

Madison Heiser

From: Ana Mendez [REDACTED]
Sent: Wednesday, January 27, 2021 6:31 PM
To: Public Hearings
Subject: Support for 1224 Richardson Development

Dear Council,

I am writing to you today to express my support towards the development of the [1224 Richardson project](#) consisting of 24 affordable strata units in 3 ground orientated buildings in the Rockland Neighbourhood. This project is crucial to the densification of Victoria, and the development of affordable housing units that are located within the city. Victoria must begin to shift from its single-family zoning to allow for higher density development as the city's needs continue to grow. The 1224 development will be:

1. **Affordable:** 24 unsubsidized, affordable to buy homes (below market rates), and 4 of the strata homes will be voluntarily sold at 10% less than appraised value to approved Victoria residents.
2. **Sustainable:** This development will follow Step 3 Energy code standards, provide accessible options to transition out of cars (car share, electric charging stations, secure bike storage) and is a transit-oriented development.

As a young adult residing in the city, it is my wish that Victoria begins transitioning towards smart growth and sustainable urban planning models that move away from single-family zoning, urban sprawl and car-oriented developments. Developments such as the 1224 Richardson project are favourable to the city -- they are crucial to support the young creative class, they align with the city's strategic plan, and are important to strengthening the city's social fabric. I fully support this development and hope you consider its approval.

Thank you for your time.

Address: 1960 Lee Ave, Victoria B.C

Best,
Ana Mendez

Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, January 28, 2021 8:40 AM
To: Public Hearings
Subject: Fw: 1224 Richardson

From: David Biltek [REDACTED]
Sent: January 27, 2021 11:58 PM
To: Jeremy Loveday (Councillor) <jloveday@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Sarah Potts (Councillor) <spotts@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Lisa Helps (Mayor) <LHelps@victoria.ca>; Sarah Andrew [REDACTED] Marianne Alto (Councillor) <MAlto@victoria.ca>; Sharmarke Dubow (Councillor) <sdubow@victoria.ca>; Charlayne Thornton-Joe (Councillor) <cth Thornton-joe@victoria.ca>
Subject: 1224 Richardson

Your worship and Members of Council:

I am writing to indicate my support of this development.

It has much to recommend your approval of this development: it is an increase in density, but done within the tenets of “gentle density” in that it is small and fits within the neighbourhood; the buildings are sympathetic to the surrounding houses. In addition it is affordable, sustainable and is designed in such a way to offer residents great access to public transit, bicycle routes and walking.

I realize this is formally in Rockland, but it feels like it is in Fairfield and would fit well into the Local Area Plan which was adopted by Council and on which I worked for 3 years

You may know that I was Chair of The Fairfield Gonzales CALUC for a few years and saw many developments over that time...few offered so much as well I live 2 minutes away and walk past the site frequently when walking my dog, or walking downtown as I live around the corner from the site on Cornwall.

This is a development that deserves your approval.

And as always, thank you for your efforts on behalf of the City and its citizens

David Biltek
Victoria, BC
[REDACTED]



Madison Heiser

From: Eric Diller <[REDACTED]>
Sent: Wednesday, January 27, 2021 10:26 PM
To: Public Hearings
Cc: [REDACTED]
Subject: 1224 Richardson Street

To: publichearings@victoria.ca

27, January, 2021

From: Island Transformations Organization

Subject: Development at 1224 Richardson Street

Dear City of Victoria staff, council and committee members,

I am writing to you in support of the development at 1224 Richardson street in Victoria. We feel that this development is in keeping with the character of the neighbourhood and will add to the vitality of the Cook Street neighbourhood area.

Our group has been focused on helping to create an environment in which the forms of transportation such as walking, cycling and public transit are the norm and auto transport is less common than it is today. This project will help achieve that goal. We believe that a certain density of persons with in an area makes for more resilient local businesses as well as for keeping public transportation sustainably funded.

