

Madison Heiser

From: Brett A Hayward [REDACTED]
Sent: Tuesday, January 26, 2021 3:14 PM
To: Public Hearings
Subject: 1224 Richardson development

Hello

This concerns the public hearing for the property at 1224 Richardson, by Harbinger Properties Inc.

I am in favour of the development.

This development incorporates houses instead of an apartment block, which densifies the area without overwhelming it.

There will be affordable elements to the development, which is a welcome addition to Victoria's inventory.

It's proximity to the Cook Street Village is a real benefit, both for the future residents and for the merchants of the Village.

I noted that the parking lot is small, for only 10 cars, and this is a bonus as well, because many lower income people do not have cars, and the Green trend for Canada and Victoria is to have less cars and more people on bicycles or walking.

So I believe that this empty lot will be well utilized by building these three multi-unit houses.

Sincerely,

Brett Hayward

1271 McKenzie St, Victoria, BC V8V 2W6

Madison Heiser

From: ron [REDACTED]
Sent: Tuesday, January 26, 2021 8:04 PM
To: Public Hearings
Subject: Re:1224 Richardson Street

We wish to protest this ghastly proposed overbuild next door to us.

It presents a wall of windows three stories high completely overlooking the full length of our property that we will be unable to move outside, or even inside our house without being under constant observation. It is twice what the property could reasonably carry to fit in to the neighborhood as a beneficial addition.

Should this proposal be approved our taxes will remain high, yet the value of our property will be reduced to such an extent as to be unsalable.

We would have no concerns with half the number of units, in two story buildings. Thus the 10 parking stalls for 12 units would not be considered a problem.

No mention is made of the protected, over sized tree, on our property, that they wish to remove for building number three clearance.

Maureen and Ronald Pugh

1232 Richardson Street

Madison Heiser

From: Victoria Mayor and Council
Sent: Wednesday, January 27, 2021 10:59 AM
To: Public Hearings
Subject: Fw: 1224 Richardson

From: Shirley Hunter [REDACTED]
Sent: January 26, 2021 3:27 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1224 Richardson

I am writing in support of the development proposed for 1224 Richardson. The design fits in beautifully with the neighbourhood, providing significant new suites while keeping a low house-like profile. We need this "middle housing" badly in Victoria, to balance the high density on one hand and single family housing on the other. Kudos to the developers for thinking a little outside the box. I hope we will see more of this type of infill housing and especially the inclusion of the affordable suites.

I do note as well, the extensive landscaping, which is always a welcome component.

I can be reached at [REDACTED] if any questions arise from my comments.

yours very truly Shirley Hunter



SHARON KEEN

ANTHROPOLOGY
CULTURAL ECOLOGY

#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3

Tuesday, January 26, 2021

VICTORIA CITY COUNCIL
#1 CENTENNIAL SQUARE
VICTORIA, B.C.
V8W 1P6

PUBLIC HEARING, THUR. JANUARY 26 FOR 1224 RICHARDSON STREET:

SAY NO TO THIS THIRD READING OF REZONING AMENDMENT
BYLAW (NO. 1244) - NO. 21-013.

* KEEP THE EXISTING ZONE: THIS IS A "LANEWAY" &
SHOULD BE PROTECTED WITH A COVENANT.

THE GREEN SPACES OF ADJOINING BACKYARDS
ALONG THE LANEWAY SHOULD BE PROTECTED:

THE "FOOTPRINT" OF ONE HOUSE NEEDS TO STAY,
AND ONLY ALLOW ONE "LANEWAY" DWELLING TO BE
BUILT. CARS ARE NOT NEEDED BEYOND CURRENT
NUMBERS. SEE ATTACHED 1981 MAP, AND LAND USE SOURCE.

- THIS "REZONING" / "UP-ZONING" PROPOSAL IS AGAINST
THE O.C.P. FOR FAIRFIELD; IT'S NOT GENTLE
DENSIFICATION. AND, WORST OF ALL, IT WILL BE
A PRECEDENT TO NOT PROTECT OTHER LANEWAYS
IN FAIRFIELD AND ROCKLAND NEIGHBOURHOODS.

THE CUMULATIVE HARMS OF SINGLE-FAMILY HOUSES
IN FAIRFIELD IS NOT BEING CONSIDERED: LOSSES.

