

Development	Submitter's Name	Submitter's Position	Additional Comments	Submitter's Address	Timestamp of Submission
1042-1044 Richardson Street (Fairfield Gonzales)	Rhiannon Rozzano	Support		5-1008 Hillside Avenue, Victoria, BC V8T 2A3	2020-08-13 17:22
1042-1044 Richardson Street (Fairfield Gonzales)	Jarren Butterworth	Support	<p>Although capitalism can in no shape or form ever provide actual "affordable" housing no matter what zoning or local policy tricks a city tries to do, this building seems fine even with its meager affordable offerings. I like that it does not include a sea of surface parking or expensive underground parking to hopefully help the units be affordable. I live just a block away and maybe only half the people in our building have a car, it's the perfect neighbourhood for it.</p> <p>I would prefer to see taxes raised and the community take charge of affordable housing rather than try to squeeze blood from a stone that is the profit motive. But I'm also not going to go full NIMBY on inoffensive little buildings like this because "no ethical construction under capitalism" or what ever. A tiny in-fill building like this should not really be generating concern or onerous process.</p>	1035 Fairfield Rd	2020-08-14 1:18
1042-1044 Richardson Street (Fairfield Gonzales)	Robert Kemp	Support	This project looks great! I love the indoor on floor bike parking with chargers. Such a great location for this type of project too with the new AAA bike infrastructure going in right there. Very happy to see more density here and love to see this type of forward thinking non-car focused development.	1290 Walnut St	2020-08-14 16:13
1042-1044 Richardson Street (Fairfield Gonzales)	Celine Boisvenue	Support		1269 Oscar St	2020-08-14 16:50

1042-1044 Richardson Street (Fairfield Gonzales)	Paul Terstappen	Support	This is what we need more of in the city,	1464 Begbie Street	2020-08-17 17:06
1042-1044 Richardson Street (Fairfield Gonzales)	Katherine Eloise Gladders	Oppose	<p>I'm the neighbour at 1035 Mc Clure who would be most directly impacted. I face the north side of the proposed development and my condo is in the second floor. The proposed development is only across a fence from me. The only light to my suite comes from the south. A six storey building would obscure the sky and block the light to my home where I have lived for 14 years. I would be overlooked to an extent that is unacceptable. My property would be devalued and my quality of life would be considerably impacted. I object to the construction of a six storey building in my neighborhood. I note that this applicant is asking that there shall be only 9 parking spots for 19 rental units in a neighborhood where street parking is at a premium. While I personally have parking provided this seems to me irresponsible and wrong headed given the needs of the community.</p> <p>When the current owner of the property purchased they cut down every tree that was not protected so that the privacy between that building and mine disappeared. I absolutely abhor the idea of the three protected trees being removed, The trees are protected for a reason.</p> <p>This application is so far outside the community plan that I can only assume it is frivolous and the thin edge of the wedge, I am 100% opposed.</p>	204 - 1035 McClure Street	2020-08-18 15:38

1042-1044 Richardson Street (Fairfield Gonzales)	Don Dickinson	Support	<p>I've lived next door to 1042-44 Richardson for 28 years and have witnessed a lot of changes to the street in that time. This city needs more rentals, and, for that reason alone, I couldn't oppose a building that I feel falls within an acceptable height for the neighbourhood. As a matter of fact, my Wife and I are discussing the idea of renting one of the units.</p> <p>On another note, I am saddened to see that the stone wall will not be retained. From what I understand, it is one of the oldest walls in Victoria. On the other hand, the false acacia at the back of the property will not be missed. Its health has declined appreciably over the years and always feel that one good wind storm and it will come down.</p> <p>I guess that research has shown that one bedroom and three bedroom units are the most beneficial. I would have thought that 3 or 4 two bedroom units would have been in the mix. It's also unfortunate that at least one more ground floor unit couldn't be added.</p> <p>Parking is a concern, as it always has been on Richardson. Prior to the construction of the townhouses on the north-west end of the block, ticketing was never a problem, but, that has increased substantially because of the increased number of vehicles being parked on the street. 1050 Richardson, to the east of the project, has only 12 parking garages to handle 32 apartments/48 people. Add to that the people living at 666 Cook Street who are unwilling to purchase parking at the rear of their building, plus the people from the aforementioned townhouses, plus the current tenants at 1042-1044 Richardson. The result is a constant musical chairs to find a parking spot on the street. You will realize that parking will be overburdened with the addition of even an extra 4 or 5 vehicles.</p> <p>Other than that, build away... as far as I'm concerned.</p>	209-1050 Richardson Street	2020-08-18 16:43
