



**North Jubilee
Neighbourhood
Association**

Mayor Lisa Helps and Victoria City Councilors
1 Centennial Square
Victoria, B.C., V8W 1P6

c/o 1766 Haultain Street
Victoria, B.C., V8R2L2
January 30, 2020

Re: REZ 00722-2440/2448 Richmond Road

Dear Mayor Helps and Victoria City Councilors:

The North Jubilee Neighbourhood Association facilitated a CALUC meeting on November 5, 2019 at which the proposed development at 2440/2448 Richmond Road was presented by Cam Pringle, Cadillac Homes to members of the community. This meeting was well-attended with 41 residents participating. The applicant distributed a package of documents which included project data; project location; proposed views; site plan; and exterior and interior photos to everyone present. Since the meeting the applicant has also delivered a full set of plans and shadow studies to our Land Use Committee.

Most North Jubilee residents are aware of the densification of Shelbourne Street in our neighbourhood, but many residents are resistant to Shelbourne density taking place on Richmond Road. From Fort Street to Newton, the majority are single family homes which are a good fit for this narrow road which is a heavy traffic generator with much of it being due to the entrance of the RJH campus at Richmond and Bay. At this site there is a City setback and mature trees will be retained both of which are appreciated by NJ neighbours.

It is our understanding that the applicant is working with the Adanac neighbour who voiced concerns at the CALUC meeting with loss of privacy, etc. Providing a transition from multi-units to single family dwellings is particularly important to the neighbourhood, as the character of our community needs to be protected along with new development. This is especially critical, as our streets are one block long between Fort Street and Begbie Street and between Richmond Road and Shelbourne Street.

As this site is within the Bowker Creek Watershed, the aim should be an environmentally friendly surface. Could the asphalt pavement shown on the site plan be replaced by porous asphalt pavement?

Further information re this meeting is included in the attached Community Meeting Feedback Form and the notes taken at the meeting.

Respectfully submitted,

Jean Johnson, NJNA Land Use Committee Co-chair
cc: Development Services
Cam Pringle, Cadillac Homes



Community Meeting Feedback Form

This form is intended to help establish a more standardized approach to recording feedback from the Community Meeting. The CALUC may either complete this form and submit it to the City or ensure that the same content is reflected in a letter provided in lieu of this form.

Location of proposed development (address):

2440 124th Richmond Road

COMMUNITY MEETING DETAILS

Date: NOVEMBER 5, 2019

Location of Meeting (address): ROOM 150, ROYAL JUBILEE HOSPITAL, PATIENT CARE CENTER

Meeting facilitated by (please name the Community Association and Use Committee (CALUC)): NORTH JUBILEE NEIGHBOURHOOD ASSOCIATION.

Approximate total number of people in attendance: 40

Meeting Chair (please name): JEAN JOHNSON ASSISTED BY RUSS REYNOLDS.

Note Taker (please name): DANA BRANDT

CALUC Chair or designate signature: J. Johnson Date: JAN. 30, 2020

APPLICANT REPRESENTED BY:
CAM PRINCLE, CADILLAC HOMES

**North Jubilee Neighbourhood Association
CALUC Meeting
November 5, 2019**

Location: RJH Room S150, Patient Care Center, 1952 Bay Street

Start time: 7:00 pm

End time: 8:20 pm

Application address: 2440 & 2448 Richmond Road

Developer/applicant: Cadillac Developments

Developer representatives: Cam Pringle, Travis Lee

NJNA Chair: Jean Johnson

NJNA Co-chair: Russ Reynolds

of attendees: 41

Opening remarks by Jean Johnson – respectful discussion requested; comments to be directed at the application, not applicants. Everyone will be given the opportunity to speak; ask questions or comment.

(Written package of materials distributed by Cadillac reps to attendees. This package included project data; project location; proposed views; site plan; exterior and interior photos.

Presentation by Cam Pringle of Cadillac Developments:

The two sites on Richmond Road have been purchased. We are presenting an application to the City to rezone these properties. We have completed a similar 11 unit building at 2732 Doncaster. This site will focus on workforce housing for new home owners 'fresh out of their parents' basements' – new, first time renter's homes.