- THESE PUBLIC HEARINGS (ARAGON TOO) SHOULD NOT
BE TAKING PLACE AT ALL DURING "LOCKDOWN": MANY
DO NOT HAVE ACCESS TO "DEVELOPMENT TRACKER", AS
PUBLIC COMPUTERS "LOCKED". Sharon Keen

It's your neighbourhood

NOTICE OF PUBLIC HEARING

Public Hearing items will be considered by Council at a Council Meeting on Thursday, January 28, 2021 at 6:30 p.m.



Provide your input:

If you are interested in any of the proposed changes being considered, you are invited to share your views with City Council by email at publichearings@victoria.ca

Where:

Council Chambers
City Hall
1 Centennial Square
Victoria, BC

Public access to City Hall is not permitted due to the COVID-19 Pandemic. This meeting may be viewed on the City's live stream webcast at www.victoria.ca

What is being proposed?

A. Rezoning Application for the Property Known as 1224 Richardson Street

NOT OK

Zoning Regulation Bylaw, Amendment Bylaw (No. 1244) - No. 21-013:

To rezone the land known as 1224 Richardson Street from the R1-B Zone, Single Family Dwelling District, to the R-99 Zone, Multiple Dwelling Richardson District, to permit three buildings with ground-oriented multiple dwellings.

New Zones: R-99 Zone, Multiple Dwelling Richardson District

Legal description: PID: 009-343-211
Parcel C (DD 38188) of Section 26, Fairfield Farm Estate, Victoria City, Plan 13

Existing Zone: R1-B Zone, Single Family Dwelling District

Development Permit Application

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1224 Richardson Street, in Development Permit Area 16: General Form and Character for the purposes of approving the exterior design and finishes for the three buildings with ground-oriented multiple dwellings as well as landscaping.

The Development Permit will vary the Zoning Regulation Bylaw, R-99 Zone as follows:

- reduce the vehicle parking from 23 stalls to 10 stalls;
- increase the building height from 7.6 metres to 10.08 metres;
- increase the number of storeys from 2.5 to 3;
- allow for roof decks



LINDEN:
ALLEY-WAY
LANEWAY
HERITAGE
PRECEDENTS

LOOK AT
STYLE "CONDOS"
IN EXISTANT
HOUSES &
FEW CARS.

KEEP

NO

(1)

(2)

(3)

All persons who believe their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard. You may indicate your support or opposition to a Public Hearing item in one of the following ways:

1. Submit written comments to Council:

You can provide your submission by email to publichearings@victoria.ca or by mail to Legislative Services, #1 Centennial Square, Victoria, BC V8W 1P6 or drop your submission in the mail slot on the right side of the Pandora Avenue entrance to City Hall. The deadline to receive submissions is by 2:00 p.m. the date of the meeting. Written submissions will be published on the agenda at the meeting of Council at which this application will be considered.

2. Pre-recorded Video

Pre-recorded video submissions up to 5 minutes in length can be submitted and will be played at the Public Hearing. The video should include:

- The Public Hearing item
- Your first and last name
- Your address
- Whether you are in support of or opposed to the item

For further instructions email publichearings@victoria.ca or phone 250.361.0571. The deadline to receive videos submissions is by 2pm the Tuesday before the meeting.

3. Register to Speak Live

You can register to speak live via phone for up to 5 minutes. Once registered, you will be provided with a phone number to call to join the live meeting. To register to speak live and to receive further instructions, email publichearings@victoria.ca or phone 250.361.0571. The deadline to register to speak live at the meeting is 2pm the day before the meeting.

If you miss pre-registering, please watch the live meeting as there will be an opportunity for you to call in at the end of the list of registered speakers.

Please note that the opinions you express orally and any presentations you submit will be webcast live and will be recorded to form a part of the public record. Correspondence you submit will form part of the public record and will be published on the agenda when this matter is before Council. The City considers your address relevant to this matter and will disclose this personal information, as it informs Council's consideration of your opinion in relation to the subject property and is authorized under section 28(c) of FOIPPA Act. Your phone number and email will not be disclosed. For more information on the FOIPPA Act please email foi@victoria.ca.