1042-1044 Richardson Street (Fairfield Gonzales)	Barbara Scott	Oppose	I would not like to see a six story development in the area. A four story building would be a better option and would fit into the surrounding neighborhood.	402-1021 Collinson St., Victoria, B.C.	2020-08-18 23:49
1042-1044 Richardson Street (Fairfield Gonzales)	Thomas King	Support	For the most part, I support this proposal. This type of development was what I hoped to see when the new OCP was finalized. Six stories is reasonable (there are taller buildings on Linden and Fairfield) and there is a dire need for rental stock. I hope that at least 5 units are grandfathered at the current rental rates for those being displaced. I hope there are additional "affordable" units as well. A boulevard amenity that neighbours/community can enjoy should be considered. A green rooftop to replace the tree removal will be key to balancing our urban canopy.	666 Cook St.	2020-08-20 16:21

1042-1044 Richardson Street (Fairfield Gonzales)	Barbie Zipp	Open to development, pending developers response	We recieved the proposed development notice and noted that next to "Totoal number of parking stalls", zoning requirement is 17, and propsed is 9, is this an error? 9 Parking stalls for 19 units? Please be advised that as it stands now, there are NO available parking spaces on Richardson St near the proposed development. Parking on McClure St is now at a premium since the new rental building at 1038 McClure was erected, it appears many of those units have home based business and their clients make use of the street parking. We are also concerned that you intend to remove the 3 trees, with no notation of replanting trees? Based upon this notice, we object to the development, however if you can resolve the tree and parking issue, please do NOT try to tell us that you will be very clear that some rental units will not have parking, as a past renter I jumped at the chance to rent a place and would try to play 'parking bingo' moving our car around the neighbourhood, it is stressful for everyone. If you want a building with 19 units, allocate 19 parking stalls - for mopeds, bicycles, vehicles, etc.	207 - 1035 McClure Street	2020-08-20 20:18
1042-1044 Richardson Street (Fairfield Gonzales)	Douglas Hardy	Oppose	Too high and inadequate offstreet parking.	999 Burdett Ave	2020-08-23 4:23
1042-1044 Richardson Street (Fairfield Gonzales)	Catherine Lavallee	Oppose	Very concerned about the number of parking stalls and opposed to the removal of protected trees. In addition a 6 story building does not fit into the neighborhood.	3679 Gould Cres, Prince George, BC V2N 4C4	2020-08-23 14:15
1042-1044 Richardson Street (Fairfield Gonzales)	Douglas Logan	Oppose	I don't mind the development but I object strongly to the six storey height. The whole area is uniform at four storeys. This is just not in keeping with the neighbourhood character. I think it would be more an eyesore in this lovely area.	404-1019 McClure St.	2020-08-23 18:24

1042-1044 Richardson Street (Fairfield Gonzales)	Andrew Zoltay	Oppose	<p>When I purchased my condo in this neighbourhood (4 years ago), I thought there was a 4 story limit on buildings - has this changed? I purposely chose this unit as it afforded me a view of the Olympic mountains. A new rental building was just finished next door to me (1038 McClure St) that has blocked one-quarter of the original view on the Eastern side of my building. This proposal is for a SIX story building which will further reduce my view and thus the value of my condo. It also sets a precedent for other developers to build higher and continue to block out the view from my condo. I've seen a number of rental buildings throughout the area be built and continue to see vacancies posted in the neighbourhood - is there that much demand? The new rental building beside me continues to have posted vacancies.</p> <p>I would support a 4 story flat roofed building that does not rise above the existing surrounding buildings on Richardson.</p> <p>Thank you for your consideration.</p>	405-1031 Burdett Ave	2020-08-25 3:18
1042-1044 Richardson Street (Fairfield Gonzales)	Kathy Fletcher	Oppose	I do not support the proposed building. It far exceeds the height of any other apartment building in the neighbourhood and would overshadow and detract from the nearby buildings effecting their light and destroying a the sense of continuity among the other buildings.	507-999 Burdett Ave. Victoria, BC V8V 3G7	2020-08-27 17:04
1042-1044 Richardson Street (Fairfield Gonzales)	Larry Sims	Oppose	<p>While I have no problem with a rebuild of the existing property to include a more modern design and an increase in rental units, I disagree with 6 stories and only 6 residential parking spots(plus 2 visitors and 1 car share spot).</p> <p>Richardson Street is going through a transformation this year to alter the flow of traffic and more traffic will be a complication. There are no 6 story buildings in close proximity to the site and this design will dwarf the existing buildings on the street and area. I think a rethink is required.</p>	12-1020 Richardson Street	2020-08-27 20:02

