



North Jubilee Neighbourhood Association

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Association
1766 Haultain Street
Victoria, BC V8R 2L2

October 22, 2018

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

Dear Mayor Helps and Victoria City Councilors,

Re: 1900/1908/1912 Richmond Road; Milliken Development for Seniors' Facility; Rezoning #:00651

The North Jubilee Land Use Committee hosted a CALUC meeting on April 28th, 2018 at the RJH campus, PCC S150, for the above-mentioned proposal. In attendance at this meeting were the applicant, Milliken Developments, Don Milliken (President), Kate Milliken Binns, James Milliken, Craig Abercrombie of Norr Architects, Engineers, Planners, as well as Councilor Pam Madoff, Senior City Planner Rob Bateman and 47 North and South Jubilee residents including all members of the North Jubilee Neighbourhood Board and Land Use committees. The meeting was chaired by Pat May and the note-taker was Wilma Peters.

The application is for a private-pay seniors' (55+) assisted living, independent living and memory care facility in partnership with Amica Senior Living. The proposal would replace the existing 4-storey building, Fort Royal Medical Centre (35,000 sq. ft. commercial centre) and its adjacent surface parking lot with 2 buildings of 5 storeys each that would house approximately 135 residents. There will be some commercial space on the ground floor (1 unit, 1,109 sq. ft.).

Comments from residents gathered at the community meeting are summarized as follows (developer's responses in *italics*, LUC comments underlined):

- Negative impact on single family dwellings directly adjacent to proposal – privacy and proximity to sudden increase in building scale – 5 stories is too large a scale. Height is a concern as is the impact on the single family homes in the area.
- Traffic increase, routes and nuisance of delivery vehicles on Ashgrove.
- Traffic flow including Ashgrove and Birch – traffic study results?
- Fort and Richmond is a difficult corner for pedestrians and vehicles, made more so with the elderly negotiating with canes, walkers or scooters.
- Traffic congestion at Fort and Richmond with reference to potential development of the Turner building site. How to accommodate local traffic plus construction traffic if both developments receive approval to begin builds within similar time frame? (LUC: REZ 00500-2002-2008 Richmond; 1761-1769 Pembroke Street; 1903-1909-1911 Birch Street. This community would ask that the Engineering Department consult with the neighbourhood in the event these two developments did occur simultaneously.
- Noise increase particularly building's mechanical noise.
- Windows face directly down on neighbours (LUC: effect of light pollution at night?).
- Scale too large – shadowing of neighbouring residential properties.

CALUC observations

There was general agreement that the project, while large, was architecturally pleasing and that the proponent had attempted to reduce impact to the surrounding homes with the inclusion of large-scale and living green privacy fencing which could be adjusted in on-going talks with neighbours. Use of mature trees for planting will eliminate "wait and see how it grows". All balconies and patios are to face Birch Street rather than into backyards of private homes. However, the community will be greatly affected by a development of this size and our residents' concerns must be addressed for the following reasons:

Adjoining neighbours will directly suffer the negative impacts of loss of privacy, increased mechanical noise, light pollution, increase in traffic and parking nuisance and the associated negative economic impact on the re-sale value of their homes.

Close-by neighbours will feel the effects of extra traffic on Ashgrove and Birch which were not designed for this type of access. Noise and light pollution will become an increased irritant.

The OCP denotes this corner as part of a "large urban village" which should consist of "mixed-use buildings that accommodate ground-level commercial, offices, community services" and with a "public realm" "anchored by a full service grocery store or equivalent combination of food retail uses". Section 6, Large Urban Village notes the following place character features: "ground oriented commercial and community services reinforce the sidewalk... one to three storey building facades define the street wall...regularly spaced boulevard and street tree planting, wide sidewalks... off-street parking underground, at the rear or otherwise screened... central public green space or square".

At the time of the community meeting, the developer proposed to fulfill these OCP requirements with a fitness studio. However the proposal would be removing valuable resources, resources currently within walking distance – a Lifelabs, a walk-in clinic and medical practices. The developers state they hope to find new homes for these resources within in the community. When we visualize a "village atmosphere", we imagine a social area where neighbours can gather and talk.

Fort Street provides an important corridor through the Jubilee neighbourhoods, both North and South. DPA 5(3)(f) in the OCP: "Revitalization is needed to ensure sensitive transitions between the RJH expansion including its associated commercial uses and flanking Traditional Residential area. Portions of Fort Street that lie within this designation are also in need of beautification and human-scaled urban design."

4(h)..."ensure sensitive transitions between the Royal Jubilee Hospital site, particularly its commercial uses with adjacent residential area."

Our community is concerned about the intrusion of two five-storey-buildings and increased traffic to the remaining single family houses on Fern, Chestnut, Ashgrove and Pembroke. The Jubilee Neighbourhood Plan recognizes the importance of maintaining a mix of housing in these blocks..."it will be necessary to protect the small areas of single family zoned property which remain".

OCP 6.17... "Consider the use of design and traffic calming techniques in Urban Villages to reduce vehicle travel speed, provide safe access and passage for other road users, and permit the temporary closure of streets for community activities or special events". Our neighbourhood deals daily with current traffic congestion at Fort Street, Birch Street and Richmond Road. Accessing Richmond Road from Birch Street or Pembroke is a challenge.