

Richard Elliott

From: Calum Ramsay [REDACTED]
Sent: June 23, 2020 12:34 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: 1224 Richardson St. Development - Letter of Support
Attachments: 1224 Richardson St. Letter of Support - City of Victoria.pdf

To the Mayor and Council,

My name is Calum Ramsay. I currently rent at 103-100 Saghalie Rd, and I'd like to own one of the new units proposed for 1224 Richardson St.

The addition of 24 affordable, walk-up single and double bedroom homes will greatly improve the local area, as well as boosting the supply of affordable housing in Victoria. The location – close to downtown, Cook St. village, bike lanes, and transit – will increase the density and vitality of the area, while maintaining its current form and character.

Personally, the most important factor is proposed prices – at \$420 000 for a 2-bedroom home, my partner and I will be able to afford our own place in Victoria. I've attached a copy of this letter in PDF form to this email.

Please support this new endeavor, and help us out by improving availability of affordable housing in Victoria,

Respectfully submitted,

Calum Ramsay

City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

ATTN: Mayor & Council

Also emailed to: mayorandcouncil@victoria.ca, ajohnston@victoria.ca

Re: Development Proposal for 1224 Richardson St.

To the Mayor and Council,

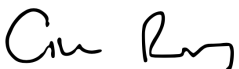
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Personally, the most important factor is proposed prices – at \$420 000 for a 2-bedroom home, my partner and I will be able to afford our own place in Victoria.

Please support this new endeavor, and help us out by improving availability of affordable housing in Victoria,

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Calum Ramsay'.

Calum Ramsay

Richard Elliott

From: staft [REDACTED]
Sent: June 23, 2020 11:03 AM
To: Victoria Mayor and Council; Alec Johnston
Subject: Development Proposal for 1224 Richardson St.
Attachments: Letter.Vic.Council.pdf

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

Attention: Mayor & Council

Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

As a senior and current home owner in Fairfield (1355 Carnsew Street) , I am intrigued and optimistic about the addition of a more affordable option for seniors in our neighborhood. I currently use Car Share, do not own a car, and ride cycles (and motorcycles) in part to support a green lifestyle.

This development looks to be both affordable and functional for a senior such as myself wishing to downsize. I would gladly move into a 450sq ft living space, without the added headache of yard upkeep and possibly to add a more social living environment.

While I guess I would prefer a more acoustically isolated structure than the currently proposed wood structure walk ups [concrete floors and walls assure better privacy and noise isolation], I might still be amenable to one of these units if I could be assured of peace and privacy. That said, I firmly believe well designed tiny living spaces are the way to go for both the young and old alike. The area is ideally suited to walk anywhere vital in Victoria in under half an hour.

Please support this development and increase the stock of affordable to buy homes in Victoria.

Sincerely,

John Stauff (M.B.A. B.A.Sc . Retired]

Richard Elliott

From: Ryan Jabs [REDACTED]
Sent: June 23, 2020 2:22 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Support for housing proposal at 1224 Richardson

Dear Mayor and Council:

My name is Ryan Jabs. I live at 1560 Oakland Ave. and am a small developer that focuses on proposing more missing middle housing in core Victoria.

I am supportive of the housing being proposed for 1224 Richardson, as it fits well within the fabric of the neighbourhood and will provide homes for people who want to work and live in the city.

In my view, this proposal aligns with city values as it offers gentle density in a neighbourhood that needs more homes, as well as relatively affordable home ownership in a neighbourhood that has become unaffordable to many. It will also cater – and, in fact, encourage – people who don't need or don't want to own or use a car to live a car free lifestyle by being in a walkable neighbourhood, with great bicycle amenities and with a car share vehicle on site.

There are relatively few of these types of missing middle projects being proposed in the city, as they often take more time and effort to be approved – and cost more per home to develop – compared to some of the large-scale developments that are proposed for the city.