1042-1044 Richardson Street (Fairfield Gonzales)	Sharen Warde Oppose	<p>I do not have any issues with the TBD development of this property, however, I DO OPPOSE the height of this proposed development. We are situated in a residential neighbourhood and the present condominium or apartment buildings are all 4 storey. 6 storeys DOES NOT CONFORM to the neighbourhood environment and would stick up like a sore thumb. It would also block the views of the condominiums around it. It would also block the east sunshine. As well, Our street already has constant issues with street parking and with the new bike lanes there will be more congestion. The proposed site offers 19 rental units and proposes 9 parking spots of which 2 are visitors and one care share space (now 6 actually useable parking spaces) which means there will be 13 more vehicles on the street (assuming that the renters have only 1 car or possibly two cars). The newer rental building on the north side of 1000 block McClure fits nicely into the landscape and neighbourhood. I also OPPOSE changing the zoning from TBD to New Site Specific Zone.</p>	12 1020 Richardson Street, Victoria, BC V8V 3C5	2020-08-27 20:21
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1042-1044 Richardson Street (Fairfield Gonzales)	Sandy Enns	Oppose	<p>I am a resident at 1035 McClure Street, having recently purchased a unit on the 3rd floor facing south and am opposed to the proposed development at 1042-1044 Richardson Street.</p> <p>This proposed development will block the vast majority of sunlight into my home in the wintertime, as shown in the shadowing study. One of the main reasons I bought this unit was the unobstructed sunlight. The proposal states that the height of the proposed building and, essentially, the shadowing that it will cause on my building, are a trade-off for setback distances. In my opinion, that is hardly an acceptable trade-off. Constructing the building a few feet further away from mine does not make up for losing daylight throughout the winter months. The majority of the buildings in this area are four stories and the proposed development does not show how adding two more stories will be an asset to this community.</p> <p>The proposed 9 spots for parking is insufficient as Richardson is already overrun with cars using the street parking, and it is not clear where the proposed car share program would be located. Will that take up more street parking on Richardson?</p> <p>Lastly, the proposed design of the new building is not aesthetically pleasing from any angle. The Fairfield Neighbourhood Plan states that "Future development should be sensitively designed to gradually transition from downtown to the residential areas, support the unique identity of the Cathedral Hill area, and help improve public spaces and streets." I fail to see how the proposed building has been sensitively designed, or how the history and character of Fairfield have been considered in the drawings.</p>	304 - 1035 McClure Street, Victoria, BC, V8V 3G1	2020-08-27 21:01
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1042-1044 Richardson Street (Fairfield Gonzales)	David Ferguson	Oppose	<p>There are some 19 blocks of east/west residential streets bounded by Quadra, Fort, Cook, and Southgate. Almost without exception, those blocks have no residential building exceeding 4 stories.</p> <p>Two that do: the Mosaic (1061 Fort), which faces Fort Street, and the Chelsea (999 Burdett), whose footprint is at least four times larger than the proposed 1042 Richardson development. The Chelsea also occupies two corners (Burdett and Vancouver, McClure and Vancouver).</p> <p>A six-story building is completely out of place in the middle of a residential block that's already multiple-dwelling buildings. It seems clear that the request for six stories is intended to make the best of a small footprint, which may benefit the developer but seems guaranteed to further degrade a neighborhood that has had many nearby multi-story buildings recently, including the Black and White (Cook and Fort) and the 200+ unit Jukebox, with a nine-story development proposal in the works for the 1000 block of Fort.</p> <p>I strongly oppose this proposed development. I think it's an opening gambit in a never-ending series of proposals to transform a successful residential area via a series of ever-taller buildings shoehorned in whatever space opens up, with setback waivers and inadequate parking (9 spaces for 19 units?) approved by a city desperate for revenue.</p>	402-1019 McClure	2020-08-29 18:43
1042-1044 Richardson Street (Fairfield Gonzales)	Mary James	Oppose	<p>I am not in favour of this proposal as it stands for the following reasons:</p> <ul style="list-style-type: none"> - 3 protected trees are to be removed - surrounding buildings are 4 stories - does the OCP allow for 6 stories? - parking is to be reduced to 9 for a 19 rental unit building - this is inadequate and will impact the street - the developer does not state how many units will be affordable and how many will be market units. 	1015 Rockland Ave	2020-08-30 17:51