Relevant documents, the proposed bylaw, and information about this application will be published and available for public inspection on the City of Victoria's website within the online Council agenda at <http://www.victoria.ca/EN/main/city/mayor-council-committees/council-committee-meetings.html> the Friday prior to the meeting.

You may also inspect the documents at City Hall by making an appointment by phoning 250.361.0571 or by emailing legislativeservices@victoria.ca.

Copies of relevant documents and information are also available on the City's Development Tracker online tool at victoria.ca/devtracker from the date of this notice to and including the date of the Council meeting. The Development Tracker will also allow you to see milestones on the proposal, and view related documents and information.

LANDSCAPE / GREEN AREAS AS MUCH AS POSSIBLE: 3 CARS IS ENOUGH.

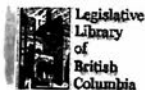
RENTAL: ADDRESSES OF RELEVANCE:

- RESIDENT 1968-1971 @ 1221 ROCKLAND AVENUE.
- RESIDENT AT 816 LINDEN: 1983-1993.
- RESIDENT AT 821 LINDEN: 1993-2010
- RESIDENT AT 975 FAIRFIELD: 2010-2021.

*NB: Samuel McClure houses 815 & 821, but as subdivided into rental suites, no heritage protection by landlords. "Laneways" neither it would seem.

Upzoning, gentrification, & loss of green spaces, &

more cars, continues by City Council virtually unabated in Fairfield!!



28 Feb. 2020

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- Clogg, Jessica.
- Carlson, Deborah.
- West Coast Environmental Law Research Foundation
- Canadian Electronic Library (Firm)

Subjects

- Land use -- Environmental aspects -- British Columbia
- Land use -- Planning -- British Columbia
- Land use -- Government policy -- British Columbia.
- Sustainable development -- British Columbia.

Land use planning for nature, climate and communities [electronic resource] : taking stock and moving forward / Jessica Clogg, Deborah Carlson.

by Clogg, Jessica., Carlson, Deborah., West Coast Environmental Law Research Foundation, Canadian Electronic Library (Firm)

Vancouver, B.C. : West Coast Environmental Law Research Foundation, [2013] (Ottawa, Ontario : Canadian Electronic Library, 2013).

Series

- Canadian electronic library.
- desLibris. Documents collection.

URL:

Click to view online <http://ezproxy.llbc.leg.bc.ca:2048/login?url=http://www.deslibris.ca/ID/237240>

Description:

1 electronic text (26 p.) : col. ill., digital file.

Notes:

Issued as part of the desLibris documents collection.
Mode of access: World Wide Web.

Bibliographic Notes:

Includes bibliographical references (p. 22-26).

Local Notes:

Licensed resource. Access for Assembly users only.

Summary:

BC's laws about land and resource management were historically designed to facilitate resource extraction and urban settlement. Most of the provincial land base has already been allocated to resource companies through often overlapping licences, leases and other rights. These 'tenures' give companies the right to extract timber, minerals, petroleum and natural gas or undertake other land uses on public and First Nations land. Laws specific to these industries have evolved over time, with little consideration of the cumulative impacts of all of these activities.

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More by this author

- Hillyer, Ann.
- Atkins, Judy.
- West Coast Environmental Law Research Foundation

Subjects

- Real covenants -- British Columbia.
- Conservation easements -- British Columbia.
- Servitudes -- British Columbia.
- Land use -- Law and legislation -- British Columbia.

Browse Catalog

by author:

- Hillyer, Ann
- Atkins, Judy

Greening your title : a guide to best practices for conservation covenants / Ann Hillyer and Judy Atkins. --

by Hillyer, Ann, Atkins, Judy., West Coast Environmental Law Research Foundation

Vancouver : West Coast Environmental Law Research Foundation, 2000.

Description: vii, 122 p. : 30 cm.

Bibliographic Notes: Includes bibliographical references.

