

North Jubilee Neighbourhood  
Association  
1766 Haultain Street  
Victoria, BC V8R 2L1  
December 8, 2016

Mayor Lisa Helps and City Councillors  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor Helps and Victoria City Councillors,

Re: DVP Application No. 00180...1707 Haultain Street

The following comments are from a meeting of the North Jubilee Land Use Committee on November 29<sup>th</sup>, 2016.

Though a difference of .32 m does not sound substantial, the NJ Land Use Committee is concerned that the house's close proximity to two of the three remaining mature Garry Oak trees may prove problematic. Prior to development there were six protected Garry Oaks on the property. As stated in our December 7, 2015 letter to Council: "preference would be for the siting of the proposed development to allow for more of the trees to be protected." Our community would like to retain as much as possible of its remaining green space and mature trees. The City of Victoria's website states: "Victoria has one of the rarest and most threatened urban forests in the Pacific Northwest". We'd like to share in the preservation of this forest.

The Land Use Committee also discussed the Lot B setback along Shelbourne Street. The windows on this side of the house seem very close to the vehicle traffic on this arterial road which is zoned for densification.

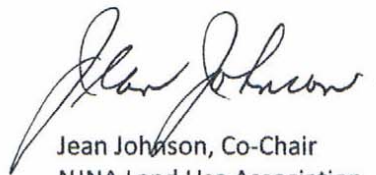
Staff recommend that Council consider supporting this Application, as the variance is supportable and because the impacts are not substantial on the street frontage or the adjacent properties. The original setback was from 6.0m to 5.0m, and now 4.68m. is being requested. It is unfortunate that the omission occurred.

If this DVP is supported by Council, the NJ Land Use Committee sincerely hopes that this oversight will not result in the loss of these mature and protected trees and that the development proves to be a positive contribution to the well-being of the neighbourhood.

Sincerely,



Sheena Bellingham, Co-Chair  
NJNA Land Use Association



Jean Johnson, Co-Chair  
NJNA Land Use Association