1042-1044 Richardson Street (Fairfield Gonzales)	Anne Hazlett	Oppose	<p>This building should be no more than four stories. There should be at least one parking stall per living unit on the property plus some visitor parking. We hope the city will hold developers to a high esthetic standard, generally, in an effort to improve the quality of new multi-unit buildings in the area. We hope some or all of the protected trees can be saved.</p>	402, 1011 Burdett Ave. Victoria, BC. V8V 3G9	2020-08-31 2:40
1042-1044 Richardson Street (Fairfield Gonzales)	Glenn Peckover	Oppose	<p>Oppose 6-storey height. This is a 4-storey neighbourhood.</p>	1011 Burdett Ave	2020-08-31 17:33

1042-1044 Richardson Street (Fairfield Gonzales)	Frances Linguanti	Oppose	<p>1248330 BC LTD is proposing a six-storey purpose built rental building – specifically a 19 unit building with 9 parking stalls (10 without) at the above address and the removal of three (3) protected trees.</p> <p>I live at 1037 Richardson St. – slightly west and across the street from the proposed building.</p> <p>The neighbourhood consists almost entirely of multi-residential buildings – all between 2- 4 stories (max). The site for the proposed building is located in the middle of a street in between Vancouver St and Cook St. Its neighbors would be a 2-storey condominium complex built in 2008 on the west and a 3-storey apartment building on the east. It would be facing a 3-storey apartment complex.</p> <p>It is easy to see how a 6-storey building would stick out like a sore thumb. The proposal is so inconsistent with the neighbourhood’s distinct character, I question whether the developers have considered the effect of their proposal on the livability and stability of our neighbourhood.</p> <p>The highest buildings in the area are 4-stories. This current level of density supports a healthy, livable neighbourhood – it strikes a good balance between minimizing individual footprints while conserving public spaces and the natural environment. The buildings blend in well with the heights of the trees giving the neighbourhood a green space feel.</p> <p>By allowing a 6-storey building in this location, the City of Victoria will be setting a precedent which will not only destroy the distinctive nature of our neighbourhood – it will set the City of Victoria back years in terms of building</p>	1037 Richardson St	2020-09-01 19:35
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1042-1044 Richardson Street (Fairfield Gonzales)	Janet Tate Costeloe	Oppose	<p>I am strongly opposed to this application on three fronts: 1. I am very concerned about the rezoning itself as this will set a precedent for large (taller) developments on the quieter side streets in Fairfield and potentially turn our neighbourhood more downtown-like in its density. 2. The height of this building is totally out of character with the street and neighbourhood and again do not like the precedent of this occurring. Other recent developments on adjacent streets have made a significant effort to fit into the neighbourhood. 3. I am absolutely shocked at the request for parking changes! Our block is already so congested with cars; partly this is because of the poor enforcement policy of the City in ticketing non-resident vehicles - the block is overwhelmed with non-residents parking and then walking into jobs downtown. The city only responds to complaints which has become quite exhausting and frustrating. Further the City has proposed changes to Richardson Street to accommodate bike lanes; this will only add to the congestion and chaos of traffic moving down our block - to then add so many additional vehicles from this development by virtue of not providing its own parking is outrageous. Only 9 spots - no doubt even fewer than 9 will be allocated to residents.</p>	#7-1020 Richardson Street 2020-09-02 18:09
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1042-1044 Richardson Street (Fairfield Gonzales)	Colin Kopp/Margar et Patton	Oppose	<p>We oppose this proposal for 2 major reasons:</p> <p>1)Height. There are virtually no buildings in the nearby area (including Richardson Street, McClure Street, Collinson Avenue, and blocks beyond) that are more than 4 stories high, and a 6 story building would be completely out of character with this neighbourhood.</p> <p>The letter states that the site is approximately 2 blocks from the Downtown Core neighbourhood boundary. This location is actually approximately 3 blocks east of Blanshard Street and 4-5 blocks from the southern boundary of the “Downtown” neighbourhood. It bears no resemblance to the Downtown Core’s density and building heights, and it is specifically valued by its residents as a quieter outskirt area.</p> <p>The Fairfield Neighbourhood Plan defines the area as Urban Residential where the plan is to “encourage housing design that fits with the neighbourhood”. This proposal doesn’t fit. The plan also shows a maximum of only 10% new population growth by 2041 and we believe the number of units in this proposed building is too many for this block and this area.</p> <p>2)Parking. The 1000 block of Richardson Street already suffers badly from lack of sufficient parking for the number of residents. During evenings and weekends, and often during the daytime, the street parking is completely full, making it difficult for visitors to come to the area as well as for residents to park. Trades and delivery people and commercial workers always complain there is nowhere to park when providing services to our building or attempting deliveries. We also experience continuing issues with downtown workers/visitors parking in this block. While this is marginally better during the</p>	1020 Richardson Street	2020-09-02 18:35
