

City of Victoria

Her Worship Mayor Helps and Councillors

July 28, 2019

Re: SUPPORT FOR 1900 RICHMOND

We have been dealing with Amica Retirement Homes for the past eighteen months. We placed my mother-in-law in Amica's Sommerset House on Dallas Road. My mother-in-law is a retired school teacher from Vancouver. She has just turned ninety six, and she is physically fine- takes no medication and very seldom sees a doctor, her mental state has become a serious issue. We were aware that she had a mild case of dementia but was still able to manage on her own. Her dementia has been increasing rapidly and we are now having to find a home that specializes in memory care. Much to our disappointment we have not been able to find a care home specializing in dementia care in the city.

With the aging population now upon us and the desirability of Victoria to retire to from across the country the need for dementia care is great and increasing rapidly. The application by Amica and its developer partner to build a retirement home specializing in memory care at 1900 Richmond would help fill a required need .

Both Amica and the developer are experienced in this field and can bring an excellent facility to the city. The location they have chosen in the heart of the hospital district is a great location. As for the operator, Amica, we have found them to be a very good firm to deal with. Their staff is well trained and deal with the residents very professionally. They provide the residents with many programmes to keep them active both physically and mentally.

In closing I would ask that the Mayor and council approve this project as the need for this project is here and now. Putting off this project for further study will only exacerbate an already shortage of dementia care housing.

Thank You

Leo DeVuyst

#6 60 Dallas Rd.

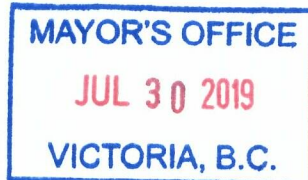
Victoria, B.C. V8V 1A2

Her Worship Mayor Helps and Councillors

1 Centennial Square

Victoria, BC V8W 1P6

Re: SUPPORT FOR 1900 RICHMOND ROAD



As a daughter of a current memory care patient with Amica Somerset I support the development application for 1900 Richmond Road. With the aging population, longer life expectancy and number of dementia patients rising sharply each year we are not equipped to house these patients. Our hospitals are already over crowded and hospital beds are in high demand.

With dementia patients it is of utmost importance that they feel comfortable, cared for and are kept close to their families and communities that they have been a part of and resided in for years. Familiarity being the key for these patients. The location for the proposed memory and assisted living care has these benefits, and is an ideal environment for seniors living.

Amica's trained staff recognize the needs of these patients. They no longer make dementia patients second class citizens by locking them up or putting them in solitary confinement. Amica's designs see that the patient is treated to a "normal life" with security, open space, outdoor seating, programs suited for their needs and they are not left to wander the halls aimlessly and feel isolated. Their families are encouraged to be a part of their life there by making the transition a much smoother experience.

Victoria has an aging population and we need to be pro active in establishing a home for our memory care and assisted living population. In today's Society, both family members are working to survive and looking after an aging parent is no longer possible. What a great feeling of relief to know that the family is able to have the patient well cared for while they maintain their lives.

The developers have clearly taken into consideration the neighborhood with their designs and the proximity to the Royal Jubilee Hospital. I recently had the experience of Respite at Amica Somerset and from first hand experience can say what a warm, friendly, well run home. This establishment would be an asset to the neighborhood and Victoria. I urge city council to accept the 1900 Richmond Road application and consider Memory Care and assisted living needs for the aging population of Victoria.

Mrs. Lori DeVuyst

#6-60 Dallas Road

Victoria, B.C. V8V 1A2

A handwritten signature in blue ink, appearing to read "Lori DeVuyst", written over a horizontal line.

From: [Victoria Mayor and Council](#)
To: [Public Hearings](#)
Subject: FW: 1900 Richmond Project.
Date: July 29, 2019 1:14:07 PM

From: ||||| ||||| [REDACTED]
Sent: July 29, 2019 12:42 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Larry O'Brien [REDACTED]
Subject: 1900 Richmond Project.

Your Worship and Members of Council:

I would like to express my support for the proposed Amica project at 1900 Richmond Road. Our city is in much need of more senior care facilities. Wherever possible the City of Victoria should support such and similar projects. There is not nearly sufficient senior care housing proposed for the city and any such development should not be handicapped by unrealistic demands such as including 20% affordable housing.

