

Brad and Nancy Downer  
2740 Doncaster Drive  
Victoria, BC V8T 3B1

October 2, 2018

Mayor Helps and Victoria Council Members  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

**Re: Official Community Plan Amendment, Rezoning Application No. 00635, and Development Permit with Variances Application No. 00072 for 2732 Doncaster Drive**

Dear Mayor Helps and Victoria Council Members,

We purchased our home at 2740 Doncaster Drive in June 2009. At that time, our sons were enrolled in middle and high school, but we felt this location would be an ideal home to live in as a family and for us to transition into our retirement. We purchased our home knowing that we had one neighbor to the south (2732 Doncaster Drive) in a one story, single family home and one neighbor to the west. If the proposed development is approved, we will have a minimum of eleven neighbours adjacent to the south in a three story building.

We are very upset, concerned and **do not support** the proposed development with the seven variances which will reduce all setbacks, reduce the number of parking units, reduce the site area and reduce the dwelling unit size, the proposed changes to the bylaw from R1-B Zone, Single Family Dwelling District, to R3A1 Zone, Low Profile Multiple Dwelling District, and the amendments to the Official Community Plan.

Our main concerns with the proposed development are:

- Loss of privacy;
- Loss of sunshine and increased shade in both our front and backyards;
- Increased noise levels; and
- Increased traffic, congestion and safety issues on an already busy block;

We are very concerned that this development will negatively impact our family's quality of life and that it will drastically reduce the peaceful, quiet enjoyment of both our indoor and outdoor living spaces.

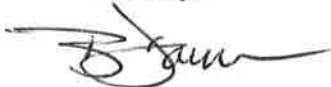
We acknowledge and understand the need for additional rental housing in Victoria, but it is very disconcerting that so many changes to zoning bylaws and variances as well as amendments to the Official Community Plan are required in order for this development to occur at this location. The OCP states that a multi-unit dwelling is only permitted on

arterial or secondary arterial roads. Doncaster Drive is classified as a collector road. This development also requires an OCP amendment to change the Urban Place Designation from Traditional Residential to Urban Residential. If this occurs, will the rest of Doncaster follow with this type of development?

We acknowledge and enjoy the convenience of the proximity of living adjacent to Hillside Town Centre. We did not choose to live beside an eleven unit, three story dwelling.

If this application is approved, we do not feel as though we have many options. Our quality of life will be reduced or we will be forced to move, but how will we have the foresight to choose a location in which neighbouring lots will not be rezoned and there will not be changes to the OCP that will again directly impact our quality of life?

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Downer', with a stylized, cursive script.

Brad Downer

A handwritten signature in blue ink, appearing to read 'Nancy Downer', with a stylized, cursive script.

Nancy Downer