

Alicia Ferguson

Subject: RE: 1928 Oak Bay Avenue South Jubilee NA LUC

From: RAYMOND ST ARNAUD

Date: February 19, 2018 at 11:51:31 AM PST

To: <mayorandcouncil@victoria.ca>, <councillors@victoria.ca>

Cc: <landuse@southjubilee.ca>, garryantinuk, lhoar

Subject: 1928 Oak Bay Avenue South Jubilee NA LUC

To: Mayor and Council
Victoria, BC
February 19, 2018

From: Land Use Committee
South Jubilee Neighbourhood Association

The Land Use Committee has no inherent objections to this development. The variances are minor. The project complies with the Oak Bay Avenue Land Use and Design Guidelines, Revised 2001, that identifies a 3 story mixed use building as suitable for the Avenue. As there was no re-zoning, and the projects form fitting the the Oak Bay Avenue Land Use and Design Guidelines, 2001, the Land Use Committee choose to not have a CALUC meeting. The Land Use Committee has met with the proponents at an early stage.

If the proponent is considering tenants such as a restaurant or bakery we'd like to suggest that an exhaust system is considered at this stage that would not impact ground level activity We would see this as an improvement over the ground level exhaust at a nearby restaurant.

South Jubilee Neighbourhood Land Use Committee