ISBN: 0919365191

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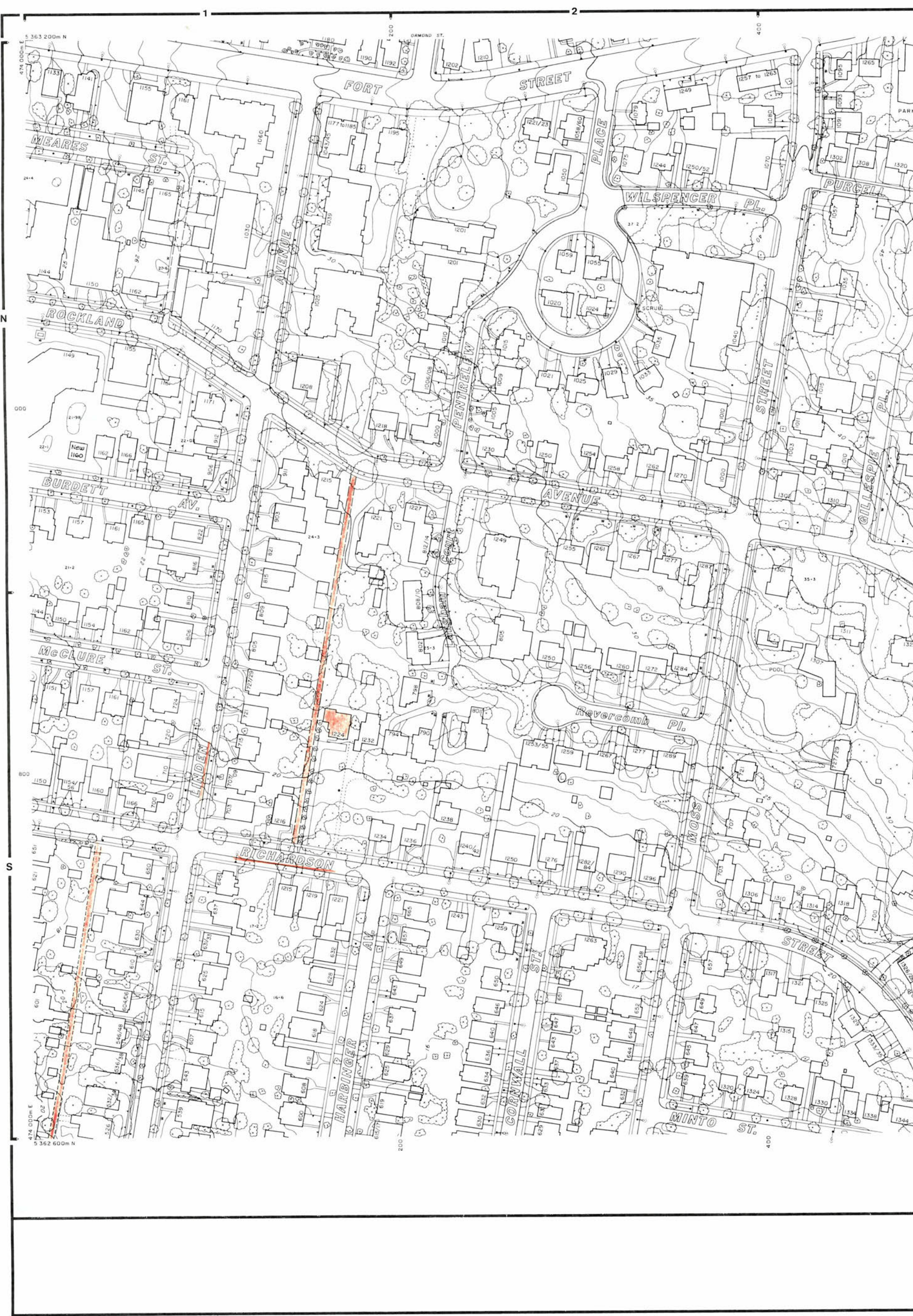
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Legislative Library	Main	346.7110435 H655	Checked In

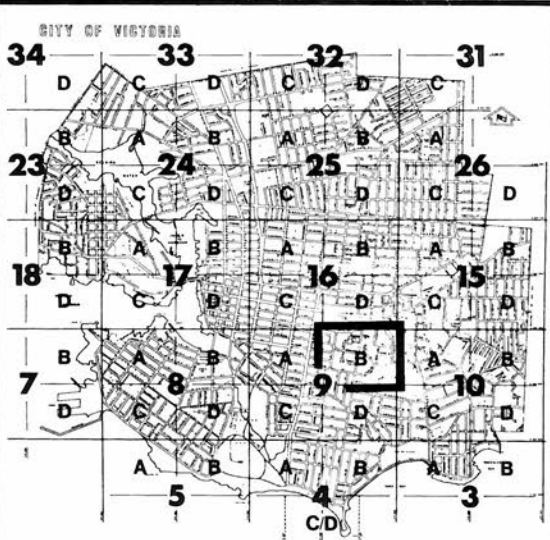
Format: HTML Plain text Delimited

Subject: Greening your title : a guide to best practices for

Email to:

Send





GRID INDEX

PROJECTION
UNIVERSAL TRANSVERSE MERCATOR (U.T.M.)
U.T.M. GRID ZONE 10 (1975)

VICTORIA CITY VERTICAL DATUM (REVISION 1979)
0.00 METRES + 0.00 GEODETIC SURVEY DATUM
(QUADRANT 48123 - REVISION 1972)

MAP SCALE FACTOR (AVG.) = 0.99961
SURVEY CONTROL FACTOR (MEAN) = 0.99961

LEGEND

SURVEY MON. (NON-CONTROL).....	SIDWALKS:
SURVEY CONTROL MONUMENT.....	CONCRETE.....
SURVEY CONTROL PLATE.....	ASPHALT.....
U.T.M. GRID INTERSECTION.....	DRIVEWAYS:
BUILDING.....	PAVED.....
CONTOURS - DEFINITE.....	UNPAVED.....
CONTOURS - INDEFINITE.....	MANHOLES:
SPOT ELEVATION.....	SANITARY SEWER.....
SANDY BEACH.....	STORM DRAIN.....
DITCH.....	CITY LIGHT.....
TREES:	WATER VALVES:
DEFINITE TRUNK.....	MAIN.....
INDEFINITE TRUNK.....	HYDRANT.....
BUSH.....	SERVICE.....
HEDGE.....	BOULEVARD SERVICE.....
ROCK OUTCROP.....	VENT.....
FENCES:	CATCH BASIN.....
WOOD.....	WATER METER.....
STEEL.....	FIRE HYDRANT.....
WALL.....	STOP SIGN.....
RETAINING WALL.....	POLES:
PLANTER.....	UTILITY (WOOD).....
MUNICIPAL BOUNDARY.....	CITY STANDARD (STEEL).....
BRIDGE.....	LAMPS:
RAILWAY.....	MERCURY VAPOUR
ROAD - PAVED.....	ON STANDARD.....
CONCRETE CURB.....	ON UTILITY POLE.....
ASPHALT or NO CURB.....	CLUSTER
ROAD - UNPAVED (NO CURB).....	TYPE A.....
	TYPE B.....
	UTILITY POLE WITH ANCHOR.....
	TRAFFIC SIGNAL.....
	PEDESTRIAN SIGNAL.....

COMPILED BY
WESTERN PHOTOGRAMMETRY LTD.
EDMONTON, ALBERTA

PHOTOGRAPHY DATE: MARCH 1977
FLIGHT NUMBERS: BC 5766/5767
PHOTO SCALE: 1:5000 (APPROX.)

SCALE 1:2000
CONTOUR INTERVAL: 1 METRE
GRID INTERVAL: 200 METRES

25 0 25 50 75 100
METRES

MAP OVERLAY REFERENCE		
REF.	DESCRIPTION	REVISED TO
a	BUILDINGS, ADDRESSES, STREET & GEOGRAPHIC NAMES	MARCH 1977
b	TOPOGRAPHIC & PLANIMETRIC DETAIL EXCLUDING BUILDINGS	
c	CITY CASTINGS (MANHOLES, VENTS, VALVES, HYDRANTS, METERS)	
d	LOT BOUNDARIES & SURVEY MONUMENTS	
e	LOT DIMENSIONS & LEGAL DESCRIPTIONS	
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x		
y	CADASTRAL SERIES SURROUND	
z	GENERAL SERIES SURROUND	

CORPORATION OF THE CITY OF VICTORIA
ENGINEERING DEPARTMENT

TITLE/SERIES

GENERAL

MAP OVERLAY COMBINATIONS	REVISED TO MARCH 1977	GRID AREA 9B
a b c d e f g h i j k l m n o p q r s t u v w x y z		