However, these types of homes are more likely to foster strong community and family values compared to much larger multi-family buildings, as people within these buildings are more likely to recognize and get to know and support each other and their neighbours (regular eye contact is key!).

I am looking forward to the outcome of this proposal, as I consider how I can also provide more of this type of housing in the city.

Thank you for taking the time to read this letter.

Sincerely,

Ryan Jabs | President, Community Builder
Lapis Homes | [REDACTED] www.lapishomes.com
[REDACTED]



Richard Elliott

From: Julian West [REDACTED]
Sent: June 24, 2020 7:16 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

My name is Julian West. I am a small-scale developer and the Founder of Urban Thrive. I believe projects like the one proposed for 1224 Richardson Street are exactly what we need to become a thriving, sustainable city and I strongly urge you to endorse this project.

First, it's important to realize that housing policy is also climate policy. Every new home in the City of Victoria reduces the demand new suburbs in the Westshore and beyond – preserving forested lands, reducing car-dependency, commute times and transportation carbon emissions, to name just a few social benefits. There may be 13 municipalities in the region, but we are strongly interconnected and share one atmosphere.

Low-rise, wood-frame buildings like 1224 Richardson also have a dramatically lower carbon footprint (in construction and operation) compared to energy-intensive concrete & steel high-rises and sprawled single-detached suburban dwellings. This is by far the best type of housing we can build to reduce carbon emissions.

1224 Richardson welcomes households to the City of Victoria who would otherwise struggle to find realistic options, because of its affordability and unique neighbourhood-scale form. After all, there are a lot of people who don't want to live in a downtown high-rise and can't afford a single-family home.

Despite what some people may say, this type of housing also enhances neighbourhood fabric. Diverse housing types brings diverse people. Car-lite/car-free households are much more likely to shop locally and support local businesses. The additional tax revenue enables better maintenance of public infrastructure and amenities. Better, more-frequent transit service becomes more economically viable. The list goes on.

If Victoria is to achieve its housing and climate goals, we need to share our neighbourhoods and offer housing in all shapes and sizes. 1224 Richardson is exactly the type of development we need to achieve these goals and I sincerely hope you support this project.

Gratefully,

Julian West | [REDACTED]
www.UrbanThrive.ca

Richard Elliott

From: Colin Jerome [REDACTED]
Sent: June 29, 2020 9:06 PM
To: Victoria Mayor and Council; Alec Johnston
Subject: Proposed development at 1224 Richardson St

Dear Mayor and Council,

We are writing in support of the proposed development at 1224 Richardson Street. We live in Ladysmith, BC but are considering moving to Victoria if we can afford to purchase a home. We would like to buy one of the units at 1224 Richardson Street.

The proposed development of 3 Dockland-Style homes divided into 24 affordable, walk-up, 1 and 2 bedroom units enhances the neighbourhood and improves the stock of affordable housing available to purchase in Victoria.

With easy access to downtown and Cook St Village, bicycle and bus routes, this is an ideal location to gently increase the density and vitality of the neighbourhood, while respecting its current form and character.

Most importantly, at the proposed prices: \$330,000 for 1 bedroom units and \$420,000 for a 2 bedroom unit, we will be able to buy a home in Victoria.

Please support this development and increase the stock of affordable homes in Victoria.

Sincerely,
Colin and Marie Jerome

Richard Elliott

From: christine knussmann <cknussmann@gmail.com>
Sent: June 29, 2020 3:08 PM
To: Victoria Mayor and Council
Cc: Alec Johnston
Subject: Re: Development Proposal for 1224 Richardson St.

Dear Mayor & Council,

I currently live at Linden Ave. and I would like to live in one of the units proposed for 1224 Richardson St. The proposed development, of 3 Rockland-style homes divided up into 24 affordable, walk-up, 1 and 2 bedroom units, enhances the neighborhood and improves the stock of affordable housing available to purchase in Victoria.

