



November 10, 2022

Mayor Marianne Alto and Victoria City Councillors
1 Centennial Square
Victoria, BC V8W 1P6

Re: Folder REZ00830 - Amica Jubilee House, Phase 2—1921, 1929, 1931, 1933, and 1935 Ashgrove

Dear Mayor Alto and Victoria City Councillors,

We are writing to support the North Jubilee Neighborhood Association in their September 09, 2022 letter opposing the above-noted development. The proposed Amica, Jubilee House Phase 2 development ("the proposed development") evidently falls outside South Jubilee. Nevertheless, we believe that is important to write because it risks exacerbating, not resolving, the housing affordability and rental crises, which affect us all. We are also deeply concerned with setting any precedent for massive developments that are insensitive to traditional residential neighborhoods, as any such trend would logically affect South Jubilee and other adjacent areas.

To expand:

Loss of affordable housing. Existing tenants would be ejected from affordable-housing units as a result of the proposed development. And, because the proposed development comprises luxury residences, the overall effect would be a net loss of affordable housing in Victoria. This alone, in the midst of a protracted housing and affordability crisis, should disqualify the proposed development.

Building size and scale. The proposed development would tower over other houses in the Ashgrove Street area, which is mostly zoned R1-B and should thus be limited to 2 - 2.5 storey buildings. Stated differently, the proposed development would be completely out of context for the area and harm its character and aesthetic.

No land-use transitions. We understand that residents living directly adjacent to the project, across the street on Ashgrove, and on Chestnut are concerned over the impact that the six-storey height, increased noise (ambulances, machinery, traffic), shadowing, and lack of privacy will have on their 2 to 2.5 storey homes. We agree with NJNA that as such, the proposed development would be misaligned with the Jubilee Neighborhood Plan.

Impact on land values. We understand that the proposed development is already crippling housing prices in areas immediately adjacent. This should be investigated, and if true, taken into account in Council decision making.

Unnecessary. Many of the foregoing issues are entirely preventable. The developer could, instead of displacing people from affordable housing units, explore building on the vacant, dilapidated Turner Building site, which is also on an arterial road not a residential street.

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Natural assets. There is strong and growing recognition across Canada that protecting and enhancing natural assets – including, but not certainly limited to, urban tree canopy - is vital in a changing climate, including in areas such as the Bowker Creek watershed.

The proposed development is not aligned with this imperative. The diagrams show that the underground parking lot would extend almost to the property line, meaning that there is no space for the roots of any trees of significant size.

In conclusion, we join with our NJNA colleagues in opposing this development. Thank you for considering these views.

Sincerely,

Kathleen Laird and Gail Anthony, Roy Brooke
South Jubilee Land Use Committee



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South Jubilee Neighbourhood Association
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