U.T.M. INDEX REFERENCE: 1/10° 47.4 000° 5 362 600

STREET ADDRESS LEGEND

- 1700

STREET

ALL ADDRESS NUMBERS ARE LOCATED WITHIN THE APPROPRIATE BUILDING OUTLINE, PARALLEL TO THE APPLICABLE STREET NAME AND NEAREST THE FRONT WALL OF THE BUILDING AS SPACE WILL PERMIT. WHERE ANY DOUBT MAY ARISE, THE STREET NAME WILL BE SHOWN ADJACENT TO THE ADDRESS NUMBER (IN PARENTHESES).
- 1702

A SINGLE NUMBER DENOTES ONE ADDRESS ONLY APPLICABLE TO THE BUILDING.
- 1704

243

NUMBERS SHOWN ALONG TWO SIDES OF A BUILDING DENOTE A CORNER BUILDING ADDRESSED ON BOTH OF THE INTERSECTING STREETS.
- 1702/
04/06

MULTIPLE NUMBERS EACH SEPARATED BY A SLASH DENOTE MULTIPLE ADDRESSES APPLICABLE TO THE BUILDING. NOTE THAT ONLY THE FIRST NUMBER SPECIFIES THE 'HUNDREDS', THUS THE /04 AND /06 ARE THE ABBREVIATIONS FOR 1704 AND 1706.
- 1702/04/06/08

MULTIPLE NUMBERS (AS ABOVE) BUT WITH SOME NUMBERS UNDERLINED - THE UNDERLINED NUMBERS DENOTE THE CURRENT ADDRESSES. THE OTHER NUMBERS HAVE BEEN ABANDONED FOR ANY OF A NUMBER OF REASONS, BUT ARE STILL REFERRED TO IN SOME DOCUMENTS AND RECORDS.
- 1702 - 16
or
1702 to 1716

TWO NUMBERS SEPARATED BY A DASH OR 'TO' DENOTE A RANGE OF ADDRESSES APPLICABLE TO THE BUILDING - USED MAINLY WHERE SPACE IS LIMITED.
- (24)

A NUMBER IN PARENTHESES DENOTES A UNIT NUMBER IN DETACHED OR SEMI-DETACHED UNITS OF PUBLIC HOUSING, CO-OP HOUSING, ETC. THESE ARE, IN SOME CASES, USED AS ADDRESSES ALONG A PRIVATE ROAD, BUT DO NOT INTEGRATE INTO THE VICTORIA STREET NUMBERING SYSTEM.

NOTES

1.

THIS SERIES OF MAPS IS COMPRISED OF : (1) BASE MAP DETAIL - COMPILED FROM AERIAL PHOTOGRAPHY, AND (2) INFORMATION - COMPILED FROM CITY HALL RECORDS AS WELL AS FIELD CHECK INFORMATION. FOLLOWING IS A BRIEF EXPLANATION OF ACCURACY FOR EACH OF THESE:

BASE MAP DETAIL (I.E. PLANIMETRIC AND TOPOGRAPHIC DETAIL) CONFORMS TO THE STANDARD SPECIFICATIONS OF THE CANADIAN ASSOCIATION OF AERIAL SURVEYORS DESCRIBED AS FOLLOWS:

HORIZONTAL - NINETY PERCENT OF ALL WELL DEFINED FEATURES SHALL BE LOCATED WITHIN 0.635 M OF THEIR TRUE POSITIONS, AND NO FEATURE SHALL BE DISPLACED MORE THAN 1.27 M WITH THE EXCEPTION OF THOSE FEATURES UNAVOIDABLY DISPLACED BY SYMBOLIZATION.

VERTICAL - NINETY PERCENT OF ALL SPOT HEIGHTS SHALL BE ACCURATE TO WITHIN FOUR TENTHS OF THE CONTOUR INTERVAL (I.E. 0.4 M). NINETY PERCENT OF ALL CONTOURS AND ELEVATIONS OF POINTS INTERPOLATED FROM CONTOURS SHALL BE ACCURATE TO WITHIN ONE-HALF OF THE CONTOUR INTERVAL (I.E. 0.5 M).

INFORMATION IN THIS GENERAL SERIES INCLUDES ONLY BUILDING ADDRESSES AND STREET NAMES. ALL ADDRESSES SHOWN HAVE BEEN CHECKED RIGOROUSLY, BUT ARE STILL SUBJECT TO A MINIMAL TRANSCRIPTION ERROR. STREET NAMES ARE BASED UPON THE ENGINEERING DEPARTMENT'S CURRENT STREET LIST (1979 REVISION).
2.

