

Alicia Ferguson

To: Michael Angrove
Subject: RE: Rezoning at 1770/1774/1780 Denman Street - No to Land Stratification

From: Russ Reynolds

Sent: February 20, 2019 1:17 PM

To: Michael Angrove <mangrove@victoria.ca>

Cc: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <MAalto@victoria.ca>; Laurel Collins (Councillor) <lcollins@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Wilma Peters; Janice Stewart ; Pat May ; Jean Johnson

Subject: Rezoning at 1770/1774/1780 Denman Street - No to Land Stratification

Dear Mr. Grove,

I wanted to send this email as I have grave concerns about the potential land stratification approval at the above noted location. I am close with the owner of 1773 Denman Street, (Lorraine Burke). Also, my brother lives at 1773 Denman Street.

As a real estate appraiser for 35 years working in Vancouver I know how land stratification leads to higher real estate values and less affordable housing. Here are the comments which I have conveyed to the NJN Land Use Committee:

The approval of land stratification in this instance is a very dangerous policy as it significantly alters the highest and best use of interior (non-corridor) parcels. This is the exact type of policy that has led to drastic "densification" and sky rocking real estate values in many of Vancouver's residential neighbourhoods. Land stratification leads to an economic scenario for real estate developers whereby single family homes will be demolished along with increased land fill, increased land values, increased housing costs, and increased rental costs. Please do not be duped by the developer into thinking that this is the path to alleviate the housing problem. This type of up-zoning (land stratification) instantly leads to a significant increase in land values, which in turn leads to an increase in housing costs. Housing will become less affordable.

With regards to the specific site in question, the City's garden and basement suite policies more than sufficiently allows the developer to make significant profits while at the same time providing affordable housing for residents. Garden and basement suites at the Subject location will provide a greater total square footage of housing, than what is currently proposed.

In general, I don't believe land stratification is an appropriate planning tool for non-corridor parcels within the City of Victoria. This is my belief of why this proposal should not go through. Virtually no one in the neighborhood supports this development and its not in the best interest of Victoria as a whole. In this instance, garden and basement suites are the best path to affordable housing.

In conclusion, the proposed development doesn't conform to the current zoning, the current OCP or any contemplated future neighborhood plans.

Respectfully submitted,

Russ Reynolds, MBA, AACI, P. App, MAI, MRICS, RI(BC), MIMA, PLE, ASA, IFAS
Real Estate Appraiser
Direct line - 250-418-1615

Monica Dhawan

From: Don Hutton <[REDACTED]>
Sent: Monday, February 18, 2019 1:48 PM
To: Victoria Mayor and Council
Subject: 1700-1780 Denman St/ North Jubilee proposal

Mayor Helps and City Councillors,

As a member of the North Jubilee community, I have been following with interest the developments regarding the application at 1770 Denman Street. I have also read Mr. Barker's letter submitted January 30th, 2019 and would like to make a couple of points:

1. At none of the meetings I attended was there any show of support. On the contrary, the meeting chair called for order and asked that people refrain from using inappropriate language in their criticisms of the application, owner and its architect. An attendee asked for an informal motion for signs of support. No hands were counted.
2. Parking is not my reason for this letter. But Mr. Barker is incorrect in his takeaway. The community's concern was not with the number of parking stalls, but rather that residents on the Albert Avenue side may find it more convenient to park in front of their houses – for groceries, etc – rather than use the lot on Denman. Over time, the habit may lead to more permanent use of Albert Ave for parking. Due to the unusually narrow width of Albert Avenue, access to the apartment complex at the end of the street for emergency and other vehicles would become even more restrictive.
3. "Credible design". Mr. Barker was asked more than once, how the system of bare-land strata worked and was unable to provide an explanation. Who is responsible for garbage; enforcing design guidelines or rules once the units are built; which house is built first to minimize neighbourhood impact? This application is filled with more than 130 variances and fits no known City zoning – small-lot design included. Is this credible?

I am personally drawn to write this letter because of my strong feelings toward beauty, craftsmanship and the preservation of forests. I am not in favour of urban sprawl; I do feel that density belongs within the City. However, I also feel that it should not create needless anger.

I am a wooden boat-builder by trade. I have returned traditional wooden yachts from the turn of the previous century to their original glory, so that they might continue to be enjoyed by families another 100 years into the future. Their numbers are dwindling just as their land-locked counterparts are.

The largest of the three houses slated for demolition under Mr. Garside's plan is the most glorious. And currently home to 4 tenants judging by the number of mailboxes at the entrance. This section of Denman Street within North Jubilee is one of our neighbourhood's most beautiful with more than a handful of these grand old dames decorating the short but mature-tree, shrub and flower-filled avenue. It is a quiet respite from the busy-ness of Richmond Road.

One of the lots is home to renters - landscapers – part of an over-looked demographic is renters who need space to park business vehicles. Not all renters can be squeezed into apartments if their livelihoods depend on trucks to transport equipment.

As a wooden-boat builder and heritage-home restorer, the most troubling aspect of Mr. Garside's proposal is disregard for the environment and old growth forests. These three existing homes, the trees, the shrubs, will be bulldozed and taken to landfill – in the name of affordable housing. The material used to build the largest of these houses was undoubtedly old growth fir. Would we not do as well to go to Avatar Grove and start clearing? What is the point of throwing out what took nature thousands of years to grow, and craftsmen many years to convert into works of art?

Secondly, these are homes to renters currently living in affordable housing. 6 units - by my admittedly informal count.

Council's video recording of the June 28th COTW portrayed a council open to a "creative" solution. A creative solution would address affordable and rental housing issues while preserving history, old growth lumber and craftsmanship,

mature urban tree canopy AND maintaining a harmonious relationship with surrounding neighbours – both human and built.

I believe a solution exists: garden suites and/or secondary suites. I can think of a configuration for 11 units – just short of the 13 envisioned by the applicant. A few minutes with City staff could come up with two more. Parking should be accommodated on site without having to resort to a street-front parking lot – an egregious affront to residents of neighbourhoods who take pride in their gardens and flowers.

However seriously this solution is/is not taken, it would minimize the impact that developers have on the problem of increasing land values. One can readily see that should this project go ahead as is, developers will be salivating at the next chance to amass 2 or 3 lots together quashing all hope for young families for a “piece of dirt” in North Jubilee.

Finally, I would just like to say, please consider this: the applicant could have put a new roof on each of these houses. They would still be in reasonable condition today if he had done this one simple thing. Once these old houses are gone, they are gone forever.

Sincerely,

Don Hutton
North Jubilee resident