

North Jubilee Neighbourhood Association

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Association
1766 Haultain Street
Victoria, BC V8R 2L2

July 14, 2018

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

Dear Mayor Helps and Victoria City Councillors,

Re: REZ 00649, 2424 Richmond Road



North Jubilee Land Use Committee hosted a CALUC meeting on May 29th at the RJH campus, PCC S150, for the above-mentioned proposal. The meeting was co-chaired by Sheena Bellingham and Pat May and the note-taker was Wilma Peters. Earl Large represented the applicant Li Xin (Lisa) Wang. Also in attendance were 7 neighbouring residents as well as 3 members of the North Jubilee Neighbourhood Association and Land Use Committee.

The proposal, located at the corner of Richmond and Emerson, is to change the existing R1-B single-family residential zoning to site-specific zoning allowing strata subdivision. The approximately 7,000 square foot lot would be divided into two lots sharing a common driveway. The applicant wishes to keep and renovate the existing 900 square foot home while building a new two-storey 750 square foot house on slab with 3 bedrooms and 3 bathrooms.

Mr. Large indicated he had canvassed the neighbourhood and received generally positive support for the proposal.

Comments from residents gathered at the community meeting are summarized as follows:

1. Plans presented by Zebra Design were met with approval. Concern about previous problem renters. Neighbour supported home ownership.
2. Improvement to neighbourhood. Concern about previous problem renters in house. Concern regarding noise and length of time for construction.
3. Concern related to height of structure, setback from road, fencing on Richmond.
4. Consider implementation of permeable paving for driveway and/or patio pavers.

CALUC observations: The meeting was short in duration as there were not a great number of attendees other than immediate neighbours who all seemed generally in favour of the proposal. This may be a result of the fact that the applicant intends to retain the original house while adding density in the form of a new home that is respectful of its surroundings. There shouldn't be a significant increase in traffic, an obstruction of someone's view or an invasion of privacy. In addition, these two modest-sized homes will be relatively 'affordable' to young families compared with many other options being considered in our area. The 16 townhomes proposed at the corner of Kings and Richmond (Saanich/Victoria border,

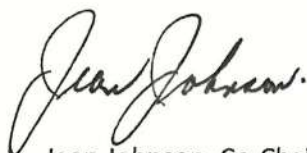
zoning #9486, 11 variances) will not only impact traffic, neighbours' privacy and greenspace, but does nothing to alleviate affordability and thus has resulted in a contentious response from our neighbouring Saanich residents.

Ms. Wang's application at 2424 Richmond Road increases density yet manages to retain a reasonable amount of privately-owned green space, is relatively sympathetic to its adjacent neighbours and should not have a major impact on affordability in our area.

Respectfully submitted,



Sheena Bellingham, Co-Chair
NJNA Land Use Association



Jean Johnson, Co-Chair
NJNA Land Use Association

Cc: Sustainable Planning and Community Development Department of the City of Victoria
City of Victoria Councilor Pam Madoff