DETAIL AND INFORMATION SHOWN ON MAPS IN THIS SERIES HAS BEEN UPDATED ONLY TO THE 'REVISED TO' DATE SHOWN ON THE TITLE BLOCK OF EACH MAP. NEW DETAIL AND INFORMATION ARISING AFTER THIS DATE WILL, AT THE TIME OF UP-DATING, BE SHOWN ON THE 1:1000 FILM POSITIVE IN RED AS AN INTERIM UP-DATE, PRIOR TO PERMANENT RECORDING ONTO SCRIBED OVERLAYS AND SUBSEQUENT PRODUCTION OF A NEW FILM POSITIVE.
3.

THE CITY OF VICTORIA ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS WITH REGARD TO THE DETAIL AND/OR INFORMATION CONTAINED ON THESE MAPS; HOWEVER, IN ORDER THAT THE APPROPRIATE REVISIONS CAN BE MADE, ANY ERROR, SUSPECTED ERROR, OMISSION OR DISCREPANCY CAN BE REPORTED TO:

MAPPING COORDINATOR
CITY OF VICTORIA ENGINEERING DEPARTMENT
#1 CENTENNIAL SQUARE
VICTORIA, B.C., V8W 1P6
PHONE 385-5711

Series Information Block

Note: See above for this 1:2000 Atlas

Madison Heiser

From: Tamsin McIntosh [REDACTED]
Sent: Tuesday, January 26, 2021 8:28 PM
To: Public Hearings
Subject: development permit 1224 Richardson

> Mayor Lisa Helps and Council

>

> I am opposed and 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 design team. 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 house 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 developer's drawings are shown from an angle that makes them appear to fit in. Roof decks and the added height with out set backs will be very intrusive. 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. The tree and people in the drawings submitted by the developer are on my property, and the fence is not shown to make it look open, but the only access is a narrow sidewalk. This is not safe for the Covid 19 situation, emergencies or any future maintenance.

> 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.

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. My neighbor will be submitting a letter opposing the development, signed by all the lane owners and immediate neighbors.

> 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
[REDACTED]

Madison Heiser

From: Kevin Elvedahl [REDACTED]
Sent: Wednesday, January 27, 2021 11:37 AM
To: Public Hearings
Subject: Thursday Public Hearing for 1224 Richardson St.

Greetings, I am writing in support of the proposed development of 1224 Richardson Street which is a matter of discussion during Thursdays public hearing. I have been a resident of 1145 Collinson street since January 1 2014. During my seven years at this address the property in question has been an empty lot. As a renter and long term resident of Victoria I am aware of the growing need for housing units. I believe the development of an unused lot into 18 liveable units is of far greater benefit to the community than any inconvenience, perceived or otherwise, that is offered as opposition.

Yours respectfully,

Kevin Elvedahl

Re: Rezoning Application for 1224 Richardson St. – DP000558; REZ00705

Once again City Council and Staff are creating and sustaining the checkerboard of Zoning and Variance allowances within the City of Victoria. This under the guise of “affordable housing” and of course acknowledgement and alignment with the Official Community Plans and Neighbourhood plans. It is clear that any redevelopment of existing housing and property is undertaken with one thing in mind and that is profit. This is done with little respect to legacy homeowners who have sustained our neighbourhoods by maintaining their character and composition over time. They receive no consideration for their quality of life or their significant contributions to the City’s finances.

In the case of a site-specific rezoning for 1224 Richardson there are several concerns that need to be considered.