No doubt this hearing will be witness to cries of concern about traffic and parking. We urge you to ignore these and to work to reduce concerns about parking by encouraging the development of parking benefit districts in this and other neighbourhoods where parking "shortages" exist. We know that prices are information and that if the information is that parking is too cheap as signified by excess demand, then we are urging you to encourage local groups to form with the intention to police and spend the earnings of parking fees on local public improvements.

We also feel this project could have had less parking were it not for the parking requirements that the city has as one of its bylaws. This bylaw is past its best before date and we urge you to abolish parking requirements for all developments as it will help ensure that the city of Victoria can help achieve its climate change goals.

For more information regarding our suggestion of the development of Parking Benefit Districts and our quest for the abolishments of parking requirements, please contact us.

Sincerely,

Eric Diller, President

[REDACTED]

Madison Heiser

From: Jonathan Bleackley [REDACTED]
Sent: Wednesday, January 27, 2021 9:06 PM
To: Public Hearings
Subject: Writing in support of 1224 Richardson Street

Hello City of Victoria,

I am writing today to voice my support for the new development at 1224 Richardson Street. Centrally located close to Cook Street Village and Downtown, this is a beautiful project that adds an opportunity for affordable homeownership in a neighbourhood which would otherwise be inaccessible to people like me and my family.

The long term affordable ownership component of this project is particularly key for me as ownership has long been the way that middle and working class families like myself build up wealth over their lifetime. Locking people out of the process, even if it's for affordable rental, ensures that the next generation of young adult and middle age families are poor then past generations and are denied the opportunities that were available in the past.

Thank you,
Jonathan Bleackley
5-738 Wilson Street, Victoria, BC

Madison Heiser

From: John Briiggs [REDACTED]
Sent: Wednesday, January 27, 2021 3:21 PM
To: Public Hearings
Subject: No 1244- No 21-013 1224 Richardson Street Public Hearing January 28th

I continue to remain strongly opposed to this development proposal in its present form. It is a travesty.

1. Increased height causes shading of adjacent properties on the east side;
2. Roof decks at increased height will allow occupants to look down into the yards and windows of all adjacent properties;
3. Finally, by far most important, lack of parking stalls will caused increased competition for parking spots on adjacent streets. As a long time resident (38 years at 615 Linden Avenue) of the immediate neighborhood I have watched increasing competition for on street parking stemming from ongoing medium density development. This competition has resulted in many harsh verbal confrontations and residents asserting their priority for parking in front of their own homes. This has included resident generated signage on boulevards and orange pylons placed on the street. An additional problem is vehicles parked too close to driveways resulting in the inability to enter or egress our driveways. Again this has resulted in residents erecting markers on the boulevard to delineate legal parking limits related to driveways and frequent calls to by-law enforcement. The above development proposal will obviously exacerbate this already difficult situation. To think that 23 new residential units will result in only 8 new vehicles (I believe 2 of the 10 stalls are for guests and deliveries) is massively wishful thinking.

Please confirm receipt of this email.

John Briggs

Land [REDACTED]

Mobile [REDACTED]

Joseph A. Calenda, MCIP, DTM

MOLTO BENE ENTERPRISES

3130 Frechette Street, Victoria, BC, V8P 4N5

January 27, 2021

Victoria Mayor and City Council (mayorandcouncil@victoria.ca)

Victoria City Hall

1 Centennial Square

Victoria, BC, V8W 1P6

27 January 2021

Re: 1224 Richardson Street – Zone Change and Public Hearing - SUPPORT

Dear Mayor and Council,

I am writing in support of the rezoning application for 1224 Richardson St.

While I have a townhouse address in James Bay I am writing as a planning professional and not a neighbour per se. I advocate for increasing the supply of 'Housing For Everyone'. That includes housing for the homeless during pandemic, social housing for the 20% of our households who are not able to participate in market level rental or freehold housing and housing for households who have an annual GFI (Gross Family Income) of up to \$130,000.00. It is difficult to impossible for those moderate income households to find 'suitable' housing in the CRD; especially in Victoria, Oak Bay and Saanich.

