

Pamela Martin

From: Victoria Mayor and Council
Sent: August 1, 2019 11:18 AM
To: Public Hearings
Subject: FW: 1900 Richmond Road REZ 00651

From: sheena bellingham <[REDACTED]>
Sent: August 1, 2019 9:55 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: NJNA Community <njnacommunity@gmail.com>
Subject: 1900 Richmond Road REZ 00651

Mayor and Council,

I am writing as a resident North Jubilee.

Canada is barely acknowledging an enormous problem that will soon be impossible to ignore. Where to house our seniors. The problem is big because we are getting better at keeping seniors alive longer. BC's public system has no policy for housing couples together – so after 60 years of marriage, a couple would be split up in the public system. Buildings in Victoria, for a couple, one of whom has dementia - Sunrise, Parkwood Court, Berwick House, Amica on Beacon Hill cost approximately \$13,000 per month (\$156,000 per year).

This problem doesn't affect only the super-wealthy . Any senior couple, with a high-needs individual in the mix, who would like to stay together have limited options. An elderly couple can sell their house, say for \$600,000, and live at the "Maison Victoria" as long as they make sure to die in about 4 years, before they run out of money. The good news for Maison Victoria is that this is probably close to statistically correct.

Governments need a complete re-think of where we are going from here. One of the letters of support, talks about Dr. Atul Gawande's book, which in my opinion, advocates for a rather more radical approach to seniors' living than what is described in this project. He is talking about farms, gardening, chickens, greenspace, pets allowed where the nursing staff help in their care - lifestyle enhancement rather than just upscale dining and Butchart Gardens tours. Gawande is talking about quality of life and what we do with this extra quantity of life our doctors can now bestow upon us.

I know this is a bigger problem than one City Council can solve. But please consider what you are taking away from our neighbourhood and the depth of the problem that will not be solved by the addition of one "Maison Victoria" for the wealthy or a \$1,000,000 donation to the Victoria Housing Reserve Fund. Please resolve to relocate the Lifelabs and walkin clinic within our neighbourhood or endeavour to ask for the funds that can make that happen.

Sincerely,
Sheena Bellingham

Pamela Martin

From: Victoria Mayor and Council
Sent: August 1, 2019 12:15 PM
To: Public Hearings
Subject: FW: 1900, 1908 and 1912 Richmond Road...REZ00651 and DVP00531...Public Hearing, August 1, 2019

From: Jean Johnson <[REDACTED]>
Sent: August 1, 2019 11:48 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1900, 1908 and 1912 Richmond Road...REZ00651 and DVP00531...Public Hearing, August 1, 2019

Mayor Helps and City Councillors:

As a North Jubilee resident and a senior, I am contacting you today to voice my thoughts and concerns regarding this development proposal. It is unfortunate that this application has come forward prior to the Jubilee Neighbourhood Plan being updated and prior to the establishment of a Seniors' Task Force, as then there would be current information on which my neighbourhood could base its decision making. I find it difficult to point out the negative aspects of this proposal, as it is almost like attacking "Mom and apple pie".

However, it is for a building over 67 feet in height and thus does not protect the single family homes in the area...notably Ashgrove Street. Our community is hoping that the displaced medical clinic and Life Labs will find homes nearby. The property at 2002 Richmond Road formerly housed a grocery store, coffee shop, barber shop, etc. which assisted in fostering a sense of community. Currently, this has all been lost. The current Jubilee Neighbourhood Plan states "recognize the significant impact of the Royal Jubilee Hospital on the surrounding neighbourhood". This is perhaps not a land issue when considering this development, but the hospital campus forms a large portion of our neighbourhood and leads to extra traffic from staff, patients, visitors, deliveries, etc.

I am aware of many of the problems facing seniors...personally and as a caregiver for my parents and in-laws for close to 20 years. It is a very complex problem and there are not any easy solutions. This proposal will meet the needs of seniors with incomes that make these rentals affordable...the unknown is when the price range becomes unaffordable to many Victoria residents.

Respectfully submitted,
Jean Johnson

Pamela Martin

From: Victoria Mayor and Council
Sent: July 31, 2019 3:39 PM
To: Public Hearings
Subject: FW: 1900-1912 Richmond Road: Rezoning Application No. 00651 and Development Permit Application No. 000531

-----Original Message-----

From: [REDACTED] <[REDACTED]>
Sent: July 31, 2019 3:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1900-1912 Richmond Road: Rezoning Application No. 00651 and Development Permit Application No. 000531

July 31, 2019

City Hall, City of Victoria
1 Centennial Square, Victoria BC
V8W 1P6

Attention: Mayor Lisa Helps and Councillors

I'm writing in support of the proposed rezoning and development permit application for 1900 Richmond. Amica, as the owner and operator of 2 senior care facilities in Victoria and 1 in Saanich, proposes to build a 137 unit senior care facility at 1900 Richmond in partnership with Milliken Real Estate Corporation.

The approval process for rezoning and development largely focuses on the building and impact on the surrounding neighbourhood. The conversion of a parking lot to rental housing without the need for extensive resident parking seems like a great improvement to the neighbourhood and the best use of that portion of the property. However, I wish to focus on the social dimensions of this project.

My parents currently live in an Amica care home in Victoria and receive consistently high quality of care. The prospect of this kind of quality care being made available to more seniors in Victoria is welcome. Unlike many older care homes, the proposed care home is specifically designed to eventually provide the full range of care ranging from independent living, assisted care as well as secure care for seniors challenged by dementia which is in critically short supply in Victoria. Consequently, couples with differing needs can continue live together. Importantly, this also enables our seniors to "age in place" without the need to move as their needs increase.