With easy access to downtown and Cook Street Village, bicycle and bus routes, this is an ideal location to gently increase the density and vitality of the neighbourhood, while respecting its current form and character.

I have been living in this neighborhood for over 15 years and would like to purchase my own place in the near future. At the proposed prices: \$330,000 for a 1 bedroom unit this would be the ONLY place, amongst the new developments in this neighborhood, I could afford.

Please support this development and increase the stock of affordable homes to buy in Victoria and help me to have a chance to stay in my beloved neighborhood.

Yours sincerely,

Christine

Richard Elliott

From: Douglas Curran [REDACTED]
Sent: June 29, 2020 10:52 PM
To: Victoria Mayor and Council
Subject: RE: ASH Proposal for 124 Richardson Street / July 2 Council Meeting
Attachments: RE-1224 Richardson ASH proposal.docx

Please see attached letter, regarding the development proposal for 1224 Richardson.

cheers, Douglas Curran

Douglas Curran
1161 Burdett Avenue
Victoria, BC Canada V8V 3H3

[REDACTED]

dougcurran.photography
[REDACTED]

Douglas Curran – Photographer
1161 Burdett Avenue, Victoria BC, Canada V8V 3H3

June 27, 2020

Mayor and Council
City of Victoria
City Hall
1 Centennial Square
V8W 1P6

RE: 124 Richardson ASH proposal

Mayor and council,

I am writing in support of the development of 1224 Richardso St. as a development of 3 houseplex structures for this location.

As a Fairfield community resident, I was engaged in the In-fill housing process for Fairfield, looking for viable responses to housing needs in this near downtown section of the city.

As has been long recognized, residents of this community are looking for workable designs that offer an expanded choice in housing forms, beyond the traditional single-family homes, while still preserving the scale and design elements of that traditional form.

The ASH concept (affordable, sustainable housing) is a lower cost concept that addresses many of the concerns we explored through our community working group and also through the Cook Street pop-up information centre. More directly, in the immediate neighbourhood of Rockland and Burdett Avenues, the ASH concept houseplexes of this scale were widely supported as a preferred choice to accommodate the budgets of first-time buyers, while reinforcing the scale and form most representative of this traditional part of Fairfield.

I urge Council to look carefully at the core aspects of this project and recognize the multiple ways in which this project answers Council's own ambitions for expanded housing within an affordable and innovative cost structure for infill housing in the traditional neighbourhood.

Regards, Douglas Curran

1161 Burdett Avenue



Richard Elliott

From: Denton Pendergast [REDACTED]
Sent: June 29, 2020 12:51 PM
To: Victoria Mayor and Council
Subject: In support of Richardson project
Attachments: Richardson support letter.docx

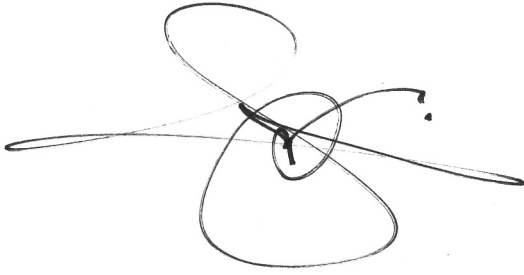
28 June, 2020

Mayor and Council,

I've been following the development and rezoning of 1224 Richardson with a great deal of interest. It would seem to me that the project is a perfect use, not only for the land configuration but for providing what seems to be reasonably priced home ownership for a number of families and individuals.

I hope the Mayor and council grasp this opportunity to move such meretricious project forward, both in and within itself, and as a new housing option for our forward thinking city.

Respectfully

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the left.

Denton Pendergast
406, 890 Academy Close
Victoria, V8V 2Y1

Lisa Helps (Mayor)

From: Joel Bryan [REDACTED]
Sent: June 29, 2020 3:57 PM
To: Lisa Helps (Mayor)
Cc: Harry Newton
Subject: 1224 Richardson development support

Good Day,

I am writing today to voice my support for the proposed development at 1224 Richardson.