1042-1044 Richardson Street (Fairfield Gonzales)	Christopher Supeene	Support	<p>This is the type of infill development that Victoria needs more of. In my opinion this is a sensible density for the neighbourhood and the building design fits well with the surroundings.</p>	5-415 Dunedin Road	2020-09-03 15:45

1042-1044 Richardson Street (Fairfield Gonzales)	Mark Roy Townsend	Oppose	<p>Please find below my concerns and specific opposition to the proposed development at 1042 – 1044 Richardson Street:</p> <ul style="list-style-type: none"> •I am strongly opposed to 6 storey height of the proposed development: <ul style="list-style-type: none"> oThe subject residential neighbourhood is comprised of 4 storey condominium or apartment buildings, and hence a 6 storey development would not be consistent with the subject neighbourhood. oThe proposed development would largely and negatively impact the building at 1035 McClure including loss of views, loss of privacy and obstruction of daylight/sunshine. Units along the south side of 1035 McClure (including our unit located at #406) would realize a significant loss in real property value due to these negative aspects. •I am strongly opposed to only 9 parking for the proposed development of 19 units, which will result in increased parking congestion along this already heavy used portion of Richardson Street. •I am strongly opposed to the removal of 3 protected trees. •I am strongly opposed to rezoning to a “new site specific zone”, which remains ambiguous. •I would not oppose development of the subject to a building which is consistent with the neighbourhood, and would not result in a loss of real property value of those negatively impacted units, due to loss of views, loss of privacy and diminished daylight/sunshine created by the presence of a 6 storey structure. 	406 - 1035 McClure Street	2020-09-03 16:36
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1042-1044 Richardson Street (Fairfield Gonzales)	Catherine Brankston	Oppose	<p>This property is not suitable for a building this size and scope. Residential properties currently for sale in Fairfield are 10,825 sq ft and 5000 sq ft. This does not add 19 new rental, as the current building, plus carriage house has 5 units. OCP mentions 6 storeys between Quadra & Vancouver. This block is already filled large apartment/ condos. Where is the sensitive transition to residential. The current building meets that benchmark. Grade parking adds nothing to the neighborhood. Also the fact that the parking abuts the neighbors grade parking is hardly an asset. I agree with less parking, however when the tenant has to pay extra, they usually park on the street. Also concerns with noise, light spillage with the outside walkways and bike parking. The balconies and charging stations are a benefit. Nice to have. Finally, the building materials seem very basic and don't enhance the streetview.</p>	314 999 Burdett Ave 2020-09-03 23:20
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1042-1044 Richardson Street (Fairfield Gonzales)	Wendy Elizabeth Townsend	Oppose	<p>I strongly oppose the proposed development for reasons stated below:</p> <ul style="list-style-type: none"> •The subject residential neighbourhood is comprised of 3-4 storey condominium or apartment buildings, a small townhouse and hence a 6 storey development would not be consistent with the subject neighbourhood. • The proposal suggests that because the site is close to other higher density areas that we should be considered ready for an increase in density. Re-development density may be being considered in other areas, however, that does not mean that it is appropriate for our neighbourhood just because we are close to other higher density areas. •The proposed development would largely and negatively impact the building at 1035 McClure including loss of views, loss of privacy and obstruction of daylight/sunshine. Units along the south side of 1035 McClure (including our unit located at #406) would realize a significant loss in real property value due to these negative aspects. • No matter how they describe the view, residents on the south side of 1035 McClure St. will be looking into a building, instead of over a building, resulting in a real lack of enjoyment (view, privacy) of their property. • Further the balconies along the west side of proposed building will be within our sight lines, and we can reasonably expect some additional noise from the residents, all of which negatively impacts the quality of enjoyment of residents on the south side of 1035 McClure St. •I am strongly opposed to only 9 parking for the proposed development of 19 	406-1035 McClure Street	2020-09-04 0:18
