



North Jubilee
Neighbourhood
Association

Mayor Lisa Helps and Victoria City Councillors
1 Centennial Square
Victoria, B.C. V8N1P6

RE: REZ00639...1770/1774/1780 Denman Street

October 26, 2018

Dear Mayor Helps and Victoria City Councillors;

Our executive (North Jubilee Neighbourhood Association) has followed the video from the July 12, 2018 COW meeting. It is our understanding that the Mayor and City Councillors with the exception of Pam Madoff voted for the applicant to revise the application. The applicant is to work with staff to revise this proposal so that it is consistent with the objectives and policies found in the OCP and the Jubilee Neighbourhood Plan.

Our Association has had proposals brought forward numerous times since 2012. Each time the CALUC meetings have taken place (October 22, 2012; June 12, 2013; May 26, 2016), the concerns brought forward by the neighbours have remained consistent. These include too many units; not enough parking; further density not supported on narrow Albert Avenue; existing properties not being maintained; and concerns re flooding issues in the past. This plan has 134 variances which appears unreasonable. Having a dense development mid-block on a street with a lot of character would not encourage a neighbourly atmosphere and would result in a great loss of green space.

The Sustainable Planning and Community Development Department staff explained the inconsistencies with City policy, but the applicant chose to move forward rather than make revisions. Two options were presented to Council and revision of the application was chosen.

We request that the applicant, City Planners and City Council work in good faith with the residents of North Jubilee.

Yours truly,

Wilma Peters
North Jubilee Neighbourhood Association Co-Chair