As demand outstrips supply, and land values escalate, market rental rates for all types of housing are increasingly out of reach for people. This is creating a major social problem across most large Canadian urban centres. I strongly support government policies that increase the supply of rental housing. Ensuring growth of supply of rental units for seniors, both public (subsidized) and private (market), is an important part of addressing this issue. This will also open up more spaces for seniors currently clogging up beds in hospitals at great cost as they wait for placement in a more appropriate community facility.

Given the growing demand of our aging population we need more rental units for seniors. I urge council to support this rezoning and development permit application. Our senior citizens deserve more opportunities to age in place. We will all appreciate this one day.

Ben Kangasniemi
324 Stannard Avenue
Victoria, BC
V8S3M4

Pamela Martin

From: Victoria Mayor and Council
Sent: August 1, 2019 8:52 AM
To: Public Hearings
Subject: FW: Public Hearing on 1900 Richmond Road Development Application

-----Original Message-----

From: Paul Wickens <[REDACTED]>
Sent: July 31, 2019 8:12 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Public Hearing on 1900 Richmond Road Development Application

Hello Mayor and Council of Victoria,

My name is Paul Wickens-Jobling and I live in Oak Bay. I am 71 years old and retired. I was a financial analyst and auditor for government. I retired at age 55 and worked with several not-for-profit organizations; namely Lions Club for 17 years, Board member of Greater Victoria Housing Society for 10 years, Chairman of the Board of Seniors Serving Seniors for 5 years. I am familiar with the needs of seniors.

I am writing to you as I am not able to attend the public hearing scheduled for tomorrow. I am writing to you to express my opinion regarding this application.

You know, of course, the demographics of our society and the needs of our community. You should also know this application in detail as it has been back and forth several times.

I should mention that losing Oak Bay Lodge as well as other facilities soon coming to the end of their life will limit accommodation for seniors. We NEED replacement facilities for seniors regardless they be not-for-profit or otherwise. We NEED senior facilities that provide memory care. We NEED senior facilities that provide community. We NEED more of these development applications. We NEED your support!

We should consider this application a "protected bike lane for seniors".

Thank you,

Paul Wickens-Jobling
676 Oliver Street

Pamela Martin

From: Soren Henrich <[REDACTED]>
Sent: August 1, 2019 2:47 PM
To: Public Hearings; Marc Cittone; Victoria Mayor and Council;
[REDACTED]; Rob Bateman; NJNA Community
Subject: Rezoning No.19-060 / 1900-1912 Richmond Road

Dear Mayor and Council,

This property is part of the Bowker Creek watershed. The City of Victoria has endorsed the [Bowker Creek Blueprint](#), a guiding document for managing and restoring the watershed and creek. Appropriate measures for developers are summarized in the [Bowker Creek Developer's Guide](#).

Please direct Staff to ask the applicant: **"How will the goals of the Bowker Creek Blueprint be incorporated into this proposal?"** My emailed question to the applicant have gone unanswered.

As indicated in the applicant's letter dated May 17, 2018, the following sustainability features are being **explored** with this application (emphasis mine):

- photovoltaic panels, solar-read systems and passive solar systems
- green roof applications
- mechanical and electrical efficiencies
- building envelope systems and thermal performance
- storm water retention
- indigenous, low-water landscaping
- decreased construction waste

Please note the applicant will merely **'explore'** sustainability features, but makes no commitment to them in their proposal.

From the list quoted above, the items most relevant to Victoria's commitment to the Bowker Creek watershed may be "storm water retention" and "indigenous low-water landscaping". We hope in particular that any design accepted for development at 1900 Richmond Road will contain strong measures for "storm water retention."

Further, the applicant's Reply to Comments include:

- [on street frontage that illustrates the distinct change in architectural character.](#)
Please identify the hardscaping materials, and identify if permeable. The proposal i Bowker Creek watershed, so storm water and waste water retention should be con: identified.
[This application is not proposing permeable hardscaping materials due to the safety and residents of the building. Permeable materials are often inconsistent surfaces t falling hazards for the targeted demographic of this building.](#)

I don't know why 'waste water retention' was included in the comment, as I understand 'waste water' means sewage. However, the developer says permeable paving is a 'falling hazard'. I would like to know what is meant by this. If they mean 'tripping hazard,' this is the first I've heard of such a claim. I suppose when installed correctly, permeable paving is as safe as any other walkway surface.

The Oct. 25th 2018 letter from the Friends of Bowker Creek Society to the City Planner, Rob Bateman, and Milliken Developments reads:

"Fulfilling the Bowker Creek Blueprint's 100-year action plan to restore the Bowker Creek watershed most essentially demands "storm water retention" at all developments in the watershed. The term covers various measures for slowing and cleaning stormwater on its way to the creek. Rather than channeling the water immediately into storm drains, the Bowker Creek Developer's Guidelines list several stormwater management features such as:

- Harvesting and storing rainwater to supply the property with its landscape watering needs
- Raingarden landscaping to hold stormwater while it sinks into the ground
- Infiltration basins and tree wells also to get stormwater into the ground, while providing water for trees
- Plant and maintain trees
- Pervious pavement
- Green roofs

The measures listed here are becoming increasingly common features in developments in the Bowker Creek watershed. Beautiful examples are easy to find. Friends of Bowker Creek hopes to see a strong mixture of these measures in any successful proposal for development at a large property such as 1900 Richmond Road.

We hope that the current proposal for development includes features that advance Victoria's watershed rehabilitation commitment, and we trust that the City will require such features in any successful proposal."

Will the City of Victoria make a commitment to fulfill the goals of the *Bowker Creek Blueprint* when considering applications for redevelopment and rezoning?

Respectfully,

Soren Henrich
Victoria Resident