

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

RE: Application No. 00486 for rezoning of Property known as 515 Burnside Road East and Development Permit Application

Dear Mayor Helps and Councillors:

I am writing to express my opposition to the rezoning application and proposed plans for an office building on the land known as 515 Burnside Road East. I am the owner of the property immediately adjacent to the east at 521 Burnside Road East. Since the current owner purchased this property five years ago, the neighbourhood has been troubled with issues regarding this property. We have tolerated years of disturbances – from multiple drug overdoses, to previous tenants breaking and entering, to fighting and loud music at 4:00AM – without any effort or involvement from the current owner to resolve these issues over the five years they have owned the property. It is these past experiences that stems my fears of the future of this property. It is evident the current owner cannot adequately manage a residential rental property, and I believe this will be escalated if this property is rezoned to commercial residential.

Like many of the neighbours, I am concerned by the impact of a commercial property on this block of Burnside Road East. As you are aware, traffic accesses this property by – and only by – a rear lane off Jutland Road. This is a very narrow lane, measuring at around 10 feet wide at this property. We require the special, smaller, garbage trucks as the larger trucks do not fit down the lane. Additionally, with the park between this lane and Sumas Street, there are often young children playing in the park and laneway. This lane cannot reasonably support through traffic that will be required for this proposed commercial property.

In addition to the neighbourhood's concerns of increased traffic in the lane, access in and out of the lane onto busy Jutland Road is difficult and often dangerous left turns are made onto the 5 lane wide Jutland Road. This is compound to the fact the lane entrance is only 110 feet from the busy intersection of Burnside Road and Jutland Road.

As there is no street parking on Jutland Road or Burnside Road East in front of this property or the 3 adjacent properties on Burnside Road East, finding available parking is currently difficult in this area. If the property becomes a medical office, the planned 7 parking spots do not meet the required 8

spots for a medical office. Myself, as well as other neighbours, are concerned visitors will be parking in our driveways or blocking the lane to park as there is not enough available parking in the area.

With the above mentioned concerns and the abundance of vacant medical office space in the area and at nearby Uptown, the neighbourhood does not feel the proposed rezoning and development plans will positively benefit the neighbourhood.

Considering the trend of demolishing single family homes to build multi-units and its impact on the currently red-hot real estate market in Victoria, I believe the best purpose of this property is to preserve as a single family residential, or alternatively, as a greenspace to visually improve the neighbourhood and promote recreation and enjoyment of our community.

The neighbourhood had recently circulated a letter (see attached) to petition repurposing this property, and possibly the City owned corner lot, into a greenspace that would benefit the Burnside/Gorge community. Having a greenspace similar to what can be seen at the corner of Blanshard and Finlayson as well as Douglas and Tillicum, will beautify and enhance the Burnside/Gorge community, improve quality of our neighbourhood and promote cultural enjoyment.

Thank you for your time in reading and I ask that you reject this proposal.

Sincerely,

Dan Hofman

Owner of 521 Burnside Road East

Dear Mr. Pattison,

This letter represents the cumulative heart felt wish of your Burnside/Gorge neighbors (see petition of signatures). As the largest, and closest, business to our neighborhood, you have up-graded the look, and feel of our community with your new buildings and commercial presence. For this we thank you.

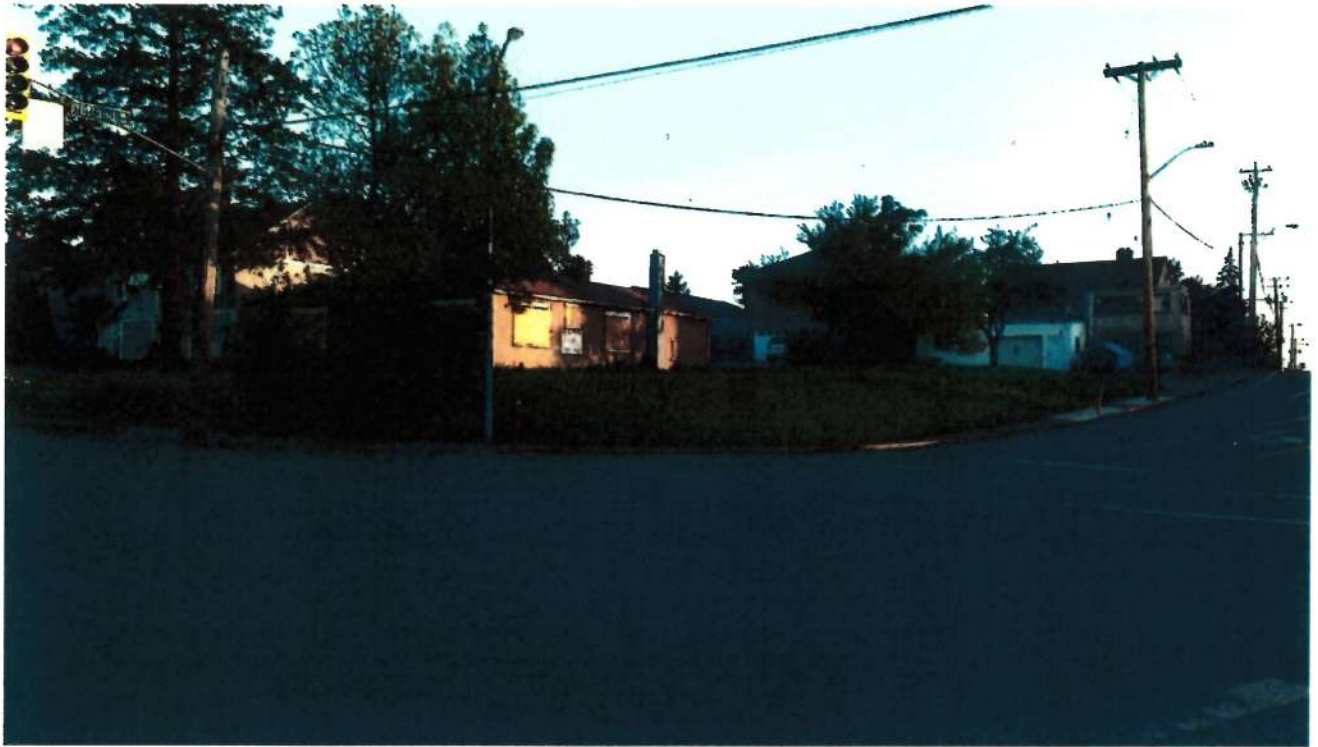
Yet there remains one property to your immediate south (directly across from your Lexus dealership at the southeast corner of the Burnside/Jutland intersection) that is a concern and embarrassment to the wellbeing and actual safety of the neighborhood. Though the property is currently condemned and the windows boarded up, it is a reminder of the illegal and dangerous activities that have transpired there over the last many years.

