

# We've listened. What's Changed?

1. We have substantially improved the interface to our single family neighbour to the south:
  - ✓ Increased the south setback from 3.7m to over 6m
  - ✓ Removed a pedestrian walkway adjacent the south property line to increase privacy for the neighbours
  - ✓ Re-oriented the living areas in all the corner to look away from neighbours
2. We have substantially improved the interface with the single family home to the west:
  - ✓ Shifted the parking ramp away from property line to the west
  - ✓ Introduced a landscape buffer including shrubs, privacy fencing and trees along the full length of the west property line to provide privacy and screening
3. We increased the on-site parking from 65 to 70 spaces (0.8 ratio) and have it made it all electric vehicle ready
4. We increased the amount of bike parking:
  - ✓ 117 long term vertical bike stalls
  - ✓ 6 short term visitor bike stalls adjacent the residential lobby

# Hello Neighbour.



As you may be aware Abstract Developments is proposing new homes in your neighbourhood at the corner of Shelbourne and McRae.

We are looking for your feedback with respect to some of the changes we have made as a result of community feedback and are eager to learn more about what changes you want to see in your neighbourhood as a result of development.



Due to Covid we cannot meet in person. As an alternative we are hosting two Microsoft Teams calls lasting approximately 60 minutes each on May 12<sup>th</sup> ; one beginning at noon and a second at 6:00 PM.

Please RSVP by 4:30 PM on May 10<sup>th</sup>

To register your interest in attending a session please email: [tsullivan@abstractdevelopments.com](mailto:tsullivan@abstractdevelopments.com)



1647 McRae / 1641 McRae / 3226 Shelbourne

Current Zoning	RS-6
Proposed Zoning	Site Specific
Proposed Tenure	Mixed Use (Residential / Commercial)
Total Homes Proposed	87
Resident Parking	66
Visitor Parking	4
Total Proposed Parking	70
Building Height	6 storeys
Secure Bike Parking	117
Visitor Bike Parking	6

## Our Project

Our application at 1647 McRae is inspired by Saanich’s long-term land use and transportation vision for the area as outlined in the Shelbourne Valley Action Plan (SVAP).

The plan for Shelbourne is to fundamentally transform the corridor over time; transitioning area residents to a less car dependent lifestyle where they can easily walk, cycle or take transit to the shops and amenities in the corridor.

Our application for the corner of Shelbourne and McRae supports this vision and proposes a mixed use, six-story building, including 87 new homes. We have added a small commercial space intended to support a neighbourhood café in response to community input.

The 87 homes are proposed in a mix of junior one bedroom, one bedroom, one bedroom plus den, and two-bedroom units accommodating individuals, couples, families and downsizers in the area.

## Community Amenity Contribution

Abstract is seeking your input on what amenities are important to area residents, as we wish to reflect this in our application. We think that might include things like upgrades to local parks, sidewalk improvements or public art, but we want to hear from you.

If there are amenities or upgrades that are important to you, please participate in our call so that we can reflect local priorities in our application. We respect that having a conversation about these amenities does not imply support for our project.