

Janet Hawkins

From: James Austin [REDACTED]
Sent: Monday, Jul 6, 2015 1:18 PM
To: Public Hearings
Subject: Permit with Variances Application No. 000390 - 1555 Jubilee Avenue

Dear City Council,

I am writing with the following concerns about the above mentioned permit, based on the information in the recent Notice of Hearing:

1. Suite size reduction – Council minutes of April 30th 2015 indicate four dwellings will be between 218 and 317 square ft. on the ground level facing the parking lot with zero clearance between the dwelling and vehicles. This is inhumane for an area with no amenities. There is only one pub, one coffee shop, a barber and a couple of pharmacists within walking distance of the building. There are no grocery stores, banks, gyms, clothing shops, hardware stores, restaurants or fast food outlets in the area.
2. Combining the proposed reduction in parking spaces and increase in suites means a minimum additional 23 cars on the street. With Christie's pub patrons using a lot of Jubilee Street in the evenings, this would lead to mayhem unless both sides of the entire street length are designated by the city as "resident only" parking.
3. This is a high crime B&E area due to drug use. The bicycle storage building proposed location up against the North side of the building would be out of sight of the building residents who face East and West off their balconies. Therefore I doubt many residents would use it. Similarly, a reduction in the separation distance between parking spaces and the residential units will reduce visibility and increase vehicular crime.

All the requested variations in the application will make the building a much more transitory, noisy and uncomfortable building which will have a negative impact on the neighbourhood. Therefore my request is that the application be denied.

James Austin
602-1745 Leighton Road
Victoria, V8R 6R6

L.D. Schaefer
209-1550 Richmond Road
Victoria BC V8R 4P6

6 July 6, 2015

Dear Mayor and Council:

Subject: Development Variance Permit Public Hearing – 1555 Jubilee Avenue

I am writing to oppose the development and variance application no. 000390 by Kaisaiah Investment Corporation over 1555 Jubilee Avenue, Lot A, Sec 76, Plan 22024.

I have lived at this address for over 35 years. For most of my residency, I have never had any cause to complain until this building was renovated and the resident composition changed in 2013-14. This building was previously quiet and peaceful. During the initial renovation in May 2013 the density was increased considerably because previously one or two people lived in a suite, often three or four do now. During construction, the site was in such disarray that an enforcement file was opened by the City of Victoria. A multi-agency inspection was conducted and compliance orders were enforced. Since conversion of this building to student-only rental the noise complaints have increased significantly. There seems to be insufficient landlord responsibility or enforcement to prevent annoyance, nuisance, or noise after 11PM to adjacent premises.

This development variance application will further result in noise and disturbance to surrounding residents because of increasing density and transient residents in an otherwise quiet and stable neighbourhood. Their previous construction practices will also cause dust, debris and garbage to be placed into the rear parking area, which will further disrupt my quiet enjoyment of my apartment.

Thank you Mayor and Council for considering these concerns in not approving this further infringement of the neighbourhood rights for enjoyment of their residences.

Yours truly,

L.D. Schaefer

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LEGISLATIVE SERVICES

Tonia

From: "Tonia" [REDACTED]
Date: July-03-15 10:05 AM
To: "publichearings@victoria.ca."
Subject: Development Permit with Variances Application No. 000390 for the property known as 1555 Jubilee Avenue in the City of Victoria

I, Tonia Maureen Reimer of 309,1745 Leighton Road in the City of Victoria BC am not in favour of any of the Development Permit with variances for the land known as 1555 Jubilee Avenue in Development Permit Area 16.

Thank you for giving me the opportunity to voice my opinion on this matter.

Tonia M. Reimer

311-1610 Jubilee Avenue

Victoria BC V8R 6P3

July 7, 2015

RE: Notice of Hearing; Development Permit with Variances Application No. 000390 for property known as 1555 Jubilee Avenue

To Whom it May Concern:

I am a resident of 1610 Jubilee Avenue ("Chateau Jubilee") . My wife and I have resided here since July 2009. Our unit faces the street and is almost directly opposite 1555 Jubilee.

Jubilee Avenue is a quiet residential street close to Christie's Public House and the Royal Jubilee Hospital. 1610 Jubilee contains 61 strata units owned and occupied by a diverse number of persons ranging in average age from mid 20s to over 100 years old. I would say that the median age of the adults is at least 40 to 45. I believe there are no more than 5 children in the whole building. This is a very quiet complex which is well managed by the strata council and the property management company.

While I cannot speak regarding the residents of the other condo complexes on our street, we have never had occasion for concern with any of the buildings except 1555. Unfortunately, over the past several years, we have had at times had a heightened level of concern regarding 1555 Jubilee. The noise level has sometimes been unacceptable, and there have been a number of instances involving loud balcony parties and drunken –sounding shenanigans long past 11pm and into the early hours of the morning. While such disruption does not in any way happen on a daily basis, it is sadly consistent enough to be an ongoing source of worry and frustration.

We were made aware in 2013, after having voiced our concerns to the City of Victoria, that the owner (or self-titled Manager) of the building – a Mr. John Asfar – was converting individual suites illegally to include more bedrooms (File # 31294.) Basically Mr. Asfar was attempting to maximise profitability at the expense of the law, and that he also attempted to deny what he was doing. We appreciated the updates from the City of Victoria Bylaw & Licensing Services Division as we expressed our concerns.

During this time we heard some loud and aggressive arguments between Mr. Asfar and his illegally evicted tenants on the street opposite our home, culminating in the police being called, plus other reported incidents of antisocial behaviour and noise complaints – all regarding 1555 Jubilee. It was a particularly stressful and disruptive time while Mr. Asfar continued to illegally modify the building, while simultaneously evicting tenants and meeting and accepting new ones. We have heard from former long-term tenants of this building that they were more or less driven out by Mr. Asfar. However, while this was a sad and unfortunate fact, the pertinent point remains: the situation now.

