

## Richard Elliott

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**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](mailto:mayorandcouncil@victoria.ca), [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)

Re: Development Proposal for 1224 Richardson St.

To the Mayor and Council,

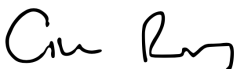
My name is Calum Ramsay. I currently rent at 103-100 Saghalie Rd, and I'd like to own one of the new units proposed for 1224 Richardson St.

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.

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

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**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

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**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](http://www.lapishomes.com)  
[REDACTED]



## Richard Elliott

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**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](http://www.UrbanThrive.ca)

## Richard Elliott

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**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

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**From:** christine knussmann [REDACTED]  
**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

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**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

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**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

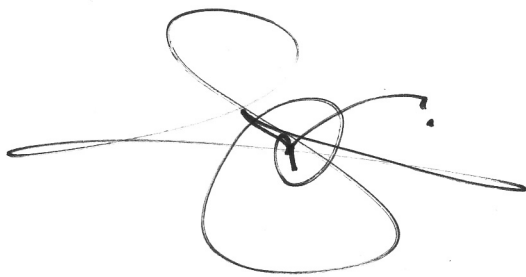
Mayor and Council,

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, featuring a large, stylized 'D' and 'P' that are intertwined. The signature is fluid and cursive, with a small dot at the end of the final stroke.

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

## **Lisa Helps (Mayor)**

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**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

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**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

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**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

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**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](https://rethinkurban.com)

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



## 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

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**From:** Bill Edmunds Donna Mears [REDACTED]  
**Sent:** June 30, 2020 4:52 PM  
**To:** Victoria Mayor and Council  
**Subject:** Fwd: 1224 Richardson Proposal

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Please include my email for the Council of the Whole meeting Thursday July 2.

thank you  
donna Mears

----- Forwarded message -----

**From:** Bill Edmunds Donna Mears [REDACTED]  
**Date:** Tue, Jun 30, 2020 at 4:45 PM  
**Subject:** 1224 Richardson Proposal  
**To:** <[mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)>  
**Cc:** BILL&DONNA [REDACTED]

To the Mayor and Councillors of the City of Victoria:

I am the owner of one of the properties which border on 1224 Richardson. I wanted to share my perspective of the proposed development you will be reviewing on Thursday July 2.

I feel the proposed 24 units are too many for this location. My concerns include; congestion with the high number of apartments to be located on the property, access, and height of the proposed buildings.

Replacing the existing duplex with 24 units does not feel like a gentle densification approach for our community. The decisions made with this proposal will set the tone for future developments not simply this one property. I would like to borrow comments from Mr. Stemp (developer) on the vision for our neighbourhood. The following is taken from his letter to councillors in 2016 regarding a proposed development on Burdett St.

*"The Vision for Fairfield in the citywide context, as stated in the OCP indicates that the majority of the multi-family housing stock be located in the western portion of the neighborhood. Fairfield is bound by Douglas Street to the West and St Charles to the east with Cook Street forming the natural boundary between East and West. 1120-28 Burdett is located on the East side of Cook Street and is therefore not in the area envisioned for any significant portion of multi-family housing stock in the community"*

I agree with Mr Stemp's viewpoint as stated above regarding a proposed development across the street from his home. As well, Richardson St is not a major corridor and therefore not a good location for a proposal of 24 small units. This is primarily an area of traditional homes. We have many developments of small units close to the downtown core on major corridors which I feel is more appropriate for our community.

Access is a concern, this is a narrow long lot. The private lane which borders on the west side of the property gives it a sense of openness which is deceiving. It is for the most part a land locked property. The unusual strata-titled lane serves as driveways for the bordering properties. If in 1905, Linden Ave had been developed in the traditional manner with

driveways off of the street, the properties would all have their backyard fences against the property line providing a clear visual identification of the property and its lack of access.

The marketing of the development is to buyers who do not own cars. This changes the vehicle traffic from personal size vehicles to larger trucks delivering shopping via the online route. During COVID-19 many people relied on these services and I noted with the increased demand the trucks also increased in size. Adding to this would be private garbage and recycling trucks not the city programs that currently serve the residents of the property. Other services such as repairs and maintenance that utilize larger vehicles would also be required regularly for the residents. All of these large vehicles would be accessing the property off the public portion of a lane. More units translates to more traffic, 24 units would create a lot of congestion to this area.