The 24 strata condo/stacked townhouses proposed at 1224 Richardson will appeal to those moderate income households. This is missing middle housing that we need a whole lot more of in all of our neighbourhoods. More duplexes, tri-plexes, four plexes, townhouses and lower rise apartment and condos. All of it well designed and properly situated in our walkable '15 minute' neighbourhoods; all of it SMART growth; all of it consistent with the OCP/LAP's; all of it representing ERD (Environmentally Responsible Development) in 2021 as we seek to use and redevelop every residential lot carefully, completely, and sustainably in consideration of our unborn great grandchildren 7 generations hence.

And its exactly this kind of project that 'Protects the Planet' and 'Helps the Poor'. Victoria is our part of the planet and moderate income households are among our housing poor; along with the homeless and the 20% lower income social housing.

I recommend and encourage you to approve this application. In doing so you are implementing a 2020's neighbourhood planing paradigm which looks for mixed densities and building forms on many streets in all of our neighbourhoods. A contemporary

planning paradigm which moves away from exclusively 'single family' streets to more inclusive streets with a range of housing choices for many different households.

It is my hope that the neighbours are in support of the proposal which brings more housing choice into their neighbourhood and allows them to age in place should they wish to do so. The project deserves to be approved on its own merits. Thank you.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Joseph A. Calenda". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joseph A. Calenda, MCIP, RPP (Rtd), DTM
City Planner
Molto Bene Enterprises

MBE – 1224 Richardson - Public Hearing Letter – January 27, 2021

Re: Public Hearing on Thursday, January 28, 2021
Proposed changes to 1224 Richardson Street

We live at 665 Harbinger Avenue (northeast corner of Harbinger and Richardson). My wife and I attended the meetings regarding this development previously held at the Cook Street Activity Centre.

Our primary concern was voiced at these meetings by virtually every resident in our neighbourhood – **that being the serious lack of on-site parking.**

The proposal is for 24 strata units and only 10 parking stalls, one of which will be for the use of a MODO car share vehicle. One presumes that there would be one stall for visitors and perhaps one for accessible parking. This means that there are only 7 or 8 stalls for those residents who own cars depending on whether there is an accessible parking stall. The developers argued that 1 MODO car is the equivalent of 5 automobiles. Even when this is factored in, it means that this will service only 12 or 13 of the 24 units.

This is grossly inadequate.

There are already parking issues on Harbinger and Richardson. As it stands, we are often unable to park in front of our house due to congestion. This will only get worse as density increases.

And what happens when residents of the new development have visitors or out of town guests? Where will they park? On Richardson and Harbinger of course.

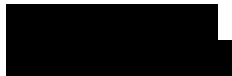
We are not opposed to the development. The design is in keeping with the character of the neighbourhood, something we very much appreciate. However, we are opposed to the lack of suitable on-site parking and feel that it is the responsibility of the developers to ensure that this be rectified.

The solution seems obvious: reduce the number of units or increase the parking attached to the buildings.

I very much doubt that they (or anyone else for that matter) would honestly support the current proposal with this shortcoming if they were living across the street.

Thank you for your time.

Karl Skala & Kelsey Burns
665 Harbinger Avenue



Madison Heiser

From: Victoria Mayor and Council
Sent: Thursday, January 28, 2021 8:36 AM
To: Public Hearings
Subject: Fw: Rezoning application 1224 Richardson Street

From: Robert Drislane [REDACTED]
Sent: January 27, 2021 8:24 PM
To: Lisa Helps (Mayor) <LHelps@victoria.ca>
Subject: Rezoning application 1224 Richardson Street

809 Linden Avenue
Victoria, V8V4G8
January 28, 2021

Dear Mayor Helps:

I am writing to you in response to the development proposal being made for 1224 Richardson Street which will be considered at tonight's Council meeting on January 28th.