1042-1044 Richardson Street (Fairfield Gonzales)	Roderick James Stewart	Oppose	<p>Opposes the character of the neighbourhood. Too high. Too much parking needed. Removal of protected trees. 2021 bike route...will this conflict with extra parking required? Nature of subsidized units have not been explained. For example, will this proposed structure require security?</p>	215-777 Cook St. Victoria, BC (owner)	2020-09-04 0:48

1042-1044 Richardson Street (Fairfield Gonzales)	Chris Dammeyer	Oppose	<p>On behave of multiple residents of the neighbouring residential building 1050 Richardson, we oppose this development as it directly affects the livability in our building, specifically the west-facing units. Currently, the large setback / lawn at 1042 Richardson provides a large amount of space and light for the rest of the block. Building so close to the street, as the new proposal outlines, would significantly reduce 1050's visibility and living conditions as well as the overall low-density nature of the 1000 block of Richardson. We propose instead that a newer, higher building be designed with the existing building's footprint, using the back half of the lot. This would preserve the living conditions of the existing residents of this block, while also maintaining the number of suites being added to the development.</p>	1050 Richardson St.	2020-09-04 23:34
1042-1044 Richardson Street (Fairfield Gonzales)	Beth Gibson	Oppose	<p>I oppose this 6 story development proposal as the owner of a 4th story (top) suite at 1035 McClure St directly overlooking the development site from both my balcony and bedroom window. I more specifically oppose the development of a building over 4 stories on this site (even though my building is not quite 4 stories, as our first level is sunken).</p> <p>Of course I am dismayed for the loss of the reason I own and love my suite - the sun and view; privacy, and its re-sale value. The sun, view, privacy, and resale value will still take a hit with a 4-story development (plus peaked roof?), but I understand that compromise and making room for each other is what it means to "live in community." A development of 5 or 6 stories, however, I feel is unjust and totally out of place. 5-6 stories will create a tower, relatively speaking, on this 2-4 story residential block, and for me it would create a full "wall" OBLITERATING THE VIEW OF THE SKY FROM WITHIN MY SUITE. This is not acceptable for a top story strata unit. This "wall" would be only 7 meters (23 ') out from my balcony, and cancel the purpose of a south-facing, sunny unit with fantastic views, and its sole value and price point within my building. Of course I do not welcome the personal loss to me due to the expected depreciation in value of my unit.</p> <p>I support and welcome the proposal of a rental building that adds a significant number of rental units over the current number on that site. Also I support the proposed mix of market and affordable housing rental units. That is wonderful, and I express appreciation to the developer for this intent.</p> <p>I oppose how developers in the downtown core are being found to ignore city by-laws of allowable work hours on building sites (a friend in the city core frequently needs to call the by-law office for such breaches). Any potential</p>	#404-1035 McClure St. Victoria	2020-09-06 1:36

1042-1044 Richardson Street (Fairfield Gonzales)	Nicole Lavallee	Oppose	<p>I am opposed to this six-storey building being developed here for many reasons. The height of the building and the trees that will be removed are concerning. This part of town is beginning to lose its quaint character and is becoming a louder, more concrete, busier metropolis want-to-be.</p> <p>The more pressing concern is the parking situation and the traffic increase and congestion that will ensue. Richardson St. is already busy as it is with parked cars and being a bus route. We don't need to make that situation any worse by increasing the amount of units that much, and people begin to feel crowded in their own neighborhoods.</p>	204-1037 Richardson St. V8V 3C6	2020-09-06 21:25
1042-1044 Richardson Street (Fairfield Gonzales)	Anya Slater	Oppose	<p>My name is Anya Slater and I reside at 750 Cook St, Victoria BC. I am writing to oppose the proposed development at 1042-1044 Richardson St, Victoria BC due to concerns with the scale compared to the surrounding buildings, displacement, and affordability.</p> <p>Removing the existing two-storey building and replacing it with a six-storey building would dramatically shift the skyline in the neighbourhood. The neighbouring buildings on this block are two- to four-storeys. The scale of the proposed building compared to its surroundings would mean that many inhabitants of the neighbourhood would have views of the trees and sky degraded by this building. The proposed building would tower over the surrounding apartments, casting a considerable shadow and blocking most of the direct sunlight in the winter months.