

NORTH JUBILEE NEIGHBOURHOOD ASSOC.

1766 Haultain Street

Victoria, B.C., V8R2L2

July 10, 2018

Mayor Lisa Helps and Victoria City Councillors

1 Centennial Square

Victoria, B.C. V8W1P6

Re: REZ 00639...1770-1774-1780 Denman Street...DVP00077

Dear Mayor Helps and Victoria City Councillors:

Three CALUC meetings for 1770-1774-1780 Denman Street have been held in the past 3 1/2 years with previous meetings being 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 with the CALUC meeting following on May 24, 2016. The LUC requested further information which was received on July 12, 2016 and August 2, 2016 from the applicant and NJ's letter to Mayor and Council followed on September 6, 2016. Residents invest time, thought and resources into Community Meetings and feel disenfranchised by the process in relation to this proposal.

The rezoning application exceeded the six-month time limit from the date of the May 24, 2016 CALUC meeting and while the applicant was not in favour of a second meeting, the NJ LUC favoured one due to the negative response from residents to this proposal. It is our understanding that the applicant did canvass the neighbours, but did not obtain support.

The second CALUC meeting for this current proposal was held on April 11, 2017 and NJ delivered flyers to residents in addition to the Community Meeting Notice sent out by the City. NJNA contacted the Planning Department on July 5, 2017 for further information as this rezoning proposal did not appear on the Development Tracker and again on October 20, 2017 as another six-month deadline had passed by. The applicant supplied NJ with a set of plans dated December 7, 2016 on which we noted only minor changes to the set available at the April meeting. Under these circumstances NJ waived the requirement for a further CALUC meeting. We also requested a meeting with the Planning Department after they received the application as we required guidance on technical issues. NJ's Land Use Committee Co-Chairs met with Mike Angrove on May 3, 2018 and learned that the applicant had been advised that the proposal was not acceptable, but that he could still take the plans to Council. Rezoning Application No. 00639 is on the COW agenda for July 12, 2018.

35 persons attended the April 11<sup>th</sup> meeting at which Eric Barker, the architect gave the presentation on behalf of the property owner. Plans shown were very similar to the ones at the May, 2016 meeting, but it was noted that 4 visitor parking spaces had been added and that six of the lots would be sold for 10% below appraised value. The units were described as "bare land strata lots"; no basements; slab on grade; 3BR and 2BR independent units; parking lot to be screened.

Comments from residents attending meeting:

Neighbours voiced concerns about access, particularly emergency access, to the existing apartment building on Albert Street as well as access into and out of the proposed development. What does fire department require?

How many trees would be removed?

Public walkway through the property is planned...concerns over safety for children playing in their yards.

Impact on sewer and water usage. Infrastructure a concern as houses on street shake when big trucks go down Shelbourne Street.

How will recycling and garbage pickup be handled by each unit?...screened in area?

Parking is an issue...overflow will be on streets as parking lot is not going to be large enough...having a "parking garage" visible on Denman Street not acceptable as it is residential. Would like to see cars taken care of on property so no overflow on street. Pavers suggested for parking lot, not asphalt.

Not a lot of storage for family homes.

Questions on how strata would work. Are owners responsible for own lots? Would strata be required for common area?

Heritage homes would be a better fit for this block. Design of proposed homes is not a fit with current homes. There is a diversity and eclectic feel to the homes now.

Resident not opposed to development, but not this proposal.

Albert Street residents:

Access to Albert Street is very difficult as it is very narrow. Parking is an issue...resident lives in condo development at the end of Albert and is aware of lack of adequate parking in the area. Most people have 2 vehicles and not enough space on their property to accommodate them. Three of the units proposed for Albert Street...two with carports and one with pad. There would be no way to park in front of carports, so if any extra vehicles, they would need to park on Albert.

Flooding on street due to more concrete structures being built...flooding already in the area...would the density of this proposal create more problems in the future?

Due to width of Albert, construction vehicles would be an issue.

Land Use Committee Comments:

We have reviewed the concerns expressed at this meeting and note that this presentation was confusing; did not answer resident's concerns and there was not a favorable response to this proposal. If each unit is owned individually, how would each unit's design remain consistent if using separate contractors? Who is responsible for the common area? Would units have fencing, gates, etc. to provide safety and privacy when considering the public use of the common area as a connector route between Denman and Albert Streets?

This application does not confirm to City of Victoria OCP stated goals for "traditional residential" wherein the proposed application lies. "Houses with front and rear yards with variable setbacks, oriented to face the street". "On-street parking and individual driveways." "Ground-oriented residential including single, duplex and attached dwellings. House conversions. Accessory residential such as secondary suites and garden suites."

This application does not confirm to the North Jubilee Neighbourhood's LAP which states that "new housing should fit in with the form and character of established housing especially that of the street into which it is being placed. This may be achieved through the massing, scale and architectural detailing of new buildings. It is most important that new housing be designed to build a sense of community".

This application would demolish three dwellings-all of which are currently home to renters-one of them already a multi-unit rental dwelling. An urban carpark and houses that focus inward do not lend themselves to a walkable neighbourhood.

There have been meetings re the development of these properties for at least the last ten years and it has been a tiring and frustrating experience for many of the nearby residents, as their concerns have not been addressed. The community appreciates their continued interest in their neighbourhood in view of this lengthy process.

Respectfully submitted,

Sheena Bellingham, Co-Chair

NJNA Land Use Committee

Jean Johnson, Co-Chair

NJNA Land Use Committee

Cc: Sustainable Planning and Community Development

Councillor Pam Madoff



**Katie Lauriston**

---

**From:** Sorrel Marks [REDACTED]  
**Sent:** Wednesday, September 12, 2018 10:11 AM  
**To:** Michael Angrove  
**Subject:** 1770 Denman

Can't seem to find public comments on the project, but would like to state that the little road Albert Ave is regularly filled with resident's cars that don't fit on their lot. This is especially true of for those from the townhouses at the end of Albert and the properties along the single-track portion where this proposed development is planned. I am a staunch supporter of infill development, but also very sad to loose view of neighbourhood to the strings of excess cars parked along the curb. This higher density will undoubtedly make the existing situation worse ~ significantly. Sorrel Marks