While the proposal has some positive aspects in its architectural design it envisages a density and height that is inappropriate for a neighbourhood of predominantly single family dwellings and multiple units located within converted single family houses. Proposed building height would be ten feet (3 metres) in excess of the current zoning and would completely dominate neighbouring properties. The creation of twenty four new households would be more than double the density on other lots in the vicinity which have multiple dwellings. In addition the proposal does not provide adequate on-site parking for this number of dwelling units with the result that already existing neighbourhood parking congestion will be greatly worsened.

The subject property is twice the length, though ten feet (3.04 metres) narrower, than lots on Linden Avenue that currently host five and six plexes. If a similar density were observed then the property could be appropriately developed into two five or six plexes conforming to the height restrictions and parking provisions in the existing zoning.

I do not think that inner city residential areas must remain completely unchanged, but change can be incorporated while still preserving their essential character. For example a single family dwelling on McLure Street, which was destroyed by fire several years ago, was rebuilt in character and rezoned to incorporate two auxiliary rental suites. The street scape has been maintained while two additional homes have been added. On the Richardson property, rezoning to provide for two new multiple dwelling units of five or six suites each would create ten or twelve homes and provide valuable housing but at a scale of physical building and density of occupation suited to a residential neighbourhood.

I therefore urge you to reject the current proposal and encourage the developer to return with a project on a more appropriate scale.

Yours sincerely,
Robert Drislane

Sent from [Mail](#) for Windows 10

Madison Heiser

From: Bill Edmunds Donna Mears [REDACTED]
Sent: Thursday, January 28, 2021 10:31 AM
To: Public Hearings
Cc: BILL&DONNA; Tamsin McIntosh; Candy Wyatt; Pat Bamra; Lynn Pollock; Elaine Kennedy; Lynn Walmsley; Vern Paetkau; Bill and Marsha Birney; Bill Birney; Ed Busby; ron; Solveig; Stephanie Carr; Lynn Walmsley; Bryon Ewart; Patty Grant
Subject: 1224 Richardson Rezoning Application Public Meeting

To Mayor Lisa Helps and City of Victoria Council Members:

As properties affected by the proposed changed to 1224 Richardson we would like to bring forward the following concerns.

Increase in Density

- This is a huge jump in density from a duplex to 24 small units.
- The potential for short term rental due to the small size and central location of the units is a concern.
- It is our understanding an application was made and approved at the Fort and Pentrelew development. We would like to see the property restricted to use by permanent residents.
- The proposed development of 24 units with 10 parking stalls has raised concerns from many neighbours regarding increased traffic and lack of parking.
- During COVID we have experienced an increase in delivery services as well as the size of the delivery vehicles. The narrow laneway does not accommodate these larger vehicles.
- The increase in volume and size of traffic is a safety concern in light of the bike lane and proposed traffic changes which will be soon implemented on Richardson.
- The plans do not allow a place for the vehicles which would be coming to service the property for garbage, recycling, yard work, maintenance, food and personal delivery.
- We do not feel the developers are working with the neighbours, and are going ahead after being turned down by the city 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.

We are supportive of affordable housing, however this proposed development does not meet the community's needs. It is just a few blocks from an elementary, middle, and high school as well as Community Centre. We have many affordable small units on the market. We need family housing.

Increase in Height

- The request to go to three storeys and add roof decks is not published in the plans on the development tracker website.
- This is the first time the surrounding properties have been made aware of this request.
- A number of the homes bordering on the property lines are 1.5 storeys. Three storeys would dwarf the existing homes. The loss of privacy and light is a concern for several of the properties..
- The additional height and roof decks without setbacks will be intrusive. Please hold this development to the setbacks and height restrictions in R1A.

This is essentially a panhandle development, with the two back buildings having no street access. City planners state this is not a panhandle as it is not wide enough to qualify. With a laneway house, or panhandle house there are restrictions,

designed to protect neighbours from a big building looking into and shading adjacent properties. Please consider the loss of privacy and light for our properties in your decisions.

