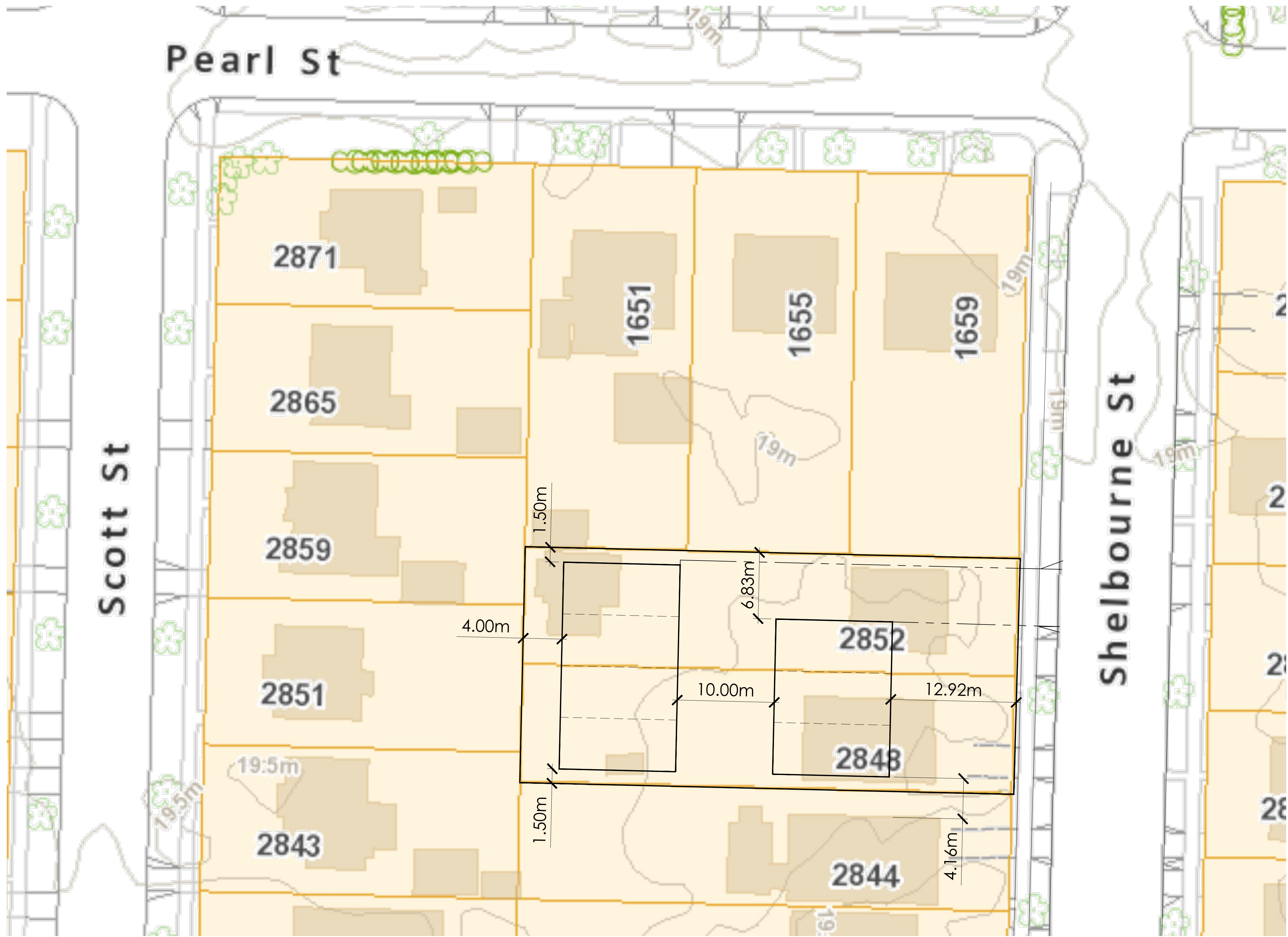
NOTES:				CLIENT:
				0959170 BC LTD.
PROJECT:				SITE PLAN & FLOOR PLAN
ADDRESS:				2848/2852 SHELBOURNE STREET
MUNICIPALITY:				CITY OF VICTORIA
DWG No.: Site Plan - 01				SHEET NO.: 1 of 2
DATE: JUNE 2020				Rev: A



