

From: webforms@victoria.ca
To: [Victoria Mayor and Council](#)
Subject: Mayor and Council email
Date: Friday, March 31, 2017 9:16:27 PM

From: Leslie Ivens

Email: [REDACTED]

Reference :

Daytime Phone : [REDACTED]

Today in our mailbox we received another notice for a development proposal for 1770, 1774, and 1780 Denman Street.

This proposal seems no different then then the last one that was submitted. They want to put 13 single family detached houses into what now is 3 single family homes, and the current zoning is R1-B.

My question is why does the city even accept these proposals? The owner of these properties is frankly a slum lord and has been for many years. I would like to have the Mayor and Councillors come and listen to what the architect says about these developments. He thinks there will be no impact on parking (which is already an issue due to living so close to the hospital). We have asked about space for children to play as he has advised that these units will be for young families (no space for children to play). The list goes on and on. One of the questions that we asked specifically is the impact 13 additional homes will have on the current water and sewage system and he has advised that the "City" has specifically advised this would have no impact.

Please someone from the City attend this meeting and listen to what garbage that this Architect spews on behalf of his client and see the reactions from the neighbourhood.

Can this man not be given a final NO from the City and don't come back until you have a reasonable proposal?

I await your response.

Leslie and Elaine Ivens

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IP Address: [REDACTED]

From: [patricia rand](#)
To: [Development Services email inquiries](#)
Subject: DEVELOPMENT PROPOSAL.. 1770/1774/1780 Denman/1776/1774 Albert, victoria
Date: Tuesday, April 04, 2017 6:05:00 PM

For years now the residents of Denman/Albert Ave., Victoria, have had more than their fair share of development from private companies. All the bone-shaking blasting from the new section of RJH has not yet faded from memory ! PTSD !

We put up with the fact that we were unable to sit out in our gardens for months, the noise level was painful, not to mention air quality. WE UNDERSTOOD ! This was for the common good. And don't forget the constant ambulance signals. SO...up to the present problem.....

I have lived here at 1776 Albert for over 25 years, and have attended many meetings called by N.Jubilee Neighborhood Assoc., regarding the above property owned by Robert Garside. The last meet was 24/5/2016, where his architect Eric Barker proposed 15 homes, on the three lots, at the last hour he reduced it to 13 homes. The meeting was very well attended (60-70 residents), and he was openly ridiculed. We made it obvious we did not want to hear any more nonsense. Eric Barker has not considered our loss of greenspace and views, the buildings are an eyesore, Albert is a 17ft wide DEAD END,(parking & traffic problems)

Now he has asked NJNA to review his new additions (ONE CAR PORT on both Denman and Albert)

Blatant harrassment of residents who have already had their patience tried, and have given enough in the name of understanding and progress. The plans were not worth our time and energy, and have not changed He has asked NJNA to gather us again on April 11, not even a year has passed....WE PAY OUR TAXES AND GET NO PEACE...FOR SHAME !

How many times is he allowed to bother his neighbors with dumb ideas?

From: patricia rand
To: Victoria Mayor and Council
Subject: REPEAT OF GARSIDE/BARKER DEVELOPMENT PROPOSAL DENMAN/ALBERT
Date: Tuesday, April 04, 2017 7:00:16 PM

Denman and Albert residents and their assoc. (NJNA) has been plagued over the past 25 years by Robert Garside and his ancestral property. He built three homes on Albert Just a few years back which increased traffic substantially, this on a dead end narrow" lane " which has no parking. We need space to breathe here

Now the proposals are being presented within a few months of each other with no change except a small tweak here and there. The last community meeting re another proposal (15 single homes on three lots May 24/16) upset the 60-70 folk in attendance, caused bitter hostility in the crowd. WE have had enough !

People here are patient and understanding, we realise the constant ambulance wailing cannot be avoided, neither could the upgrading of the RJH, across the street. The bone rattling blasts lasted for weeks. We were denied the pleasure of sitting in our gardens, with no compensation for nuisance. WE SURVIVED !