Traffic Congestion

- The back two buildings have no street access.
- The building at the back has no vehicle access for emergency, maintenance and/or delivery services.
- The trees and people shown on the drawings submitted give an open appearance, the access is a narrow sidewalk.
- The back 175' of 1224 Richardson is landlocked. The border is on private property. The adjacent lane is a portion of the backyards of the houses off Linden.
- The 15' private lane functions as a driveway access to parking for these properties. Only one home has a driveway on the street side.
- A curb at the vehicle entrance to the development, directing traffic towards Richardson, was initially favourably received by the developer and city staff. This however is not indicated on the plans.
- Such a barrier would be helpful in the reduction of traffic on the private portion of the lane.
- The laneway is frequented by strollers, foot commuters, dog-walkers and children on tricycles and skateboards. During COVID it has been a safe haven for many, particularly toddlers, as well as weary parents. We wish to maintain the safety of this path.
-

Thank you for considering our perspective of the proposal for rezoning this property which borders on our homes. We ask that it not be done at a cost to the existing residences. We would like to welcome new neighbours, one that includes families, lower density, and less traffic congestion. The decisions made on this development are not just for now, they will be a permanent part of the neighbourhood.

Please note due to COVID precautions this letter is signed electronically by the following:

Respectfully

Donna Mears and William Edmunds - 715 Linden Ave

Tamsin McIntosh - 721 Linden Ave

Michael and Candy Wyatt - 805 Linden Ave

Lynn Walmsley and Ed Busby - 815 and 821 Linden Ave

Vern Paelkau and Jennifer Kaufman-Shaw - 903 Linden Ave

Bill and Marsha Birney - 1215 Rockland Ave

Ron and Maureen Pugh - 1221 Richardson St

Stephanie Carr - #2- 727 Linden Ave

Lynn Pollock - #4 -727 Linden Ave

Pat Bamra - #2- 727 Linden Ave

Elaine Kennedy #3 -727 Linden Ave

Giovanni Salerni and Solveig Loken - 707 B Linden Ave

Bryon Ewart- 1230 Richardson St

Patty Grant - 645 Linden Ave

Madison Heiser

From: Lynn Pollock [REDACTED]
Sent: Thursday, January 28, 2021 10:56 AM
To: Bill Edmunds Donna Mears
Cc: Public Hearings; Tamsin McIntosh; Candy Wyatt; Pat Bamra; Elaine Kennedy; Lynn Walmsley; Vern Paetkau; Bill and Marsha Birney; Bill Birney; Ed Busby; ron; Solveig; Stephanie Carr; Lynn Walmsley; Bryon Ewart; Patty Grant
Subject: Re: 1224 Richardson Rezoning Application Public Meeting

Thank you! Well done.

Lynn

Sent from my iPhone

On Jan 28, 2021, at 10:31 AM, Bill Edmunds Donna Mears [REDACTED] wrote:

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We are supportive of affordable housing, however this proposed development does not meet the community's needs. It is just a few blocks from an elementary, middle, and high school as well as Community Centre. We have many affordable small units on the market. We need family housing.

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- The additional height and roof decks without setbacks will be intrusive. Please hold this development to the setbacks and height restrictions in R1A.

This is essentially a panhandle development, with the two back buildings having no street access. City planners state this is not a panhandle as it is not wide enough to qualify. With a laneway house, or panhandle house there are restrictions, designed to protect neighbours from a big building looking into and shading adjacent properties. Please consider the loss of privacy and light for our properties in your decisions.

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Bryon Ewart- 1230 Richardson St

Patty Grant - 645 Linden Ave

Madison Heiser

From: Patty Grant [REDACTED]
Sent: Thursday, January 28, 2021 12:24 PM
To: Bill Edmunds Donna Mears
Cc: Public Hearings; Tamsin McIntosh; Candy Wyatt; Pat Bamra; Lynn Pollock; Elaine Kennedy; Lynn Walmsley; Vern Paetkau; Bill and Marsha Birney; Bill Birney; Ed Busby; ron; Solveig; Stephanie Carr; Lynn Walmsley; Bryon Ewart
Subject: Re: 1224 Richardson Rezoning Application Public Meeting

Thank you for doing this Donna.
Patty

Sent from my iPad

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