

1908-1920 Oak Bay Avenue (South Jubilee)

All feedback received from the Development Tracker online comment form.

Name	Position	Comments	Address	Email	Date
Dan Cochran	Oppose	Garden Works is a valued part of our neighbourhood. We want people to bike or walk to places. I frequent Red Barn Market, Home Hardware, Dead Beetz Burgers, Vitality Treatment Centre, Jubilee Professional Building, Oak Bay Bikes, Oak Bay Seafood, Village Butcher, Abby Sprouts, and Garden Works. All part of my neighbourhood "village". I walk or ride to them, as do many other people. To make space for Garden Works in this new development, would be the right thing to do.	1669 Cyril Close, Victoria.	[REDACTED]	2020-09-18 20:41
Wendy Cochran	Oppose	I've always enjoyed walking to Gardenworks, browsing and invariably coming home with either seeds, veggie plants or shrubs for my garden. The only time I've driven there is to pick up soil. It's been extremely important to have there during the pandemic. As well, we're being told not to eat onions from the USA, luckily I was able to grow my own this summer. Guess where I got the onion starters, from Gardenworks of course.	1669 Cyril Close	[REDACTED]	2020-09-18 19:56
Alexandra Smith	oppose BOTH the rooftop garden & 4 stories	I co-own and live in unit 202 - 1515 Redfern Ave (the new building Blu on Redfern) directly east of the subject development. Although I support the redevelopment of this property as a mixed-use building with residential above ground floor commercial, the zoning in this neighbourhood restricts building height to 3 stories. With having a corner unit directly facing the proposed building I will be heavily impacted by the added height. Thus, I oppose the additional story beyond the maximum 3 permitted under existing zoning. I not only oppose the additional 4th story but also the rooftop garden/deck which will	202-1515 Redfern Street, Victoria BC, V8R 4X3	[REDACTED]	2020-09-18 5:03

Name	Position	Comments	Address	Email	Date
		add to neighbourhood noise, impact my unit's privacy, and expose me to second hand smoke from the subject's rooftop smokers. I am asthmatic and will be significantly impacted if there is smoking of any kind. Even if the rooftop was designated as non-smoking, there will most certainly be a lack of compliance. My building is completely non-smoking and that was a key consideration for me in purchasing here. As I spend the majority of time outside on the deck from May-October these are real concerns for me. I specifically bought this unit for its outdoor living space. I am very concerned about what a roof-top deck does to the unit's privacy and overall quiet enjoyment. There is a neighbourhood park just one block to the north, so this "outdoor" space is not a necessity.			
Gary Smith	oppose both the rooftop garden & 4 stories	I am a co-owner in unit 202 - 1515 Redfern Ave (the new building Blu on Redfern) directly east of the subject development. Although I support the redevelopment of this property as a mixed-use building with residential above ground floor commercial, the zoning in this neighbourhood restricts building height to 3 stories. I am therefore opposed to granting 4 stories, and I am definitely opposed to a rooftop garden which will add to neighbourhood noise, impact my unit's privacy, and expose me to second hand smoke from the subject's rooftop smokers. Even if the rooftop was designated as non-smoking, there will most certainly be a lack of compliance. As I spend the majority of time outside on the deck from May-October these are real concerns for me. I specifically bought this unit for its outdoor living space. I am very concerned about what a roof-top deck does to the units privacy and overall quiet enjoyment. There is a neighbourhood park just one block to the north, so this "outdoor" space is not a necessity.	2275 Windsor Rd		2020-09-16 20:38

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Christy Love	Support	I believe the proposal fits well within the street context in terms of scale and finishes, and I welcome the addition of outdoor amenity space for the community. We will very much miss the GardenWorks currently on the site, but I don't think this is reason enough to not add housing and enhanced commercial space in this location. Ideally a new location close by can be identified for the garden centre.	1068 Chamberlain Street		2020-09-15 23:18
Jacob Graff	Oppose	Although the proposal would be a great expansion and overall pleasant addition to our neighbourhood, the Garden Works located on the property of the proposed development is invaluable to our community. The Garden Works location is where my family and I, every year, go to pick out our Christmas tree for the holiday season, go get our vegetable starters for spring, and go for almost all of our gardening needs. The luxury of having a gardening centre at walking distance to our homes is imperative to our community. I am more than certain that many residents in our neighbourhood also walk to the local Garden Works for their gardening needs and I therefore urge the developer and the City to consider alternatives as to preserve our dearly loved gardening centre.	1019 Clare Street, Victoria BC V8S 4B5		2020-09-14 4:32
Jacynthe Bouchard and Chris Edwards	Oppose	<p>The proposed height of this development has always been and remains an issue. As usual, developers push the envelope as to the size and height of proposed developments to the point that the designation of urban village will be in name only and bear no relation to the City's definition.</p> <p>This development also means the loss of GardenWorks. Since the City is promoting urban agriculture and a green environment, wouldn't it make to keep businesses like GardenWorks in neighbourhoods such as South Jubilee so people wouldn't have use their cars and drive across town to get supplies.</p>	1640 Davie Street		2020-09-12 16:27

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Sandy Wilson	Support	I own Arbutus Physiotherapy and Health Centre. The business directly beside the proposed development. My only concern is use of the street parking spots on Oak Bay Ave and Redfern St during construction of the building. Many of our patients use the spots close the clinic due to mobility issues. I would not want all the trades persons parking around the building site and using all the available street parking.	1928 Oak Bay Ave	[REDACTED]	2020-09-12 16:17
Richard Boyle	Oppose	I have no problem with the building...it looks like it will be beautiful and add value to properties in the area. I do have a concern as I live on Redfern st which is very narrow and already has limited capacity for more traffic and parking for residents. I don't think this project should be granted a variance for the number of required parking spots...the city already let the new condo on the east side of Redfern have a variance on parking. Perhaps Redfern street could be blocked on the north side of this project's driveway? I provided similar comment when the project on the north side of Redfern was going through this same process and I never heard back from anyone...I'm not convinced that the city cares much about local residents concerns.	1614 Redfern St	[REDACTED]	2020-08-25 0:44
Gail Anthony	Oppose	This building is too high and too massive for this neighbourhood. At 58 ft total (51ft of commercial and residential called 4 stories plus 7 ft of roof garden) it will dwarf all other buildings in the neighbourhood. Since Council has approved the project in all respects other than minor tweaks I am left with only one objection that may still be addressed. The north facing balconies will overlook the backyards of the homes on Redfern and Davie. Not enough effort has been made to protect the privacy of the homes to the north. Even	1535 Davie St., Victoria, BC V8R 4W4		2020-08-20 20:30

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		<p>a 6ft screen along the patios would help preserve the privacy that we expected when purchasing these homes adjacent to a commercial street with zoning that allowed 3 story buildings. Even if City Council caters to a developer's desire to build as tall and massive as they can in our neighbourhood, you could at least respect the homeowners enough to protect the privacy we extend to each other (we cannot build second floor balconies!) and request the developer to screen the balconies on their project. Vegetation screening is not good enough since there is no guarantee it will either grow enough or last.</p>			