My family and I live on nearby Cornwall Street and commute to work and school by bike, foot and car almost daily past the proposed site.

The development seems to meet city plans for both density and affordable housing and would be a welcome addition to the neighbourhood where additional affordable units are very much needed.

Cheers,
Joel Bryan
631 Cornwall St,
Victoria, BC

Richard Elliott

From: Michael Richardson [REDACTED]
Sent: June 29, 2020 7:37 PM
To: Victoria Mayor and Council
Subject: 1224 Richardson

Mayor and Council,

I am writing in support of the rezoning and building of the multi-unit housing development at 1224 Richardson.

It shows imaginative use of this oddly shaped piece of land in Fairfield. The proposed units fit within the surrounding streetscape and would be a welcome addition to the neighbourhood. The fact that it meets an affordability level is enough to 'seal the deal'.

M. Richardson
150 Wellington Avenue
Victoria, BC.

Sent from my iPad

Richard Elliott

From: Rosa Harris [REDACTED]
Sent: June 29, 2020 8:52 AM
To: Victoria Mayor and Council; Gene Miller
Subject: In support of 1224 richardson proposal

To Mayor Helps and Victoria City Council

As a longstanding resident of the city, I want to put my full support behind the proposed development project at 1224 Richardson and the rezoning required to realize it.

A denser city is a more vibrant and functional city – provided such density is undertaken with respect. I believe that’s the case in this instance. The prospective buildings are clearly designed to maintain the character of the neighbourhood. Just as important, erecting them would increase the stock of much-needed affordable housing in the city.

This well-thought-out enterprise, which makes clever and appropriate use of land, could serve as a template for future such undertakings in other neighbourhoods. Victoria needs to execute fresh ideas like this one.

Sincerely,

Rosa Harris
206-649 Bay Street
Victoria
V8T 5H8

Richard Elliott

From: Steve Woolrich [REDACTED]
Sent: June 29, 2020 4:35 PM
To: Victoria Mayor and Council
Subject: LETTER OF SUPPORT | DEVELOPMENT PROPOSAL | 1224 RICHARDSON STREET
Attachments: Letter of Support 1224 Richardson.pdf

Importance: High

Good Day,

Please find my Letter of Support for this exciting project attached.

Sincerely,

Steve



Steve Woolrich | Principal
People • Place • Connection



@RethinkUrban | rethinkurban.com

The world we shape is the world we touch - with our words, our actions, our dreams.” - Ken Nerburn



RETHINK **URBAN**

PEOPLE **PLACE CONNECTION**

June 29, 2020

To Mayor and Council,

I'm writing to strongly support the proposed development and rezoning at 1224 Richardson Street.

As neighbourhoods throughout Victoria continue to explore new developments that will support affordable housing and well thought out designs that bridge the many concerns around density, this project meets the needs of the Rockfield/Fairfield area.

For over two decades I've been directly involved in reviewing land use applications, bylaws and designs, as they relate to community safety and wellbeing. This particular housing concept provides our city with a viable alternative worth considering. I feel it's imperative that people live in neighbourhoods that are healthy and safe, and don't compromise the character of their surroundings. This project is compelling, and strikes a great balance.

Sincerely,

Steve Woolrich



Richard Elliott

From: Lucas De Amaral
Sent: June 30, 2020 9:26 AM
To: Richard Elliott
Subject: Fw: 1224 Richardson St letter of support

From: Erin Fisher [REDACTED]
Sent: June 29, 2020 5:46 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: 1224 Richardson St letter of support

Hello Mayor Lisa Helps and city council,

I'm a supporter of what you've done for lower income housing rentals and condo developments in the city, as well as the bike lanes and help for the homeless population throughout the pandemic.

I've been a music instructor at the Victoria Conservatory of Music for the last sixteen years, and during that time have found renting or buying in the city increasingly difficult.