It is also my understanding there is a request to have the structures 3 stories high. I would ask this not to be granted. The development should not take away such valuable assets to surrounding homes such as light and privacy. Fairfield is a mix of homes built over a long period of time. There are some older properties which are tall and stately but this is not the norm or the average home in Fairfield.

I thank you for considering my viewpoint in your decision regarding the proposed development. The new homes which will be built on this location are not just for now they are for a very long time and impact our community. The experience of COVID-19 has given many of us a new appreciation for where we live. I do not feel 24 small units is the right project. I do not feel it is a gentle densification of the area. I would like to see fewer units of a more liveable size than the current 24 proposed. We would like to welcome true neighbours.

Respectfully yours,  
Donna Mears and William Edmunds  
715 Linden Ave



## Richard Elliott

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**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

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Erin Fisher  
Victoria, BC, Canada

[REDACTED]

## Richard Elliott

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**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

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**From:** Tamsin McIntosh [REDACTED]  
**Sent:** July 1, 2020 9:11 AM  
**To:** Victoria Mayor and Council  
**Subject:** 1224 Richardson

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

To Mayor and Council,

I am writing about my concerns about the proposed development , that I understand is coming before the C.O.W. this Thursday. With the pandemic the lack of access for fire, ambulance, deliveries and even social distancing has become a bigger safety issue.

> I have several concerns about the proposed development at 1224 Richardson Avenue.

> The developers are not working with the neighbors, and are going ahead after being turned down by your Advisory Design Group. It seems that by calling the development "affordable", they believe this development will pass council, even though this is a huge jump in density for profit. I am totally supportive of affordable housing, but this proposed development does not meet the community's needs. We are just a few blocks from an elementary school and a Community Centre. We have more affordable small units already on the market. We really need some family housing.

>  
>

> This is essentially a panhandle development, with the two back buildings having no street access. I am told by City planners that it is not a panhandle because it is not wide enough to qualify. With a lane way house, or panhandle lot there are extra restrictions, designed to protect neighbors from a big building looking into and shading our back yards. This development dwarfs my neighbors properties to the East. The developers drawings are shown from an angle that makes them appear to fit in. Please hold them to the set backs and height restrictions in R1A, as other properties that actually have street access are held to this zoning.

> The back two buildings have no street access and the building at the back has no vehicle access for fire, ambulance or deliveries.

> The lane at the back is a PRIVATE DRIVE owned by the houses to the south. I own 721 Linden, and I own the lane at the back of my property.

> 1224 Richardson has always had it's own driveway, but that is not in the new plans. My neighbours have never minded the foot and bicycle traffic,

> but are tired of getting blocked, and have voted to put up PRIVATE LANE and NO PARKING signs.

The lane is not wide enough for cars to pass, and this development creates a number of dangerous situations such as having to back out onto Richardson, driving onto a pedestrian sidewalk and limited visibility at both ends. It will be even more dangerous for the proposed bike lane. Closing the lane to through traffic would solve some of the problems, but would also create some.

> I invite you to come out, and will happily walk the lane and show you our concerns. Please give me a call or email with the time you would like to come, and I will do my best to meet you or have a neighbor meet you.

>



> Tamsin McIntosh  
> 721 Linden Ave  
> Victoria B.C. V8V4G8



## Richard Elliott

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**From:** Amanda Mills [REDACTED]  
**Sent:** July 2, 2020 4:53 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1224 Richardson St. re-zoning

**Importance:** High

Mayor and Council,

We are writing in support of the proposed development at 1224 Richardson St. and the re-zoning application.

We are long time residents of Rockland, and walk past this site daily.

We support this application to add density to Rockland/Fairfield and to bring affordable housing alternatives to the neighbourhood. This proposal fits, design-wise into the character of the surrounding properties, and in income mix into a desirable, established residential neighbourhood. The City of Victoria needs more affordable housing and this concept could be an important initial step.

Sincerely,

Amanda Mills and Giles Bixler

1302 Purcell Place,  
Victoria, BC V8S 1Y7

July 2, 2020

## Richard Elliott

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**From:** Tim Karr [REDACTED]  
**Sent:** July 7, 2020 8:25 PM  
**To:** Victoria Mayor and Council  
**Subject:** Rezoning and Development application 1224 Richardson St.

Dear City Council,

As current Rockland residents, we would like to share with you our concerns about the proposed development at 1224 Richardson Street:

- Family friendliness:

The units as per proposed plans are extremely small and the proposed 2-bedroom condos are smaller than our 1-bedroom suite. We do not see how this would work for a family with one, let alone multiple children. With it being hard to find 3-bedroom apartments or condos in Victoria to start with, disappointingly, there are no 3-bedroom units in the proposed plans that would cater to families with children.