- 24 Affordable Strata Units – 18 One Bedroom and 6 Two Bedroom. Affordably priced at \$330K and \$480K respectively. When you take into consideration that these units range in size from 350 square feet to a maximum of 726 square feet (largest two Bd Room) these “affordable” units are about \$700 per square foot. The proposed units are extremely small and condensed.
- The proposed density of these three buildings will not adequately accommodate an estimated 45 Occupants on a site previously zoned for R1-B.
- There is limited parking proposed and access is only via a small lane to the first two buildings. The new bike lane proposed for Richardson will impact any available street parking and all neighbours if this density is permitted. Traffic to and from this development will be a hazard to the bike traffic on Richardson St.
- The proposal does not adequately address infrastructure impacts and provides no amenities to the residents of the City of Victoria.
- The City of Victoria notice was not adequate as it did not clearly identify the character of this development – no number of units was presented. The height specified is roof “midpoint” not overall height. Misleading at a minimum. These 3 structures will be considerably higher than the surrounding neighbourhood residences.
- The City of Victoria notice indicates “allow for roof decks”. I do not see any reference to roof decks in the applicants proposed drawings. Why has the City chosen to have this aspect as part of the new R99 Richardson District Zoning? Is the City planning to use this R99 Zoning to permit additional structures along Richardson St with 3 stories, 10M of height and roof decks?
- There is no reference to any set-back requirements in the new R99 Zoning.

As mostly vacant land, 1224 Richardson is a good site for a new development however the proposed density is 50% too much. I expect that the developers have calculated this and only expect to get 12 units rather than the 24 requested.

R Steven Jones

1541 Rockland Ave

Victoria BC V8S1W4

Dear City Council,

My spouse and I currently rent in Rockland and we have been interested in buying in Victoria as our current suite is too small to raise a family.

We would like to share with you our concerns about the proposed development at 1224 Richardson Street as Rockland residents and interested buyers:

- Family friendliness:

The units as per proposed plans are extremely small and the proposed 2-bedroom condos are smaller than our 1-bedroom suite that we currently rent. 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 would be looking for a place that is accessible. This appears not to be the case for the proposed plan 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 for me 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.



Tim Karr

PS: We e-mailed this letter to the City for a previously held Public Hearing but believe that it was sent past the deadline. We only found out about the previous meeting a day or two in advance since the City had not (and still hasn't!!) updated their Development Tracker. We feel that the public opinion input has therefore been skewed towards proponents of the project as the developers would have known the date of the meeting and asked friends to write letters to council while the general public and close neighbourhood had no easy means of finding out about the meeting and therefore was denied input.

On another note, we heard that the developers have now added decks to the proposed plans. While decks are nice for the to-be owners of the condos, they are very intrusive to the current neighbours. We would feel bad for them losing all their privacy in addition to light from the big buildings.

In making their decision about the proposed development, we hope councillors consider that they are also making a decision about the quality of life for existing residents in the Rockland/Fairfield neighbourhood and that they are determining the make-up of future residents of the area. We believe that the City needs more projects that are truly affordable and inclusive for low-income people, for families with children and for people with disabilities (none of which are given with the currently proposed plans).

Madison Heiser

From: Victoria Mayor and Council
Sent: Wednesday, January 27, 2021 11:03 AM
To: Public Hearings
Subject: Fw: Support for 1224 Richardson Street Rezoning
Attachments: 1224 Richardson Letter to City Council_27Jan2021.pdf

From: Todd Litman [REDACTED]
Sent: January 27, 2021 8:52 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: [REDACTED]
Subject: Support for 1224 Richardson Street Rezoning

Victoria Mayor and City Council (mayorandcouncil@victoria.ca)
Victoria City Hall
Victoria, BC, V8W 1P6
27 January 2021
Re: **1224 Richardson Street**

Dear Mayor and Council,

I am writing to support the rezoning application for 1224 Richardson St. This project will provide 24 (18 1-bedroom and six 2-bedroom) moderate-priced, sustainable strata homes, including four below-market priced units. It is in a terrific location in a walkable urban neighborhood close to downtown, schools, shops, parks, public transit and other public services.

This project has many desirable features including excellent building and site design, energy efficiency, efficient parking management, substantial secure indoor bicycle parking (including indoor spaces for oversize or cargo bikes, and electric bike charging connections), plus car-share memberships to all strata owners.

Cities for Everyone encourages you to approve this rezoning and support affordable infill projects such as this to ensure that more moderate-income families can find appropriate homes in our walkable urban neighborhoods.

Sincerely,



Todd Litman

* * *

Cities for Everyone is an independent community organization that supports more affordable housing and transportation in order to provide security, mobility and opportunity for people with all incomes and abilities.



Cities for Everyone supports more affordable housing and transportation, in order to provide security, freedom and opportunity for people with all incomes and abilities

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Todd Litman

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Affordability = Security, Freedom and Opportunity