In short, Mr. Asfar has transformed 1555 Jubilee into student digs (at times something of a party palace) – largely at odds with the socio-economic make-up of the rest of the street, and incongruous enough in its own right to warrant concern from nearby residents and the City of Victoria. Who is on site managing and supervising this building?

And now, Mr. Asfar has applied to the City of Victoria to create 5 additional units by converting the tiny car ports at the rear of the building. This is seemingly well within his apparent *modus operandi* of cramming as many transient tenants (e.g. students) into a small a space as possible, while reaping the financial rewards but maintaining an apparent lack of cognisance for the disruption it has caused, and will continue to cause. We cannot see how such car ports could be transformed into appropriate living quarters anyway, bearing in mind that they could only have barely one window and a door each, and would face parked cars and a fence.

Indeed, Mr. Asfar only intends to rent out to students (from our experience it would appear they are mainly overseas students), which in itself appears discriminatory. We do not wish to denigrate students, foreign or otherwise – but based on the past couple of years the evidence of increased noise and disruption is already there. Mr. Asfar’s current Kijiji advertisement for the building specifically states “Student Only Apartment Building” (details appended to this letter), indicating a preference for short term rentals and a high turnover.

We are therefore completely opposed to a permit being granted for additional residential units at this already bloated apartment complex. Jubilee Avenue is a short, one block street, housing several condo complexes. We would appear to already be at maximum density. We cannot see how the City of Victoria, under any reasonable stretch of the imagination, would allow for multiple variances of the *Zoning Regulation Bylaw* to accommodate this application.

In any case we would also implore the City of Victoria to continue examining the current usage of 1555 Jubilee in relation to all existing and potential bylaw infractions.

Thank you.

Michael Croft

<http://www.kijiji.ca/v-2-bedroom-apartments-condos/victoria-bc/master-bedroom-in-2-bedroom-suite-furnished-july-1-sept-1/1066448513?enableSearchNavigationFlag=true>

1555 Jubilee Avenue / July 1st & Sept1, 2015 availability only!

Short Rental Agreements Available: July 1st to August 31, 2015.

Text General Manager (John): 778-533-1118

Two (2) bedroom & Three (3) Bedroom Apartment Furnished Suites!
Student "Only" Apartment Building!

We will match roommates/students only (20's age group)...you are only responsible for yourself on the Rental Agreement, so your credit will not be damaged if your roommate decides to change direction.

Sept 1, 2015 occupancy require a 1-year Leases (Subleases approved for May 1, 2016)...and/or ask Manager about easy simple "Lease-Break Fee" option otherwise!

Few options Available/Beat the Student Rush!! September 1, 2015:

Bedroom 1 = Large Master Bedroom = \$675
Bedroom 2 = Large Bedroom = \$650
Bedroom 3 = Smallest room out of the three = \$595

Heat & Hot Water included in rent!

Email or Text Resident Manager 778-533-1118, about our Two (2) bedroom suites also available, with Large Master Bedroom = \$675/month, Smaller of the two room = \$595.

Everything Included (Heat & Hot Water including etc).

Very Quiet Suite 4 minute walk to Oak Bay Village. Oak Bay Junction / Near Royal Jubilee (off Oak Bay Avenue @ Fort Street); less than 5-minutes down Fort St to Downtown Core! And 5-Minutes to UVIC! See Map for exact location!

Location: 1555 Jubilee Avenue (5 blocks up Richmond Road to Camosun College/Hillside Mall).

Nicely appointed / Fully "Furnished" Apartment suites....

Note: Landlord signing Leases for September 1, 2015 occupancy now! Beat the rush!!

Furnished Rooms and/or full 2 & 3 Bedroom Furnished Suites coming up September 1st, 2015 for the fall/winter semester at UVIC & Camosun College. Reserve your room/suite in advance for the School year, as we only have a few suites available.

Available in room: Super comfortable Pillow-top Double Bed or Queen Bed, all bedding/comforters pillows etc, 52"-inch Big Screen TV, New Glass Computer Desk/Swivel Chair and Amour etc. etc.

Property Manager can show you home anytime, seven (7) days a week. Please can you Text Message at 778-533-1118 to set up viewing (email 2nd best option). Please "NO" phone calls, and Manager does drive a lot...it is much appreciated...thank you in advance!

Janet Hawkins

From: don and florence [REDACTED]
Sent: Tuesday, Jul 7, 2015 9:28 PM
To: Public Hearings
Subject: Development Permit#000390 for 1555 Jubilee Ave

Ladies and Gentlemen,

Protocol requires that all development permits are submitted to the appropriate resident's association prior to submission to council. In this case the S.J.R.A. has not been consulted so this application cannot be heard at this time.

My wife and I live in the south west corner of Harrington House 1745 Leighton Rd, and greatly appreciate looking out onto a small lawn on the north side of 1555 Jubilee Ave. If bicycle storage is built on this lawn, Our enjoyment of our domicile will be reduced as will its value. The site coverage, and open site space bylaws were enacted to provide proper spacing between buildings and apply in this case. The requested variance must not be allowed.

The proposed reduction in parking stalls will lead to more congestion on Jubilee Avenue, especially on Friday evenings and Saturdays which are busy times at Christy's Carriage Pub across from us on Leighton Rd..

Although the proposed cycle storage is in a well lit area, it is off the beaten track, and will be a likely target for cycle thieves

Respectfully submitted,
Don Startin and Florence Cridland
Owners,
#612,
1745 Leighton Rd.,
Victoria B.C., V8R 6R6