- Accessibility:

As someone with mobility issues, we noticed that the proposed development is not accessible as it looks like all units require stairs to enter. The very small units make it harder to install accessibility equipment after purchase.

Parking is an issue which is not in close proximity to the entrances, which would make it very hard to bring purchases into the home. This would also be true for families that would most likely use a car to make bigger grocery purchases. The far building on the lot does not have any direct access for delivery people or first responders.

- Environment:

The plan states the project is not following any third-party green building standards. We believe that all new buildings in Victoria should be built according to approved environmental standards to reduce greenhouse gas emissions, to reduce waste and to preserve resources. While we do appreciate the idea of reducing traffic in the city, the reality is that many people (including people with disabilities and families) still need cars to get around. Projects that just fast forward decades - where we might be less reliant on cars – and based on that reduce the amount of parking spots available, is not a good idea. This just leads to more emissions as people drive around the blocks to find parking close to where they live. This will lead to small residential streets being burdened with more traffic and parked cars. This effectively puts the burden of traffic and parking on the neighbourhood and City and away from the developers. It should be the developers' responsibility to provide enough parking, ideally with hook-ups for charging electric cars.

- Neighbourhood:

The proposed buildings do not fit well into the neighbourhood. The buildings are too tall for a predominantly single-family house neighbourhood. We would also fear that the lane would be dangerous for pedestrians and cyclists with increased vehicle usage.

We disagree that the project “encourage(s) diversity of housing types within the Fairfield/Rockland neighbourhood” as per project plan seeing there are multiple new condo/apartment buildings in the area. We would rather like to see affordable townhomes on the lot that fit in with the neighbourhood, offer family and disability friendly units with green space for children to play and with a parking spot per home and access to charging for electric cars.

With the issues noted above, we feel that the proposed development is primarily targeting well-off professional people without children, making the City of Victoria less diverse as people with low to medium income, families and persons with disabilities are driven away from the City centre.

While we do understand the need for densification, it should not come at the expense of livability of our communities and the City as a whole and most definitely not at the expense of families and disabled members of this community.

Thank you for considering our concerns.

Regards,

Tim

**Pamela Martin**

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**From:** ron [REDACTED]  
**Sent:** July 7, 2020 1:17 PM  
**To:** Public Hearings  
**Subject:** 1224 Richardson St

Good day,

As we live at 1232 Richardson, next door to this proposed development, we would like to raise our concerns.

This proposal will now be presented to you without addressing any of the concerns. That is, over height, overly dense, minimal parking.

We would have no problem with half that many units in smaller buildings but as it stands now we will be subject to a wall of three story windows the full length of our property.

There is no solution presented for the protected tree on the 1232 lot which over stands the proposed building "C".

There will be no vehicle access to building "C"  
Regards,

Maureen and Ronald Pugh

1232 Richardson Street

## Richard Elliott

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**From:** Patty Grant [REDACTED]  
**Sent:** July 11, 2020 10:54 AM  
**To:** Geoff Young (Councillor)  
**Cc:** Victoria Mayor and Council  
**Subject:** 1224 Richardson

Dear Geoff,

Thank you very much for being a voice of reason on Victoria Council.

I would like to express my concern for the density of the proposed project at 1224 Richardson. 24 units is not gentle density and is not appropriate for this lot.

Thank you,

Patty Grant

645 Linden Avenue (corner of Richardson)

Sent from my iPad

**Richard Elliott**

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

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

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

Norma Butterfield

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



June 29, 2020

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson

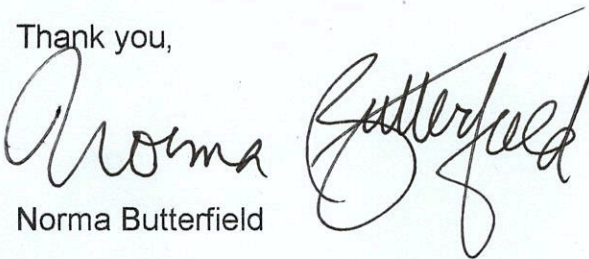
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I think this is an important housing idea and design that the city can consider for other areas.

Thank you,

A handwritten signature in black ink, reading "Norma Butterfield". The signature is written in a cursive, flowing style. The first name "Norma" is on the left, and "Butterfield" is on the right, with a large, stylized loop at the end of the last name.