Members of the Neighborhood Watch (and neighbors beyond) as well as members of the church at that same intersection have come up with an idea that might benefit all of our social and business concerns. Could the corner property be purchased and turned into a neighborhood park? We realize that this would entail an on-going commitment. We believe that over the last years we as a neighborhood have evolved into a more family, working class community with social and financial means to support such an endeavor (with a little help from our business friends).

We haven't yet approached the Honda dealership, the Tally-Ho, Lifestyles or any of the other local businesses, as we'd be proud to have the proposed green space named Pattison Park.

Please feel free to contact any (or all) of your neighbors or the local police for the on-going criminal activities surrounding the property at 515 Burnside Road. We look forward to working with you to continue to make our community a place where people want to live and shop.









Neighbourhood Park
Sign up List

Name (print)	Address	Phone Number	sign
Linda Nicholson-Brown	514 Sumas St.	[REDACTED]	Linda Brown
DAN MICHAELIS	500 SUMAS ST.	[REDACTED]	Dan
SURHY BASI	505 SUMAS ST.	[REDACTED]	Surhy Basi
Dan Hofman	521 Burnside Rd E	[REDACTED]	Dan
Melissa Smith	521 Burnside Rd E.	[REDACTED]	Melissa Smith
Aaron Johnson	521 Burnside Rd E	[REDACTED]	Aaron
Chris Lalonde	2451 Highland Rd	[REDACTED]	Chris Lalonde
Tara Gran	2451 Highland Rd.	[REDACTED]	Tara Gran
Lonna Martin	17-7521 Central Ave	[REDACTED]	Lonna Martin
Shirley Redger	17-7401 Central Ave	[REDACTED]	Shirley Redger
71 E Olson	The Wellbelle	[REDACTED]	71 E Olson
ERNIE LYLE	1124-3225 12th Ave	[REDACTED]	Ernie Lyle
John Canty	234 Kingston St.	[REDACTED]	John Canty
Joe Bouley	7810 Cedar Hill Rd	[REDACTED]	Joe Bouley
Betty Hummer	2371 Selkirk Ave	[REDACTED]	Betty Hummer
Glenn Watson	923 Queen St	[REDACTED]	Glenn Watson
MARSHALL	171 1/2 12th Ave	[REDACTED]	MARSHALL
Pam Dumas	510 Richmond Rd	[REDACTED]	Pam Dumas
Theresa Jones	BRIDGES RD	[REDACTED]	Theresa Jones
Jennifer Alderson	Sumas St	[REDACTED]	Jennifer Alderson
Martin Benoit	518 Sumas St	[REDACTED]	Martin Benoit
Joanne Rob	521 Burnside	[REDACTED]	Joanne Rob
Priscilla Spohn	3125 Irma St.	[REDACTED]	Priscilla Spohn

Neighbourhood Park
Sign up List

Name Address Phone Number

Victoria Boomer	A7-2820 Hurried Rd	[REDACTED]
Tim Elliot	7-3015 Julland Rd.	[REDACTED]
Diana Elliot	7-3015 Julland Rd.	[REDACTED]
Sayukh April	3250 Albion Rd	[REDACTED]
Sunita	#12-3175 Carroll St	[REDACTED]
HONG NGUYEN	#1-3175 Carroll St	[REDACTED]
Long Hua	#1-3175 Carroll St	[REDACTED]
Mad CAPITA Benoit	513 Sumas St	[REDACTED] B. Benoit
Pool Seren sen	525 A Burnside Rd Est	[REDACTED]
Nathan Horne	531 Burnside Rd E	[REDACTED]
BRUCE McJANNETT	543 Burnside Rd E	[REDACTED]
Chhim Chhay	541 Burnside E Rd	[REDACTED]
Kent Miller	527 BURNSIDE RD E	[REDACTED]