



August 5<sup>th</sup>, 2020

South Jubilee Neighbourhood Association  
Land Use Committee  
landuse@southjubilee.ca

Dear Land Use Committee,

**Re: 1908-1920 Oak Bay Avenue Rezoning - Inclusion of a Rooftop Garden**

As you are aware, at the City of Victoria's Committee of the Whole meeting on July 23<sup>rd</sup>, City Council voted to advance this development application to a public hearing. At that meeting, the City also directed us to consider the potential inclusion of a rooftop garden amenity space in the current development proposal (which contemplates three floors of residential uses above one floor of commercial uses) and consult with the community regarding that change to our development proposal.

Our vision for the rooftop garden amenity space is a place for building residents to grow their own vegetables and herbs. We feel this change would support the goals of sustainability, food security and livability, all of which have become increasingly more relevant considering the impacts of the COVID-19 pandemic. The proposed rooftop garden would be located in the centre of the roof with robust screening to the north to limit overlook on adjacent properties and reduce its visibility from the street.

City staff have strongly recommended the addition of the rooftop garden and support its inclusion because it would be generally consistent with the height envisioned in the City's Official Community Plan.

**Previous Community Consultation**

We began consulting with the community early in the development process in January 2018, and presented our development proposal to the South Jubilee CALUC at a Community Meeting on March 13, 2019. Community consultation has been ongoing since then. We have received a significant amount of feedback and suggestions from the community and have incorporated them into the current development proposal under consideration by the City (a formal rezoning application was made on April 25, 2019). We believe our development proposal is better because of that feedback.

The current plans before the City are generally consistent with the plans we presented at the 2019 Community Meeting.

**Addition of a Rooftop Garden**

We are seeking additional feedback and suggestions today from the South Jubilee neighbourhood in respect of the inclusion of the rooftop garden. This additional consultation is required because there is a change in the measured height of the building. Specifically, to ensure the rooftop garden is accessible to all residents, a stairwell and elevator access must be provided. This results in a 2.15m increase in building height specific to the location of the stairwell and elevator shaft only. We note that the height of the parapet wall (being the top exterior edge of the roof line) will not change.

Because the rooftop garden will be located in the centre of the roof, the visual height of the building will not increase from the street level. Additional landscaping and screening on the rooftop will provide privacy for the neighbours to the north and there will be no material impacts on sun shading.

**Alternate CALUC Process**

The plans dated August 7<sup>th</sup>, 2020 and provided with this letter show the inclusion of the rooftop garden and will be posted on the City's Development Tracker as a substitute for the Community Association Land Use Committee (CALUC) Community Meeting during the COVID-19 pandemic.

We look forward to additional feedback from the community through the online comment form on the City's Development Tracker.

If the community feedback indicates that there is support, we will update our development application to include the rooftop garden.

Yours Truly,

Peter Jawl