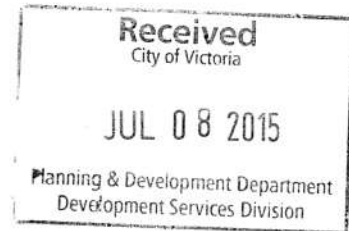


**City of Victoria**  
1 Centennial Square  
Victoria BC  
V8W 1P6



July 3, 2015

**RE: 1555 Jubilee Ave (formerly 1601 Jubilee)**  
**Development Permit with Variances application**  
**No. 000390 Lot A. Section 76, Victoria District, Plan 22024**

Dear City of Victoria,

We received the Notice of Hearing regarding the development permit for the building at 1555 Jubilee Ave. I am not sure if you know the issues with this building even without the variances. Since this new manager has taken over, the street has turned from a quiet residential location to a transient nature. The building located at 1555 or 1601 Jubilee used to be quiet and respectful, now it is an ugly dark color with people moving in and out constantly.

I have a young family that lives in the building beside this one in question, that has been woken in the night by police vehicles and yelling coming from the building at 1555/1601 Jubilee. I believe the last count on people living in the suites were about 80. It is my understanding that the building has only 20 suites, how do so many people live in there? Various resident managers have left the employment and have said that suites are not suites anymore. They are sectioned off into rooms, new walls erected in dining rooms to create another sleeping area with locks on each door, where the people share one bathroom and kitchen. They do not even have a living room. Is this normal?

The permit states there are 34 off street parking spots. When I look over the fence to count, they have only about 20.

I have overheard the manager guy, who yells at the top of his lungs, that he plans to rent these "new suites" out to students with their own room and lock. We have witnessed the 'manager' tossing peoples belongings off the balcony to the ground whilst yelling to the tenant to get the (%\$#@) out. If this is how the building is run with the current suites, we are very concerned that it will only get worse.

I speak for a number of people within the surrounding buildings, that this property has turned into a building that is disrespectful and noisy to say the least. This street used to be quiet and a great place to raise a family. Not so anymore if this manager is allowed to continue this way plus apply for even more suites. It is our understanding that the owner has no issues with the way the manager runs the place.

I have since learnt who this manager is..... the infamous JOHN ASFAR. I have taken the time to google his name and am very concerned that this person may be given the right to turn this street into an even greater noise disturbance during construction and occupancy.

The street cannot accommodate any more off site vehicles if the onsite parking spots are turned into suites.

Please do not give this building the right to expand and cause greater grief on the street. Instead demand the building is run respectfully and returned into a normal living environment.

I would like to recommend that the City pays extra attention to the conditions of the suites within the existing building and the number of occupants.

I have chosen not to sign this in fear of repercussions from the manager. We have seen and heard first-hand how the manager John deals with such issues.

I would also recommend that a police officer is posted to catch this manager - John racing down the short street and texting at the same time. He drives a black Mercedes 550SL.

We appreciate your attention to our pleas.

Thanks for hearing us.

Signed,  
Worried neighbours.  
(About 20 of us)

## Janet Hawkins

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**From:** Jim Walshaw [REDACTED]  
**Sent:** Wednesday, Jul 8, 2015 5:11 PM  
**To:** Public Hearings  
**Subject:** variances app no.000390 1555 jubilee ave

With respect to the proposed five units, and the reduction of sq. area to less than 33m<sup>2</sup>. Note that this area [Jubilee/ Richmond] is already extremely dense and cramming more people into small spaces would set a bad precedent that would potentially allow too many of these units into a neighborhood that is already totally multiple dwelling. 21 multiple dwellings within a 4 block area.

Open space regs, in Victoria are to be encouraged not reduced.

Outside bike storage will be problematic given the amount of theft and night time raiding of exposed areas in this neighborhood. Locks don't seem to be much of a deterrent. The setback

distance from the north side will create an eye sore not only from Harrington House but from Jubilee Ave. as well.

Para 9 of R3-2 is very clear that no other building or structure be erected on the same lot as the multiple dwelling.

Parking in this very dense area both residential and commercial is strained to maximum now. Eliminating 8 parking areas "potentially" for every apartment is a recipe for strife.

With garbage dumpsters occupying street parking for sometimes most of the working day and needless residential parking restrictions in place, it is a difficult area for visitors and clients.

If the requirement for separation is eliminated in this case; if a wall between proposed residences and parking is built there will not be ample room for the parking configuration as it is now,

thus forcing more people out onto the street. It will also encroach on the east side boundary of the complex behind 1555 Jubilee Ave.

This proposal seems to lead one to the conclusion that this owner has no respect, for either his own building or condominium owners who have invested in this neighborhood.

### IT REEKS OF GREED

The owner seems to have a difficult time maintaining any sort of control now.

Also we [the neighborhood] have not seen any engineering or drawing plans for this project. Expecting working people to get to city hall between 8 am & 4:30 to look at a drawing is asking too much.

A schematic should have been included with the mailed out notice. I get the feeling this owner is just trying to short cut the process

Also note that prospective renters will not be paying any property taxes to the city of Victoria

This application for variance should be DENIED.

sincerely Jim Walshaw 1745 Leighton Rd adjacent to 1555 Jubilee Ave