But this is total ignorance and greed. He is trying to wear us down, and wasting the time of our neighborhood volunteers with dumb ideas & ugly drawings. We want peace in our homes, we pay taxes Make him stop harrassment please consult with city planning and let us have some relief from the bullying.

From: Kerry Tomczak
To: Victoria Mayor and Council
Subject: 1770 1774 1780 Denman Street redevelopment
Date: Wednesday, May 03, 2017 2:40:46 PM

Mayor and City Councillors


I live across the Street and a few doors to the west from these addresses.

I don't know how many times we can say no to this plan. I think I've been to three meeting so far (missing one other).

So I guess I'll say it again, NO! I am against the density, the look, the path between the development, and the open air parking lot. I am not against development per se, and would love to see these 3 big lots and houses cleaned up, but not like this.

I would be happy with 10 or 11 residences, but I think that this little development is wrong for the neighbourhood.

You can refer to my previous correspondence on the matter, the plan hasn't changed much...

Thanks,
Kerry Tomczak
1733 Denman


23 April 2018

To: Mayor and Council

Re: DEVELOPMENT PROPOSAL

1770/1774/1780 Denman Street


It was inevitable, but the development signs have gone up across the street, creating a deep sadness in an otherwise cheerful existence.

I attended the North Jubilee neighbourhood meetings and listened to the proposals. It will have a devastating impact on our neighbourhood and the area in general, as you all know. It is central to our beautiful new hospital and amidst many thoughtful new additions to the area, all of which counteract the effect of high volumes of daytime traffic and parking concerns.

I defend anyone's right to profit from their investments in any legal way they see fit, but it should be the responsibility of the governance of our society to set the parameters within which this can be done.

We all acknowledge that increased density is a necessity but it has also been demonstrated in many locations around Victoria that it can be done attractively offering benefits to the new home owners, and the neighbourhood.

It is surprising (and shocking) to me that this proposal was ever considered seriously. Possibly I am hopelessly old fashioned to think that our homes should provide peace and solace in a confusing world. It's a sad time indeed.

Lynne Marshall
Ray Marshall
1751 DENMAN ST
VICTORIA V8R 1Y3


K1. PROPOSED REZONING APPLICATION
1770/1774/1780 DENMAN STREET

① ISSUE: MR GARSIDE'S LONGSTANDING DISINTEREST IN HIS PROPERTY
AND OUR NEIGHBOURHOOD



• FLYING TARPS
• NEGLECTED
• ICE ON INSIDE STAIRS

Re: PROPOSED REZONING APPLICATION
1770/1774/1780 DENMAN STREET

ISSUE CONT'D: LONG STANDING DISINTEREST OF OWNER

Note: YARD MAINTENANCE FRONTING
DENMAN HAS BEEN PRIMARILY
VOLUNTARY BY LONG STANDING TENANTS
IN THAT BUSINESS. THIS WAS NOT
ALWAYS SO.



BONUS: THIS PROPERTY
HAS PROVIDED MUCH
NEEDED REASONABLE
RENT BY APPRECIATIVE
TENANTS AND FOR THE
MOST PART BEEN GOOD
NEIGHBOURS.

RE: PROPOSED REZONING APPLICATION
1770/1774/1780 DENMAN STREET

② ISSUE: NEIGHBOURHOOD PROFOUNDLY AFFECTED
BY CURRENT DEVELOPMENT PLANS: ALBERT DENMAN STREETS



PRIMARY SINGLE FAMILY
HERITAGE BUILDINGS
GARDEN HOMES



TOWN HOUSES
RENTAL SUITES
UP DATE RENOS

Re: PROPOSED REZONING APPLICATION
1770/1774/1780 DENMAN STREET



FRIENDLY
UNPRETENTIOUS
COMFORTABLE

ISSUE CONT'D: OUR NEIGHBOURHOOD



CONVENIENT
QUIET
COOPERATIVE
ECCLECTIC
WELL-AGED

Re: PROPOSED REZONING APPLICATION
1770/1774/1780 DENMAN

ISSUE CONT'D: NEIGHBOURHOOD AFFECTED