Norma Butterfield

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

**From:** Jack Sandor

**Sent:** July 1, 2020 2:13 AM

**To:** Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>

**Subject:** Support for 1224 Richardson development

Hi, and thanks for reading. I live at 1692 Warren Gardens, and am writing today to make my feelings known on the proposed development at 1224 Richardson.

Regarding the development, it is exactly the kind of gentle density that the city ought to be supporting outside of the downtown core. It makes much more efficient use of the land, and is much less wasteful than typical single-family zoning. My only complaint would be that it includes any car parking at all. A massive portion of the city's existing housing stock provides parking, there is absolutely no reason to require that new developments provide parking, *especially* when this particular proposal is so close to downtown, is serviced by transit, and will soon be on a AAA bike route.

Jack Sandor

Dear Mayor & Council,

I currently live on Dalewood Lane in the Broadmead area and I would like to live in one of the units proposed for 1224 Richardson St..

I am a young, local highschool teacher and appreciate the idea of affordable condos downtown as I currently rent but an opportunity like this would allow me to become a homeowner close to the downtown core.

I did my undergrad in Environmental Science and appreciate the green considerations that have been outlined in this development plan. The location allows for great bike-ability and access to public transit.

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

Sincerely,  
Colin Johnson

**MARK HORNELL**

1026 Clare Street  
Victoria, BC Canada V8S 4B6  
Email: [REDACTED]

December 21, 2020

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

Email to: [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca) ; [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)

Your Worship Mayor Helps and Members of Council,

**Re: Development Proposal for 1224 Richardson St. – REZ00705**

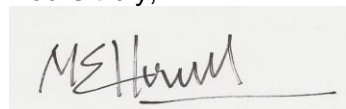
I live at 1026 Clare Street in the Gonzales Neighbourhood and I am writing to express my support for the proposed development at 1224 Richardson Street. The proposal to construct 24 affordable walk-up 1 and 2 bedroom units, cleverly designed to read as three stately Craftsman-style homes, is precisely the kind of careful and sensitive new infill development Victoria needs to address the dearth of “missing middle” housing in our city. Moreover, this proposal is consistent with the intent of the Traditional Residential designation in the Official Community Plan, to provide more scope for low-rise, multi-unit residential up to three stories in height in our existing residential areas.

The site is a rare triple size lot, 55 feet wide by 330 feet long, located along a primary east west route through the southeast quadrant of the city, the proposed location of the next AAA cycle route in the coming year. This is within an easy 15 minute walk both of Downtown and Cook Street Village and provides an excellent location to permit an almost invisible increase in density and housing diversity in a form that respects the historic building and landscape character of Rockland and the immediately adjacent areas of Fairfield.

This proposal is precisely the type of thoughtful development intervention we need in Victoria’s traditional neighbourhoods, adding desperately needed affordable housing while also enhancing the character of the existing area and streetscape. This project will provide housing forms at an affordable cost that should allow young people to stay in the neighbourhood they grew up in, retirees to down size in the area they have called home, and renters to become home owners without having to move to the suburbs. I fail to see a downside to this proposed project.

In closing, I believe that the proposed development at 1224 Richardson Street is precisely the kind of missing middle housing that Council is seeking more of in Victoria, and for which simplified approval processes with fast track timelines are warranted. In this light, I would encourage Council to move quickly to approve this project, which has been in the approval process since June 2019.

Yours truly,



Mark Hornell

# **Letter to Victoria City Mayor and Council** **In Support of the Proposed Development at 1224 Richardson Street:** **Affordable Sustainable Homes 'ASH'**

**Victoria Mayor Helps and City Councilors**

Updated: January 15 2021

**Attention Your Worship, Mayor Helps, and Victoria Councilors,**

- I write in strong support for the proposed re-zoning and development at 1224 Richardson Street.
- The planning and design for this proposal has been thoughtful and painstaking, and has been informed and guided with City input through a long period of consultation and refinement.

## **A Site Long Needing an Improved Use:**

- I have known this site well for much of my life – having regularly passed through the adjacent lane / driveway in my early teenage years of employment as a bicycle delivery guy for the old Fairfield Pharmacy, and through later routine bicycle journeys to Central Junior High and Vic High through the late 1960s.
- It is dumbfounding that, after fifty years, this property remains so neglected.

## **Opportunities for New Housing:**

- We are all highly aware nowadays of the needs in Victoria for diverse new housing;
- Offered are a variety of types of new residences, including dedication of needed rental units;
- This proposal may be considered as a model example of 'missing-middle housing';
- Similar types of new 'infill housing', can help to reach for a more accommodating future for Victoria.

