



## James Bay Neighbourhood Association

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jbna@vcn.bc.ca  
Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

August 15, 2018

Mayor and Council  
City of Victoria

Dear Mayor and Council,

The community meeting to consider the rezoning proposal at 589 Toronto Street was held on August 12, 2018, with 43 in attendance. Attached please find an excerpt of the General Meeting minutes regarding the proposal as well as questions and comments from residents which were submitted before, during and after the meeting. (Attachment "A").

Generally speaking, the proposal garnered favourable comments from residents. The owners of the property at 588 Toronto Street wrote to Mayor and Council, with a copy to the JBNA, regarding concerns about noise and disruption during construction. This resident attended our community meeting and was assured that the construction would adhere to City of Victoria bylaws.

Questions were raised about parking which the proponents addressed as indicated in the comments attached as Attachment A.

Most comments were positive, indicating that the density of 589 Toronto Street is not changing and therefore rezoning to bring the property into compliance is not adding anything that does not already exist. The property owners were commended for retaining and respecting the heritage aspects of this heritage designated property.

For your consideration,

Sincerely

Vice President, James Bay Neighbourhood Association  
jbna@vcn.bc.ca

copy: JBNA Board  
Miko Betanzo, City of Victoria Senior Planner  
Nicole Parker, Keay Architecture

A – Not an option. Parking hasn't been an issue as 2 parking permits exist. In addition there have been 3 suites in the house for more than 20 years and there is no intent to add density, so rezoning does not add to parking.

Q – Are there brick chimneys?

A – There are 3 chimneys. Two will be reconstructed from the roof up to retain appearance. The 3rd will be dismantled entirely due to safety issues.

Q – Landscaping is very nice. Will it be retained?

A – Can't address at this time, however, owners have every intention to retain the existing landscaping as much as possible.

Q – What kind of environmental applications are you planning, such as insulation?

A – Will be adding insulation to walls, ceilings, and will upgrade lighting. Baseboard heating will be main source of heating.

C – Very much support the efforts of the owners to retain the heritage building. They are not asking for anything that doesn't currently exist.

C – Another speaker echo's the previous speaker. Is pleased house is being brought up to current standards.