The high cost of retirement living residences has already made such services unreachable for far too many people. I am a senior living in a retirement home and I am well aware of the tremendous need.

I urge you to support the 1900 Richmond Road Development.

Yours sincerely,

Larry D. O'Brien
540 Dallas Road
Victoria, B.C.
V8V 4X9

From: [Victoria Mayor and Council](#)
To: [Public Hearings](#)
Subject: FW: Amica Proposal for 1900 Richmond Road
Date: July 30, 2019 3:11:03 PM

From: William Magee [REDACTED]
Sent: July 29, 2019 6:54 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Fwd: Amica Proposal for 1900 Richmond Road

Begin forwarded message:

From: William Magee [REDACTED]
Subject: Amica Proposal for 1900 Richmond Road
Date: July 29, 2019 at 2:52:45 PM PDT
To: Lisa Mayor Helps Helps <lhelps@victoria.ca>

Dear Mayor and Council Members:

It is my opinion that the proposed building by Amica for 1900 Richmond would be a good use of the space when the present bldg. is removed. Amica have done their homework, they know how many of us live within five KM of the project, and how many of us will require round the clock medical supervision in a few years. The building design conforms to LEAD standards. I understand that Amica, not the tax-payer, will be responsible for the costs.

What is there to lose? We don't need another strip mall.

Respectfully submitted,

Mary (Peggy) Magee. 941 Richmond Ave. [REDACTED]



North Jubilee Neighbourhood Association

ATTACHMENT E

North Jubilee Neighbourhood
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".

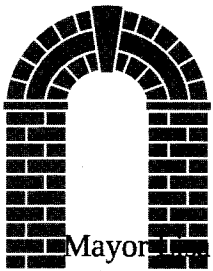
At the time of the community meeting, the developer proposed to fulfill these OCP requirements with a fitness studio. However the proposal would be removing valuable resources, resources currently within walking distance – a Lifelabs, a walk-in clinic and medical practices. The developers state they 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.



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

Date: November 7, 2018

From: South Jubilee Neighbourhood Association residents

To: Mayor and Council
City of Victoria

Re: Proposed 1900 Richmond Redevelopment

1900 Richmond is in North Jubilee Neighbourhood, and borders on South Jubilee Neighbourhood.

As, residents of South Jubilee, we have reviewed the applicant's plans for redevelopment of 1900 Richmond. Our comments, cut and pasted from emails, are on the next page (Appendix...). The comments were collected prior to the October 24 revised plans, submitted by the developer. At this time, though we have not fully digested the revisions, it appears our concerns remain, on large, unaddressed.

Our pros/cons for the proposed 1900 Richmond redevelopment are summarized as follows:

Pros (for planned development)

- Seniors housing
- Density increase

Cons (against planned development)

- Excessive size/density over OCP recommendations
- Poor transition to residential areas
- Doesn't align with numerous OCP objectives for Large Urban Villages
- Minimal commercial space proposed
- Displaces community medical services
- Private and expensive – beyond reach of almost all who live in the neighbourhood

Please take these comments into consideration in your deliberations on the merits of the 1900 Richmond redevelopment application.

Best,

Julie Brown, South Jubilee Neighbourhood
Liz Hoar, South Jubilee Neighbourhood
Gail Anthony, South Jubilee Neighbourhood
Ben Ziegler, South Jubilee Neighbourhood

.cc North Jubilee Neighbourhood Association CALUC

Appendix – South Jubilee Neighbourhood resident commentary re: 1900 Richmond application

Comments from Julie Brown, South Jubilee resident

"They are asking for a lot of density (more than 2.5 FSR) which isn't supported in large urban villages without advancement of 'plan objectives'. And the token commercial space is extremely small - about 1% of the total floor area - and it doesn't even extend the full length of Fort Street. I appreciate that seniors/assisted housing is needed, and I am not outright opposed to the density. However, I think the project could do a much better job of incorporating community needs and services, in light of the fact that the development is displacing numerous community medical services. Aren't medical services a natural fit for this project?"

