

## North Jubilee Neighbourhood Association

c/o 1766 Haultain Street

Victoria, B.C., V8R2L2

September 6, 2016

Mayor Lisa Helps and Victoria City Councillors

1 Centennial Square

Victoria, B.C., V8W1P6

Re: Rezoning Proposal Application...1770/1774/1780 Denman Street

Dear Mayor Helps and Victoria City Councillors:

The North Jubilee Neighbourhood Association Land Use Committee hosted a CALUC meeting in connection with the proposed rezoning application for 13 single family homes at 1770/1774/1780 Denman Street on Tuesday, May 24, 2016. Thirty-five persons attended this community meeting and the number of people attending was an indicator of the strong interest in this proposal. The Land Use Chair's opening remarks included information regarding the role of CALUC and that this meeting was an opportunity for respectful discourse between the applicant and the community. Residents were advised that further information re the rezoning process may be found on the City's website and that the final decision re this rezoning application will be made by the Mayor and City Councillors at a Public Hearing.

Land Use Committee member, Pat May, introduced the architect for this application, Eric Barker, representing the owner/developer. It was requested that questions be kept until the end of the presentation. Mr. Barker's comments and power point presentation included the following:

...site is 30,000 sq. ft...the three lots are 50' x 200' and currently there are three existing homes, R1-B zone.

...the project fronts on Denman and Albert Streets...all traffic is to be brought through on the Denman side except for two of the new lots.

...there will be a walk-through from Albert Street to Denman Street.

...four of the proposed houses will have their own carports...the rest (11) will use a carport fronting onto Denman Street.

...each house footprint is a 650 sq.ft. slab on grade, 2 storeys, no basement...three units face Denman, two with a carport and the same on Albert Street with the remaining 7 units facing the interior courtyard. There are 11 parking stalls in the Denman Street lot which include two visitor stalls.

The appearance of the project is soft contemporary including seven different unit designs. The interior courtyard/open space is not intended as a play area. Allowing for adequate parking is a challenge. Mr.

Barker feels that the designs replicate some of the existing homes on Albert Street.

The architect further advised that, as the units are close together, emergency access had been taken into consideration. While he is not aware of all the implications of bare land strata his basic understanding is that each unit and lot will be individually owned with the strata maintaining the common property.

**RESIDENTS' CONCERNS:**

... Albert Street is such a narrow street that a garbage truck has to back in and it is impossible to go around either a garbage or a recycling truck while parked. The concern is for fire trucks, safety and for reaching her and her children in the apartment building at the end of Albert Street. Another major concern is the immense loss of trees and vegetation.

... Resides in apartment building at the end of Albert Street and commented on inability of emergency vehicles to pass in light of Albert Street's narrow width. Their 9-unit building has 4 visitor stalls and these are barely adequate. This proposal has too low a number of visitor stalls for the size of the proposed development.

... Parking is a real concern on Albert and Denman. There is a 10-year wait list. There are only 6 spots left on Denman. This development, with its proposal for 1stall/unit would set precedent.

... Parking is concern. Likes small size of houses, but too many units for size of lots and would add too much noise to their quiet area.

... What is to stop the owner of the unit with no carport, facing Albert, from putting gravel down in front of lot for parking?

... Proposal's best case scenario is a young family demographic. This speaker, a resident of Rose Manor, says he does not fit the demographic. However, the other 3 unit holders do. They are young people and each of the other units have 1.5 – 1.6 cars per unit. This is the reality of his building in their area in this demographic.

... She would like to address the design of the units. For the projected market, i.e. young families, the units are too small. They have too many toilets (3) and not enough outdoor storage. It would be a real challenge to fit a family of 4. Concern is that people will buy and then move out. As a mother, she would be afraid of the density. There are so many buildings and angles that a child is quickly out of sight and then right next to a street. Each person could put up a fence. Too close quarters with neighbours.

... (Applicant had replied that fence a good idea and it would be addressed. And garbage space could be used as storage.) Resident...using garbage area as outdoor storage could become unattractive. Also if a resident decided to use carport as storage, could also become unattractive and no way to restrict that.

Denman is now quiet. There would be a huge loss of greenery and trees which would change look of street and privacy they now have.

... Wants to condense problems everyone is trying to address. Basically there are too many units for the size of the lots, there is no play area for children and the design does not fit the neighbourhood.

... This is site specific zoning. The Victoria OCP in 2012 states that there will be no more site specific zoning.