PROPOSED MULTI FAMILY DWELLING
SITE PLAN

SITE PLAN

NOTES:					
REV.	M / D / Y	REVISION DESCRIPTION	DRAWN BY	CHECK BY	CLIENT: 09 591 70 BC LTD. PROJECT: SITE PLAN & FLOOR PLAN ADDRESS: 2848/2852 SHELBOURNE STREET MUNICIPALITY: CITY OF VICTORIA DWG No.: Site Plan - 01 SHEET NO.: 2 of 2 DATE: JUNE 2020 Rev: A
NO.	DATE				
DRAWINGS ARE IN MILLIMETER UNLESS OTHERWISE NOTED					



PROPOSED MULTI FAMILY DWELLING
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SHEET No.:	3 of 4
Rev.	A

From: [Len Bell](#)
To: [Victoria Mayor and Council](#)
Cc: [REDACTED]
Subject: Proposed Development 2852 & 2848 Shelbourne Street
Date: July 24, 2020 10:27:44 AM

Mayor and Council,

On July 19, 2020 we met with realtor Ray Murray and developer Jesse Baidwan in regards to a proposed 7 unit townhouse development planned for the two housed lots at 2848 and 2852 Shelbourne Street. Our family home is situated at 1651 Pearl Street and our south facing backyard runs along the proposed development property. We received an information package from the realtor explaining the intent of the developer which included two site plans for the 7 units. We walked to the properties and discussed the two plans and how they would impact our home visually and also the closeness of the buildings to our property. Of the two proposed draft preliminary site plans, we are in favour of the one showing the units running down the middle of the lots in one line with a driveway easement down the right hand side that would give us a 8.31m clearance from our property. The developer explained that it would be similar to the ones he built in 2010 at 2918 Shelbourne. The other plan would have a three story building looking down into our backyard with only a 1.5m clearance from our property line shading our property and eliminating any privacy.

A bit of history, our home has been in the family for over 60 years and my mother and son live there. Our family are avid gardeners and have been producing our own food by having a large vegetable garden in the back south corner of the property each year, every year, and we continue to plan on doing so as long as we own the home. A three story building only 1.5m away from the property line would shade the whole area which would eliminate us ever being able to grow a garden again and take away any privacy that we have and would impact the livelihood of our family. We are not against the development of housing, but are against development that negatively impacts the livelihoods and properties of the surrounding homes.

We wish to be informed of any future neighbourhood/city planning meetings regarding this proposed development and would like to know the results of a shadow study done on the project before any building plan is approved. You can contact us via this email address or by phone at [REDACTED]

Regards,

Paola & Len Bell (representing Maria Pinese and family)

I am responding to the proposed development details regarding 2848 and 2852 Shelbourne St. As the owner and resident at 2851 Scott St which borders the rear portion of this development, I have concerns regarding the rear setback being reduced from the zoning requirement of 4M to 2.12M. Particularly as this project has rear entry access to the end Townhouse.

Of note, I cannot seem to see the height of the rear fence and only see a 4ft height on the proposed plans. I believe the rear fence height allowable is higher than this (dependent on the type of fence built) and would request that it be the maximum height allowed.

I am hoping there will be some kind of formal landscaping in place that will enhance the surrounding area of the complex.

Thanks for your consideration of feedback for this proposal. Overall, I support the Development prospect as improving the neighbourhood.

Cherith Golightly
Pathways Administrator
Victoria Division of Family Practice

From: [Len Bell](#)
To: landuse@oaklandsca.com; info@zebragroup.ca; [Development Services email inquiries](#)
Subject: Proposed Development 2848 & 2852 Shelbourne
Date: January 21, 2021 10:51:25 AM

We would like to have a shadow study done on the above proposed development as our backyard aligns directly along the driveway side. We do not support the development if there will be any shade on our property affecting the yard and garden. The three stories and balconies of the proposed development will take away privacy as is, but we are more concerned about our south facing garden. It is and has been a mainstream source of food for my mother and our family for the past 50+ years. We want to continue to utilize our land for this purpose. You can contact us anytime at this email.

Respectfully,
Paola Bell, Maria Pinese and family