

## Lacey Maxwell

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**From:** Joe Carr [REDACTED]  
**Sent:** September 7, 2017 1:24 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: Development of 3031 Jackson St

Since Alec is away, please forward my comments to Council ASAP.

Thank you,  
Joe Carr

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**From:** Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>  
**Date:** September 7, 2017 at 10:43 AM  
**To:** Joe Carr [REDACTED]  
**Subject:** Automatic reply: Development of 3031 Jackson St

I am away from the office until Tuesday, September 12th. If this email is urgent, please call 250-361-0212 and your enquiry will be redirected.  
Thank you

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**From:** Joe Carr [REDACTED]  
**Date:** September 7, 2017 at 10:43 AM  
**To:** [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)  
**Subject:** Development of 3031 Jackson St

Alec Johnston,

I would like to submit the following comments about the proposed development at 3031 Jackson Street as a resident living on the same block. Please pass on my comments to Council at the Public Hearing to be held this evening, since I won't be attending.

Fewer units (5-6) should be built and an upscale design with more living space should be used. Green initiatives should be incorporated into the design, including solar PV to offset electricity use, electric vehicle charge points, and passive solar heating.

Sincerely yours,  
Joseph Carr  
3046 Jackson St  
[REDACTED]

**From:** Public Hearings  
**Subject:** FW: Public Hearing for development of 3031 Jackson St.

----- Forwarded message -----

From: **Allison Bottomley** [REDACTED]  
Date: Wed, Sep 6, 2017 at 12:47 PM  
Subject: Public Hearing for development of 3031 Jackson St.  
To: [publichearings@victoria.ca](mailto:publichearings@victoria.ca), [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)  
Cc: [nag@quadravillagecc.com](mailto:nag@quadravillagecc.com)

Dear Mayor and Council,

Our family moved across the street from 3031 Jackson St. two years ago from James Bay. We are delighted to call this neighbourhood and the wider Hillside-Quadra area home. We love the neighbourhood's scale, character, green spaces, amenities and diversity.

We consider ourselves lucky to be able to live in this neighbourhood within this beautiful city. We recognize the pressures facing our region around access to housing and affordability. We are not in opposition to development or to appropriate levels of densification within the city's neighbourhoods. We support initiatives that provide opportunities for families to live within the city core and that make progressive and positive contributions to our community and social fabric.

Our family does, however, share many of the concerns and questions our neighbours have raised regarding the development proposal for 3031 Jackson St. We urge Council to consider these questions in their deliberations and to ensure their decisions will enhance the unique character of our neighbourhood and make a positive contribution to the future of this area and the city.

**1) The trees and green space.** As laid out in the City of Victoria's Official Community Plan, the Vision and Strategic Directions outlined for this neighbourhood recognize the regionally significant sensitive ecosystem at Summit Park, and call for the protection, enhancement and renewal of the significant stand of Garry Oak woodlands in the area of the park. As has already been pointed out, 3031 Jackson St. contains a significant number of Garry Oak trees; any development of this property should do whatever is feasible to protect as much of this ecosystem as possible.

**2) Neighbourhood and city planning.** The city is changing rapidly and this area is no exception. Development and increasing density have long been part of the history of this neighbourhood. However, Hillside-Quadra is not scheduled for a new Neighbourhood Plan until 2019, with the last one having been drafted in 1996.

While many things have changed in the intervening 20+ years, some principles seem to have remained the same, with both the Official Community Plan and the old Neighbourhood Plan (1996) giving some insight into the City's own objectives for this part of the city, including plans for growth, the need for housing, and the objective to ensure that redevelopment is compatible with the established scale and character of the neighbourhood. We encourage Council to be guided by their own planning processes and policies in making decisions about this development, while being aware of the lack of an official current neighbourhood plan accompanied by community input at this time.

**3) Traffic and transportation.** Jackson St. is the only access off Finlayson St. into the neighbourhood and is much utilized for drop off and pick up of children at École Quadra School. As such it serves as a traffic artery for the community.

This section of Jackson St. is also part of the current City-designated bike route. Increased traffic volume with limited visibility does not lend itself to a quality cycling experience for most riders.

The proposed driveway for the development is at the crest of the hill on Jackson St., where visibility is already an identified issue. Parking demands on the street are likely to increase with the addition of 10 extra dwellings, even with garages and visitor parking in place.

The developer has suggested that residents will be encouraged by the site's location to cycle as a primary means of transportation, thus mitigating traffic and parking concerns. We see nothing, however, within the proposal's design that include incentives for cycling or other amenities that might proactively attract residents interested in sustainability (garden spaces, rain catchment systems or energy efficiencies/alternative energy) and alternative transportation.

We have concerns about the increase to traffic, parking and visibility that would occur as a result of this development. Even with traffic-calming speed humps already in place, we are concerned that Jackson St. is becoming a busier and higher-volume traffic artery than it is meant to be. Situated as it is at the crest of a steep hill, with two-way traffic, parking on both sides, and limited visibility, additional impact on the street raises safety concerns, especially for children, pedestrians and cyclists in our otherwise quiet neighbourhood.

**4) Community benefit.** In our opinion, if changes to the proposed zoning are to be made, it should be because the proposal provides a contribution and benefit to the community, not primarily for private benefit. The zoning system is in place to manage development in the best interests of the community. Rezoning and significant variance requests should be granted if a proposal meets an identified important community need; supports the City's own policy objectives for housing (including affordability), sustainability or other policy directions, as laid out through its planning processes; or offers innovative design ideas and visioning that enhance the identity and livability of a community or neighbourhood.

We understand the need for more housing stock and the limited availability of land for development with the city core. We would love to share our neighbourhood with others who want to live here. But following on the concerns and questions raised above, and those of our neighbours, we ask: **What is the community benefit being offered by the proposed development? Does it sufficiently offset the concerns of the neighbourhood to have a net positive impact on the community? Are there other development options that could better meet the needs of the community?**

Thank you for your consideration of our concerns and questions.

The Bottomley Johnson Family - Allison, Brad, Aldous and Clara

3024 Jackson St.