## **Planning for Connecting Transportation:**

- Planning to provide for various transportation modes has been aligned to City policy;
- Adjacency to transit routes, pedestrian links, a strong relationship to the City cycling network;
- Moderated parking with a shared vehicle quotient, and very ample bicycle facilities;
- Secure bicycle enclosures, bike visitor, and bike maintenance areas to serve for years to come.

## **Twenty-four Affordable Homes, Multiple-House, Gentle Density:**

- Diversity of modest-scale housing units, in small multiple 'houses' suits this long narrow property;
- Provides a 'gentle density', which complements nearby single family residences;
- New multiple units are in accordance with existing multiple units in larger nearby houses.

## **A Compatible Design Idiom:**

- The diverse character of Victoria's neighbourhoods benefit from architectural variety;
- In this case, design in an Arts and Crafts style recalls surrounding Edwardian homes.

## **A Well-Landscaped Setting:**

- Evident care with the landscape setting of the project will provide a finishing grace note;
- Attention to a refined program of site lighting can also help this to create a welcoming place.

## **Sustainability – not just energy conservation, but attachment to a home:**

- Energy efficiency, healthy air quality, long adaptive life spans - expected in sustainable new buildings;
- There is however another key measure of sustainability – that is: social attachment to a place;
- The nature of this project offers to continue, and to enhance that sustainable attachment to place, which is so evident in Victoria's surrounding neighbourhoods.

**A fine example - which lifts the case for new infill housing in many areas of the City:**

- New infill housing proposals such as this conscientious project are greatly needed to gradually accommodate and welcome new residents throughout Victoria.

**Please support this project**

- I commend this project for offering not just gentle new housing, on a small scale, but in a larger sense, offering measured assurances of possibilities for a better tomorrow, step by step for our gradually maturing and growing City.

Thank you kindly for your attention and for your consideration of support for this laudable new housing proposal.

Chris Gower, Architect / Urban Design Planner



January 15, 2021


To Victoria City Mayor and Council:

I am writing to express my full support for the proposed re-zoning and development of 1224 Richardson Street.

This proposal exhibits the kind of forward-thinking design for which Victoria should be known – even more so now that refinements have been made to the original application. The development in question would provide sustainable, reasonably-priced ‘missing-middle’ housing for rental and purchase in a city that desperately needs it.

Most impressively, the design, which takes the surrounding neighbourhood in context, encourages and invites community. This comes through in every detail – in landscaping, in the planned car sharing arrangement and in its bike-friendly facilities, to name just some examples.

I highly recommend that the city give this project the green light. Victoria will be better for development such as this.

Rosa Harris  
206-649 Bay Street  
Victoria  
V8T 5H8  




PEOPLE PLACE CONNECTION

JANUARY 18<sup>TH</sup>, 2021

To: Mayor Helps and Council  
Re: 1224 Richardson Street

I'm writing this letter to support this development proposal being presented on **January 28<sup>th</sup>, 2021**

After carefully reviewing the plans for this site, and knowing our current challenges around the availability of affordable housing in Victoria it's practical and well-thought out. It supports gentle density, and has many good design elements included.

During the past twenty years I have consulted on hundreds of land use applications, and construction projects. Working closely with developers, planners, architects and engineering firms has allowed me to hone my skills. My review of the plans for 1224 Richardson Street were more from a community safety and well-being perspective, and this development supports various Crime Prevention through Environmental Design principles. It also supports many of the concepts outlined in British Columbia's Healthy Built Environment Toolkit.

I welcome more projects such as this in our beautiful city, and encourage all of you to support this application.

Sincerely,

Steve Woolrich





**Madison Heiser**

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**From:** Victoria Mayor and Council  
**Sent:** Tuesday, January 19, 2021 9:49 AM  
**To:** Public Hearings  
**Subject:** FW: Rezoning of 1224 Richardson

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**From:** Norma Butterfield [REDACTED]  
**Sent:** January 14, 2021 1:28 PM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Rezoning of 1224 Richardson

To Mayor and Council,

Re: Rezoning proposal 1224 Richardson.

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 fact that 4 units are secured at below market rates in perpetuity.

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

Thank you,

***Norma Butterfield***

Norma Butterfield

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



Linda E. Ross Property Management Inc.