Comments from Liz Hoar, South Jubilee resident

Too much density:

"Too high - they present the building as 5 storeys but really overall height is more important. The height is 20.72 metres. I looked at 1811 Oak Bay, also pitched as 5 storeys and it's 16.8 metres so 4 metres difference which is huge given the length of this building. I also looked at UVIC's Broad Street project which is 7 storeys with commercial on the main floor and it's 21.57m so less than a metre higher but two more storeys. So I think saying it's 5 storeys is going to mislead a lot of people about how tall this building really is - closer to 6 1/2 storeys if it was a normal commercial/residential building

Too long - I couldn't find lengths of the building anywhere, just overall square footage so I looked at the width of the facing lots on Ashgrove and came up with a lot length of about 380 ft or 116m and the building setback is 2.7 m (north + south) so that means the building is about 113m long if I have everything correct. That's longer than a football field (101metres). Yikes.

This building will loom high over those poor guys living on Ashgrove hardly reflecting the OCP statement about the Jubilee Large Urban Village DPA5 (g) *"Revitalization is needed to ensure sensitive transitions between the Royal Jubilee Hospital expansion including its associated commercial uses and flanking Traditional Residential areas. Portions of Fort Street that lie within this designation are also in need of beautification and human-scaled urban design."*

In the OCP description of a large Urban village it says "One to three storey building facades define the street wall" - I don't see anything like that in this design.

Here's their Calgary facility which, although long, is not so tall, stepping down from 4 storeys to 3 and has some breathing space around it...



Use and exclusivity

Well, I don't have a problem with a seniors' facility but given that this is PRIVATE and EXPENSIVE, it will not likely serve anyone within the adjacent community. So we are losing a medical clinic and assorted medical services that our whole community uses and replacing it with a private facility that most of us will never use. Doesn't meet any of these OCP objectives:

DPA5 item 3. (a) Large Urban Villages are nodes of commercial and community services that primarily support adjacent Traditional and Urban Residential areas, with some also serving nearby General Employment areas.

DPA5 item 4 4. The objectives that justify this designation include:

(a) To accommodate 40% of Victoria's anticipated population growth in the Town Centres and Large Urban Villages to encourage and support a mix of commercial and community services primarily serving the surrounding residential areas.

(b) To revitalize areas of commercial use into complete Large Urban Villages through human-scale design of buildings, streets, squares and other public spaces to increase vibrancy and strengthen commercial viability.

(c) To achieve a high quality of architecture, landscape and urban design in all Large Urban Villages to enhance their appearance and identify villages as important neighbourhood centres.

(d) To achieve a unique character and sense of place in the design of each Large Urban Village, with consideration for potential new landmarks.

(e) To establish gateways along prominent corridors to signal and celebrate arrival into the City and neighbourhoods within Humber Green Village, Jubilee Village and Stadacona Village.

(f) To design all Large Urban Villages in a manner that encourages pedestrian and cycling use and enhances the experience of pedestrians and cyclists.

(h) To revitalize Jubilee Village through beautification of East Fort Street, urban design that integrates and improves the experience of pedestrians and cyclists throughout the village, and ensure sensitive transitions between the Royal Jubilee Hospital site, particularly its commercial uses with adjacent residential areas.

Commercial space

1200 sq ft. - Sounds like another coffee shop to me. How many of those do we need? But we do need more doctors and to at least be able to keep the medical clinics we have. The whole region is chronically short of medical services. The current medical clinic apparently leases 3500 sq ft. and they are having trouble finding new space so what does that mean? They move out of the city? I don't see how this project benefits either North or South Jubilee."

Comments from Gail Anthony, South Jubilee resident

"The project has asked for numerous variances to increase its footprint and height. There is no room left for any green space. If they do get approval from the City Planning Department and Council, at the very least I would like to see the developer required, as an example, to create and maintain an urban garden rest area with seating for seniors and hospital staff in the small parklike area on the NE corner of Richmond and Fort."

Comments from Ben Ziegler, South Jubilee resident

"I support any movement to mixed-use, mixed-income neighbourhoods (including ours) – unfortunately, this application shows no movement at all in that direction. Few Jubilee seniors wanting to downsize will be able to afford a place in the new development, and will likely have to leave the neighbourhood, and local relationships they've developed, over time.

Aside: there is an irony to me in how Oak Bay United Church (Oak Bay) is proposing a new 90+ unit development on their site, comprised of mostly affordable units, while the 1900 Richmond application (Victoria) proposes a high-end seniors complex... How many of tenants of the OB Church development will be Victorians, and 1900 Richmond tenants be from Oak Bay?"