</p> <p>The 5 meter setback from the apartments at 1035 McClure St would mean residents' balconies would face a wall. This would give very little "breathing room" for both the neighbours and potential new residents. Although the setback reduces massing in relation to Richardson St, it increases massing in relation to the buildings on Cook St and McClure St. Additionally, a building of this height would mean considerable loss of privacy for buildings to the East and West. My apartment is to the North-East of 1042-1044 Richardson, and this proposed building would mean new residents could see directly into my suite. The proposal also includes the removal of three trees with no plan to replace any of them. This would further erode the privacy between buildings (in addition to changing the view and displacing birds).</p> <p>The applicants letter mentions only the displacement of the tenants of 1042-1044 Richardson St, but the proposed development should also take into</p>	750 Cook St, Victoria BC	2020-09-07 4:37

1042-1044 Richardson Street (Fairfield Gonzales)	Joyce Dreilich	Does not fit the area as proposed.	<p>1. The size of this building compared to others on this block (which is classified as a "local" street on the Functional Street Classification on the Official Community Plan) is overwhelming. It will tower over its neighbours and pretty well fills the whole piece of property. The building at 1050 Richardson will be looking at a very high wall from their west side. Six stories may be appropriate near commercial or higher density streets, but not in this block on this property.</p> <p>2. The suggested 9 automobile parking spots of which only 6 are to be designated for residents seems very inadequate. I realize there is hope for a high percentage of tenants to be car free, but living on McClure Street across from a lovely new rental building, it appears that there are residents parking overnight on the street. Richardson already seems to be pretty well fully used for parking, leaving little or no room for the demands that service vehicles and residents would add to the load.</p>	304 - 1019 McClure Street	2020-09-08 1:08
1042-1044 Richardson Street (Fairfield Gonzales)	Kathryn Starling	Oppose	<p>I oppose this proposal as it is not realistic to believe that 9 parking stalls is sufficient for a building containing 19 units. Even if some of the tenants of this building do not themselves own vehicles, there has been no consideration given to friends or family, they might have that wish to visit. Also in this new world, more and more people are working from home or having home based business and there is no where for their customers to park. Street parking is already at a premium in this neighborhood and with Vancouver Street under construction to install bike lanes, this proposed building will just create more issues. 1035 McClure Street has already seen an influx of vehicles and parking issues/violations due to the building recently completed across the street at 1038 McClure Street.</p> <p>I also oppose this proposed six story building as it is going to cast a large shadow on the condo building at 1035 McClure Street, a four story building. The majority of the 1035 McClure Street condos on the back side of the building, facing Richardson, will have their sunlight taken from them. Many of these owners enjoy growing flowers and plants on their balconies as well as sitting in the sun reading or having friends over to sit and converse on their balconies. It would not be right to have this enjoyment taken from them. Sunlight is essential to one's wellbeing!!!!</p> <p>Please know that I am not opposed to progress and I understand the need for affordable rental units but it should not come at the cost of others who own in this neighborhood and have made it their home for many, many years.</p>	Owner of #302-1035 McClure Street, Victoria, BC	2020-09-08 2:18

1042-1044 Richardson Street (Fairfield Gonzales)	Catherine Brankston	Oppose	<p>I did not receive a confirmation on my first submission sent Sept 3/4. Resending 314 999 Burdett Ave 2020-09-09 2:51 ,hopefully all points that I had mentioned.</p> <p>I believe this property is not suitable for a building this size. The developer mentions "densely populated area". This block is boxy apt/condo buildings. We are not adding 19 new rental units, as 5 are onsite now. I don't feel visible grade parking should be the new normal. More outside green area, not asphalt.</p> <p>Would like to see much less parking provided, and the monthly fee to be part of the rent. Otherwise, the unit occupant often uses street parking. This area is walkable/bike friendly. we need to encourage tenants without cars to rent here. Having no car could be part of the lease agreement.</p> <p>The balconies, roof garden, bike amenities, charging areas are all great additions. Also the mix of units will be welcome. The outside walkways and lighting need to be non-intrusive for neighbors and residents.</p> <p>I would like to see more articulation on the building. Is different, should have some features.</p> <p>Thank You</p> <p>Catherine Brankston</p>
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