



North Jubilee
Neighbourhood
Association

1766 Haultain Street
Victoria, B.C., V8R2L2
February 19, 2019

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

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

Dear Mayor Helps and Victoria City Councillors:

This rezoning application and DVP No. 00077 is once again on the agenda for the Committee of the Whole February 21, 2019 meeting. Application rezoning proposals for these three properties were archived on the Development Tracker in 2012, 2014 and 2016. The NJNA Land Use Committee provided a lengthy report from the April 11, 2017 CALUC meeting which is attached to the COTW agenda. There was not a favourable response to this proposal.

The current application was first presented to the COTW on July 12, 2018 and the staff recommended that Council consider declining same. The Association was in favour of this action, but Council moved that "the applicant work with staff to revise the proposal so that it is consistent with the objectives and policies found in the OCP and Jubilee Neighbourhood Plan". This motion was very discouraging for the neighbourhood, as this proposal does not foster any sense of community on Denman Street and does not address the fact that Albert Street is similar in width to a country lane. The applicant has not worked with staff to revise the proposal, but chose to submit the original once again.

The application also lists multiple variances including site area; lot width; density; height; number of storeys; rear and side setbacks; parking spaces. Requiring such a large number of variances also leads to questioning the "fit" of this proposal in the community.

The neighbourhood LUC supports the staff's recommendation on behalf of the community to decline the Rezoning and Development Permit with Variances Applications for this proposal.

Respectfully submitted,

Jean Johnson, NJNA Land Use Co-chair

cc: Sustainable Planning and Community Development