

**From:** [NJNA Community](#)  
**To:** [Victoria Mayor and Council](#)  
**Cc:** [Development Services email inquiries](#); [Charlayne Thornton-Joe \(Councillor\)](#)  
**Subject:** 2440 and 2448 Richmond Road - REZ No. 00722  
**Date:** January 25, 2021 11:06:57 AM

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Mayor Helps and City Councillors:

An email dated January 7, 2021 from the City's Sustainable Planning and Community Development department invites North Jubilee Neighbourhood Association to make further comments regarding the above-mentioned application. NJNA Land Use Committee has the following comments:

There is opposition from the community to large-scale development along Richmond Road. This is due to many factors, not the least of which is concern about the changing character of our neighbourhood and the overburdening of our roads and reduction of our very limited green space. However, this developer was prepared to work with our community to lessen some of our concerns and made changes both during the pre-application process and as a result of comments heard at the CALUC meeting.

NJNA LUC members are not professional planners or architects. However, we appreciate that this developer has taken into account the traditional residential makeup of North Jubilee and created a design so that the new buildings are complementary in architectural style and only incrementally larger than their surrounding neighbours, rather than disproportionately larger in massing. The setback requirement that is being upheld, also helps to maintain a more visually appealing traditional streetscape and retain some greenspace - in keeping with the neighbourhood in which it belongs.

The micro-suite/affordable workforce housing concept and inclusion of an adaptable suite has merit in that this variety of rental types will be welcome amongst neighbours in North Jubilee who are already a mixture of renters, homeowners, landlords and condo owners.

The applicant for this proposal treated community members with respect and made a concerted effort to 'meet in the middle' all those who did not support the plan. The result is compatible with the City's aim to increase density and rental availability in the low-to-moderate price range. It was a pleasant change to work with a developer who understands the emotional impact that change has on the fabric

of a neighbourhood and came up with a plan and design to minimize it.

Respectfully submitted,



North Jubilee Neighbourhood Association LUC Co-chair