Harry Newton is currently my landlord, and the buildings he's developed on Pemberton rd have stood out from everywhere else in terms of quality. I've been living in 1016 Pemberton for the last 8 years, and would very much like to see 1224 Richardson and developments like it go forward.

Thank you for your time,

Erin Fisher

--

Erin Fisher
Victoria, BC, Canada

[REDACTED]

Richard Elliott

From: Gene Miller [REDACTED]
Sent: June 30, 2020 8:07 AM
To: Victoria Mayor and Council
Subject: 1224 Richardson
Attachments: Street View[1].jpg; Building B - North[1].jpg; Aerial[1].jpg; Building B[1].jpg; Building A[1].jpg

Dear Lisa,

Your Committee of the Whole agenda this Thursday (tomorrow) includes a land use item regarding 1224 Richardson Street: a proposal requiring rezoning.

The planner's report recommends that the proposal advance to public hearing, and in support of that outcome I want to bring a few of the project features to your attention.

The proposal is to develop a 55x360ft. lot as three new multi-suite 'houseplexes' with a total of 24 one- and two-bedroom apartment homes and surface parking, a Modo share-car, and secure bike parking. Each unit will have its own front door, meaning a stronger sense of home and no space (or cost) wasted in lobbies or corridors.

At the developer's initiative, in support of the case for housing affordability, these units will be offered for sale at a significant 10% below average comparable market prices. To avoid speculation, a buyer who sells in less than three years will be obliged to return half of any profits to the City of Victoria's housing affordability fund.

The buildings have been designed to fit—not fight—with the existing homes in the immediate area, and the property will be heavily landscaped. Vehicular access has been designed to utilize the 120 ft. of public lane beside the property (off Richardson), and not the balance of the lane which is privately and cooperatively owned.

We believe this proposal will offer affordable home ownership largely to move-up homebuyers (liberating rental units), and will provide the city with an innovative and significant study model for increasing density in neighbourhoods without damaging character. (See attached images.)

We hope this proposal merits your support.

Best,

Gene Miller











Richard Elliott

From: Norma Butterfield [REDACTED]
Sent: June 29, 2020 9:00 PM
To: Victoria Mayor and Council
Subject: Rezoning of 1224 Richardson
Attachments: Mayor anc Council Richardson 1.pdf

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson (There is a signed copy of my letter in the attachment below).

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

I like the design and the idea of having 24 affordable homes, each with their own front door, while respecting and enhancing the character of the Rockland/Fairfield neighbourhood. This type of housing is needed in this area and other parts of our city.

It is a sensible and considerate way to add to the density of this beautiful area. I also like the proposed covenant regarding the sale of the homes prior to the first three years.

I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

Richard Elliott

From: Norma Butterfield [REDACTED]
Sent: June 29, 2020 9:08 PM
To: Victoria Mayor and Council
Subject: Rezoning proposal for 1224 Richardson
Attachments: Mayor anc Council Richardson 2.pdf

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson (There is a signed copy of my letter in the attachment below).

I sent this email to you a few moments ago but the attachment I sent was blank. Here is the correct attachment.

I want to voice my support of the proposed development and rezoning at 1224 Richardson.

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Thank you,

Norma

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9

June 29, 2020

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson

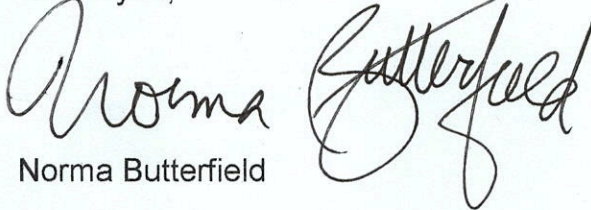
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Thank you,

A handwritten signature in black ink that reads "Norma Butterfield". The signature is written in a cursive style with a large, looping "N" and "B".

Norma Butterfield

1201-21 Dallas Road,
Victoria, BC
V8V 4Z9