



North Jubilee Neighbourhood Association

Mayor Helps and Victoria City Councillors
1 Centennial Square
Victoria, B.C., V8W1P6

1766 Haultain Street
Victoria, B.C., V8R2L2
April 10, 2019

Re: REZ 00651 and DVP 00531...1900, 1908 and 1912 Richmond Road

Dear Mayor Helps and Victoria City Councillors:

Due to the revised plans that have been listed on the Development Tracker for this proposed rezoning, the North Jubilee Neighbourhood Association's LUC is now submitting comments in addition to the October 22, 2018 letter submitted following the CALUC meeting.

We have been studying this application using the revised February 20, 2019 plans which we had printed in a larger format, as the plans on the City Development Tracker are not legible on the computer. Due to the expense involved, we have not printed the latest revisions filed last month.

BUILDING DESIGN:

While the applicant is proposing a 5-storey building, the building height will be over 67 feet. This mass will definitely have a huge impact on the surrounding neighbourhood especially the family homes in the area. The design is also long and appears to lack cohesion due to the number of facades, materials and finishes being proposed. It would be preferable for the North facade (facing Northwest) to be refined in order to create lesser impact on the neighbourhood.

TRAFFIC:

Traffic flow drawings indicates vehicles exiting via Ashgrove Street. As bike and pedestrian traffic is connected from Begbie Street past Begbie Green to Ashgrove Street and then to Pembroke Street, we urge that the traffic be in and out from Fort Street, as this would lead to a safer access for both pedestrians and cyclists.

VISITOR PARKING:

There are 11 surface parking spaces for visitors. Are any of the 50 underground parking spaces reserved for visitors?

SOCIAL GATHERING AREA:

"The corner plaza is redesigned to include additional planters and concrete patterning to provide visual interest and encourage social gatherings". The intersection of Fort Street, Birch Street and Richmond Road is extremely busy and pedestrians have to be aware of the longer crosswalks and the right turns from Birch onto Fort Street. While the community welcomes community amenity space, it also questions commercial space and a social gathering area at this location. Another development proposal is also a possibility in the future for the properties at Birch/Pembroke/Richmond which was recently archived REZ00500. Commercial space activities would need to include visitor parking.

HVAC SYSTEM:

As residents in this area have had many problems over the years from mechanical systems currently in place, it has been noted that "measures will be taken to dampen the sound" at this location. The community would appreciate additional information on these proposed measures.

BOWKER CREEK WATERSHED:

This application is within the Bowker Creek Watershed and yet "this application is not proposing permeable hardscaping materials due to the safety of the public and the residents of the building". As NJNA has a commitment to the Watershed, is it not possible to locate permeable materials that are not inconsistent surfaces?

LOCAL NEIGHBOURHOOD PLAN:

Unfortunately, the Jubilee Neighbourhood Plan is not under revision as yet and thus we are once again asked to comment on an application for which we have not yet had the opportunity to discuss with the community the Large Urban Village concept or the transit corridors...e.g. Fort Street, etc. North Jubilee also includes the Royal Jubilee Hospital campus and as it forms a large portion of our community, we are required to take into consideration its future density and thus increased traffic.

We trust that our Mayor and Victoria City Councillors will consider the concerns and suggestions brought forward in this and our earlier letter.

Respectfully submitted,



Jean Johnson, Co-chair

N.J.N.A. Land Use Committee

and on behalf of Sheena Bellingham, Co-chair

cc: Sustainable Planning and Community Development Department of the City of Victoria