The two buildings will have 21 – 27% site coverage. Fully furnished – 11 bachelor units each. 3 storey walk up, no elevators. For rent only.

One building is more traditional in appearance, second building is more mid-century, yet both blended together with same overall feel. Front (Richmond) will have extensive landscaping including fencing along property line as well as along side street (Adanac). 2 amenity spaces for picnic tables and barbecues.

Building A will have 1 adaptable unit that in future can be wheelchair accessible. The size of the unit will accommodate wheelchair use. Specific changes will be made to make it adaptable (kitchen modifications to lower height of counters) if wheelchair tenant rents the unit.

There is a City-required 4.8 m buffer zone along Richmond Road for potential future bike lane widening. Distance between Richmond Road to building face is almost 9 metres. Mature trees on Adanac will remain. Behind building is room for 18 parking stalls total, including 2 visitor parking spaces. Building is close to Foul Bay and Fort St amenities.

Property is within Bowker Creek watershed. Applicant is familiar with working around creeks, etc. and is working to ensure watershed will not be affected by the development.

Common resident questions and concerns:

Q. Multiple residents voiced their frustration with the amount of ongoing construction projects in the area and how it is impacting their quality of life in the neighbourhood.

Q. Multiple residents were concerned about construction vehicles taking up parking on Adanac as well as general street congestion.

A. Developer assured that if project is approved they will build parking lot first for use of construction vehicles during rest of build.

Q. Multiple residents were concerned about overflow parking on Adanac from tenants and visitors of the building.

A. Developer is confident tenants will use the building's parking.

Q. Multiple residents were concerned about the project's impact regarding sunlight and shadowing on surrounding properties and in general that the City's requirements re shadow studies are inadequate.

Q. Multiple residents were concerned about stormwater runoff that would end up in storm cellars and creek rather than ground absorbed.

A. Developer responded that this will not be a problem as the amount of water would be no more than current amounts and water will be as clean as existing. Permeable pavement will be used on patio and parking areas. Oil separators under asphalt areas.

Specific questions and concerns:

Q. Direct neighbours to proposal - young couple with children - recently bought parents' home on Adanac. Concerned about loss of sunlight on garden, privacy loss and childrens' safety re large number of transient renters moving into neighbouring yard. Other residents also voiced concerns re increased noise and loss of privacy.

Q. Currently all housing between Bay and Lansdowne is single family dwellings. Concerned that project sets precedent and leads to debilitation of neighbourhood.

Q. What is the setback of existing houses compared to proposed units?

A. Relatively the same distance because of City's required setback.

Q. Will any existing trees be removed?

A. No trees will be removed; additional trees will be planted.

Q. What is the square footage of each unit? Rental rate?

A. Average is 360 sq ft per unit. Starting at \$1100/month. May change by time of project completion.

Q. Description of project seems to be focus on younger tenants. Does project have an age restriction?

A. No.

Q. How many people expected to occupy each unit?

A. Designed for couples and singles.

Q. Is there a condition in the development that limits the rent?

A. No, they are not subsidized. The Developer will retain ownership.

Q. When will the project start?

A. Estimated 14 months to get permit; 7 months to build.

Q. Is there a reason the parking exit is off Adanac?

A. City requirement for future expansion. Also, safer to exit onto Adanac. Will add sidewalk to Adanac. Additional road improvements.

Q. What is the reason for the amount of parking?

A. Design meets City of Victoria current parking requirements.

Q. Does this project require blasting?

A. No.

Q. What provisions are there for bicycle storage?

A. Each building has a bicycle room with 11 bicycle stalls and 4 visitor biking stalls. Also indoor garbage and recycling room.

Q. What age demographic approximately are these buildings directed to?

A. Late 20's to early 30's.

Q. Will the rent include parking?

A. No. Parking is additional \$50/month.

Q. Will empty parking be rented to non-tenants?

A. No. Tenants cannot rent out their space.

Q. Will there be a screening process for tenants?

A. Cadillac is the professional property manager for the buildings. There will be a screening process.