January 20, 2021

**Attention:** *Victoria Mayor Lisa Helps and City of Victoria Councillors*

**Re:** *Proposed Development at 1224 Richardson Street*

I am writing in support of the proposed development at 1224 Richardson Street. I am writing as a long term resident of Greater Victoria and have lived in the Fairfield area as well as James Bay, and Esquimalt. I am also writing as a long term provider of affordable housing in our great city. I have always preferred smaller scale developments and have built some in James Bay, throughout the CRD, throughout B.C. and throughout Canada. The scale of the Richardson development is amenable to creating a sense of community as well as a sense of ownership and privacy. When I was a single mother looking for suitable housing, I would have jumped at the chance to rent or own one of these units – close to amenities, transportation, walking areas, and access to bike lanes as well as bike storage areas.

The architectural design would be an excellent addition to the ambience of the existing neighbourhood.

Along the continuum of housing needs, this project will play an important role in filling in some of the gaps that our City is experiencing. I whole heartedly embrace this project and hope that our Mayor and Council do the same.

Respectfully,

Linda Ross



Michael Alston  
407 David Street,  
Victoria, B.C.

January 20, 2021

City of Victoria  
Attention: Mayor & Council  
1 Centennial Square,  
Victoria, B.C. V8W 1P6

Re: Proposed Development at 1224 Richardson Street, Victoria

*Upon review of the above noted housing development proposal I am delighted with the concept and fully support the approval for the project to proceed.*

*The size, shape, style and exterior finishes of the buildings are thoughtfully conceived to blend into the existing Rockland neighbourhood of character older homes.*

*The densification is eased by the careful placement of the buildings on the lot allowing for green space at the street front and between the buildings. The landscaping design softens the mass of the buildings.*

*The compact, open plan layouts of the residential units are ideal for first time buyers or retirees on limited fixed budgets.*

*The on-site parking provided should be adequate given the location. All downtown amenities are close by and easily within walking or cycling distance. With an electric bike, the whole downtown is within a ten-minute commute. I suggest electrical recharging outlets be installed in the bike storage area.*

*The City of Victoria is one of the least affordable places to live in Canada. This housing proposal provides a contrast to the expensive new developments built in the core area.*

*Regards,*

Michael Alston

## Madison Heiser

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**From:** CINDY RICHARDSON [REDACTED]  
**Sent:** Thursday, January 21, 2021 10:04 AM  
**To:** Public Hearings  
**Subject:** 1224 Richardson Street, Amendment Bylaw No. 1244 No. 21.013

I wish to submit my objection to this zoning variance with respect to the reduction in vehicle parking at this site.

I am aware that the overall goal is to minimize car ownership and usage but this parking space reduction is too severe. Your notice of January 15, 2021 does not remind us of the fact that there will be *twenty-four* units in this development so I believe that ten parking spots for the occupants, their visitors, caretakers as well as condos with two occupants/two cars, will leave us with no available parking on Richardson Street. Rockland Ave. parking is minimal so that leaves our side streets which already serve many houses that are completely dependent on street parking as they do not have driveways.

So once the ten spots are full, where will they park??

Please include this objection in the hearing.

Cindy Richardson  
1242 Richardson Street  
Victoria

## Madison Heiser

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**From:** Victoria Mayor and Council  
**Sent:** Thursday, January 21, 2021 11:20 AM  
**To:** Public Hearings  
**Subject:** FW: Letter from Martin Segger Regarding the development proposal for 1224 Richardson St. Rezoning Summary, Public Hearing January 28, 2021

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**From:** Martin Segger [REDACTED]  
**Sent:** January 21, 2021 11:07 AM  
**To:** Victoria Mayor and Council <mayorandcouncil@victoria.ca>  
**Subject:** Re: Letter from Martin Segger Regarding the development proposal for 1224 Richardson St. Rezoning Summary, Public Hearing January 28, 2021

Dear Mayor and Council:

This is to support the current development proposal for the triple-lot property: 24 affordable homes (4 secured at below current market) at 1224 Richardson

This is indeed an good example of sympathetic infill which is generated out of Fairfield's unique suburban scale and character. The design also respects the Fairfield's Edwardian Arts-and-Crafts heritage. At the same time it will ease in a "gentle density" with supporting amenities to address issues such as pedestrian access, transportation and increased traffic.

Developments such as this secure the sustainability of Fairfield's domestic architectural idiom while meeting contemporary requirements of the new codes for energy efficiency, seismic resilience, health and life-safety.

I believe it will also generate an enthusiastic reception by the neighbourhood community. I live within a 10 minute walk of the proposed development.

Sincerely,  
Martin Segger  
1760 Patly Place  
Victoria, V8V 2V9  
[REDACTED]