

Victoria City Council
Request to Address Council
Re: 1770-1780 Denman Street, Rezoning Application 00639
February 28, 2019

Good evening Mayor and Council. Thank you for the opportunity to speak this evening.

My name is Sheena Bellingham and I live in the North Jubilee neighbourhood at 2536 Richmond Road. I am here to speak about Rezoning Application 00639, 1770-1780 Denman Street.

I am here to suggest a way forward, in consideration of this application that would be more in line with the OCP, the North Jubilee Local Area Plan and Council's Strategic Objectives – specifically, Housing Affordability and Climate Change Leadership.

Housing Affordability:

Strategic Objective 3 of 2020 would allow tiny homes and garden suites on lots with secondary suites and duplexes, as well as allowing larger garden suites on larger lots.

If a similar approach was taken with the properties at 1770-1780 Denman, it would result in a mixture of ownership and rental opportunities that would serve a wide demographic.

If so, we could envision:

- 1770 Denman:
 - A garden suite at the rear of the property = 1 unit
 - Enlarging or rebuilding the dwelling at the front of this property = 2 units
- 1777 Denman:
 - Increasing units in the existing dwelling from 4 units to 5 = 5
 - A garden suite at the rear of the property = 1
- 1780 Denman:
 - Enlarging or building a new dwelling with secondary suite at the rear of the property = 2 units
 - Building a new dwelling with a secondary suite at the front of the property = 2

This configuration results in 13 – a mixture of rental and owned units and a variety of affordability levels. Basement suites would add more.

It provides a “mortgage helper” to offset home buyers’ mortgage costs, and the garden, secondary and basement suites provide affordable rental stock. The whole package results in a more diverse demographic. It more closely aligns with the OCP’s definition of Traditional Residential consisting of “a wide range of building forms with doors facing the street” and the NJ LAP which encourages a “mix of housing types for different needs, incomes and family structures, and the maintenance of scale and character in the neighbourhood.” Strategic Objective #12 of 2020 supports houseplexes as a form of multi-unit housing that provides sensitive transition within neighbourhoods.

Climate Leadership – Strategic Objective 6:

The City has identified climate leadership as one of its core principles. The preceding solution has the potential to achieve the following climate initiatives:

- Maintain current levels of carbon sequestration by allowing some or most of the mature trees on this private property to remain.
- Cut back on solid waste being sent to the landfill by reducing the number of teardowns on the properties.
- Minimize the loss of energy from the original production of these homes which include forest products, metals, transportation and labour.
- A potential to reduce carbon emissions by building Passive structures on the property - the alternative building type that uses 90% less energy to heat and cool.

To conclude: please do not advance this application to a public hearing but instead offer an opportunity for staff, the applicant and the North Jubilee Neighbourhood Association to work together to come up with a proposal that will better fit Council's Strategic Options for affordable housing and climate change and the neighbourhood's desire to be part of the solution.

Thank you.