

About Abstract Developments

Over the past 20 years, Abstract Developments has built over 500 homes in thoughtfully planned, mixed use developments across Greater Victoria. We are driven by our passion for creating innovative, community-minded developments that enhance how people live.

Our unwavering commitment to excellence has been recognized with more than 50 local and national awards for design, customer care and development planning.

For more information please visit:
www.abstractdevelopments.com

“Thank you for spending some of your time with us.”

*Mike Miller
President & CEO*



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Hello Neighbour!



Abstract Developments will be hosting a Community Update for our new multi-family housing proposal at the corner of Freeman Ave and Shelbourne St.

At this meeting, Abstract will share the details of our latest submission to the District of Saanich for Rezoning and Development Permit Applications.

To learn more, join us on:
Thursday February 24th , 2022
From 6 PM – 7:30 PM



To register your interest in attending this online event please email:
bclark@abstractdevelopments.com

Please RSVP by 4:30 PM on
Wednesday February 23rd, 2022



The Shelbourne Valley Action Plan (SVAP)

Adopted in 2017, the SVAP seeks to fundamentally change the character of the Valley to create a vibrant and livable corridor where walking, cycling and public transit are options for all.

The SVAP calls out the corner of Shelbourne and Freeman for 4 Storey apartment use, but also notes that:

- “Site-specific changes to land use and height designations should be considered where projects advance overall plan objectives and provide significant community contributions”.

How Are We Advancing the SVAP Goals?

- ✓ Abstract will provide a land donation along Shelbourne St allowing Saanich to make improvements including a new wider sidewalk, separated bike lane and landscaped boulevard, improving safety for pedestrians and cyclists.
- ✓ A significant Community Amenity Contribution of \$4,571 per home will be provided to construct a sidewalk along the south side of Freeman Ave stretching from Shelbourne St. to Veteran St.
- ✓ A Modo car sharing vehicle will be provided to serve new and existing area residents and encourage less vehicle ownership.
- ✓ A new landscaped and publicly accessible open space will be provided at the corner of Shelbourne St. and Freeman Ave.

We've Listened. What's Changed?

- ✓ Setbacks have increased on all sides, creating more green space around the project and improving the transition to existing single-family homes.
- ✓ A step back has been introduced on top floor to reduce the massing of the building and better integrate it with the existing neighbourhood character.
- ✓ The number of homes has been reduced from 107 to 95.
- ✓ The building design has been revised with additional articulation and transitions in projections and materiality to better respond to Saanich design guidelines for multi-family housing.
- ✓ Previously proposed Townhomes along rear of the property have been removed and replaced with a large landscaped courtyard for resident use.