... These three large character homes already have six to eight families living in them. If we were to keep them, the streetscape would look the same. Proposed that these homes should remain as they exist now.

... The applicant might try a two-level parkade

... Commented that the next public parking is four blocks away

... Why hasn't the applicant attempted to keep the existing heritage houses and add garden suites, etc? There are other options to adding density and providing more housing. Had anyone thought of what this development will look like in 10 years?

... A few years ago they (North Jubilee residents) had worked hard to get traffic under control as it had been a problem due to proximity of the Jubilee Hospital...another 13 units worth of parking will negatively affect the street.

... Why is the owner not present for transparency's sake? Should use what is there for housing. Agrees with previous speaker.

... Comments re condition of the three houses on Denman Street.

... Which units would have addresses on which streets? How are the garbage areas allocated?

... He is a young father and can imagine himself with a car full of groceries. He would not park in the carpark, but would want to park in front of his house on Denman or Albert. He fits the proposal's demographic. Both he and his wife have to work to afford their house and family and both have cars to drive to work.

... Is there any commitment to moving the existing character homes, as opposed to taking them to the landfill?

... Is there any effort to restore the existing buildings instead?

...The dramatic increase in sewage might be a problem in this area as it has been in the past.

... Has the surface area with regard to absorption and permeability been taken into consideration?  
What are the driveway materials?

...There was a flood on Albert Street and flooding issues in the past.

... Written comment was received by the Association after the meeting in which the resident added his concerns re the storm drains apparently being at maximum capacity prior to the addition of the proposed roofs. Is there a type of containment cistern that could ease the pressure during a heavy rain?

... His family lives at the corner of Denman and Richmond. He supports leaving the existing homes. 1722 Denman was run-down and has been revived and designated. He wants to build this kind of community in his neighbourhood.

...What size of trees are proposed for landscaping? What will be their size at maturity? Has a shadow study been completed? (Applicant advised that this information not available at this time.)

... How will this proposal benefit the lifespan of a family? She does not see it possible. Will only benefit one type of family and at only one stage of life which is not the kind of plan we want for our neighbourhood. There is no room for a diversity of families.

#### **NJNA LAND USE COMMITTEE COMMENTS:**

This is the third CALUC meeting in connection with these properties in the past 3 ½ years. Previous meetings were held on October 22, 2012 and June 12, 2013. The preliminary meeting for this proposal was held on November 25, 2015; revisions were made to the plans and the community meeting then took place on May 24, 2016. On June 14<sup>th</sup> the Association requested further information for this proposal which was missing at the CALUC meeting. This material was forwarded to us on July 12<sup>th</sup> and August 2, 2016 which explains the delay in this letter. Neither a shadow study or materials board has been available for study.

The Royal Jubilee Hospital forms a large section of our neighbourhood and as such our neighbourhood supports the additional traffic generated by staff, patients, ambulances, delivery vehicles, etc. for both the hospital and the surrounding medical buildings. There is the possibility of 13 more homes generating more traffic in this area.

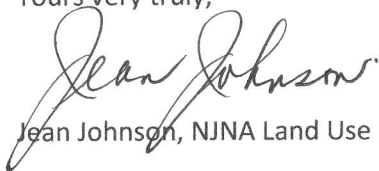
The retention of existing mature landscape features on these properties would be favoured. Green infrastructure (LID) and green building features are encouraged to support a healthy and sustainable environment. Considering the patios, carports, parking lot, central pathway, and sidewalks contained in this proposal, permeable paving would be most advantageous under these circumstances.

The proposed development does not relate to the scale of some of the smaller homes on Albert Street nor the character of the Denman Street properties or the existing neighbourhood. Thus, will this proposal enhance the sense of place and community as described in the OCP? 13 additional homes do


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not relate to gradual housing growth; would have a major impact on the immediate neighbours; and as always there are the many concerns about parking, especially considering the narrowness of Albert Street and the current congestion. Only six of the single family homes will face the street and the proposed green space is very limited for 13 homes. Does this proposal provide adequate on-site open space and amenities or provide a neighbourhood feeling when 7 of the units face the inner courtyard?

Yours very truly,

A handwritten signature in cursive script, reading "Jean Johnson".

Jean Johnson, NJNA Land Use Co-chair

A handwritten signature in cursive script, reading "Sheena Bellingham".

Sheena Bellingham, NJNA Land Use Co-chair

Cc: Robert Bateman, Planner, Sustainable Planning and Community Development