
From: Carole Roy
Sent: September 21, 2024 12:40 PM
To: Legislative Services email
Subject: Zoning amendments in my neighbourhood

re: Development Permit with Variances Application no. 00158

I live in the condo building at 1035 McClure and our parking lot is next to the proposed development at 1042 and 1044 Richardson.

First, I object to the height: 6 storeys is more than surrounding buildings and will create shadows.

Second, the building will be set almost right up to the sidewalk with very little 'green' space. In fact, all the by-laws about space around buildings are requiring variances, 6 m to 1.2 m (decrease by 80%) and on other sides to about 50%.

Thirdly, and more concerning, is the limited parking spaces required decreasing from 19 to 8, more than 505. Richardson is already FULL of parked cars and an ACTIVE BIKE ROUTE so adding MORE cars from residents and/or visitors to the new development who require parking on the street will significantly **increase the difficulty of finding street parking AND will increase traffic.**

Developers are mostly interested by profits but that should not be at the expense of the quality of life of Victoria current and future residents.

This is in light of OTHER DEVELOPMENTS coming to this area, one that will SIGNIFICANTLY higher at the Cathedral on Burdett, which is within a 2 blocs distance, which ALSO requires no or minimal parking stalls from the developers.

You may wish for people to be on bikes, skateboards, and scooters, BUT Victoria remains a city where many elderly people live: 30% of the population is older than 65 and are unlikely to get on scooters, skateboards, or bikes, electric or not.

(Stat Can <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=victoria&DGUIDlist=2021A00055917034,2021S0503935&GENDERlist=1,2,3&STATISTIClist=1&HEADERlist=0>)

I object to the free-for-all building of **high rise** buildings going on in Victoria especially given the LACK of primary health care (which I know is provincial but still it has an impact), and strained streets with traffic and building activities). The high rise buildings are severely changing the nature of Victoria and seem to want to become Hong-Victoria for the density of buildings....PLEASE: inform yourself and research the **Hong Kong sleeping slots** which are now the refuge of people who cannot afford even a small apartment....

C. Roy
McClure, Victoria

From: David Pemberton
Sent: September 21, 2024 9:21 AM
To: Legislative Services email
Subject: your meeting

I LIVE AT 777 COOK ST I DON'T THINK YOU SHOULD DOWNSIZE THE ON SITE PARKING
.....THERE IS NO STREET PARKING AT PRESENT FOR RESIDENTS IN THE AREA
,,,,,,,,,,,,,,,,,,,,MAKE THE BUILDER KEEP THE 19 SPOTS HE PROPOSED AT THE
BEGINNINGDAVE P,,,,,,,,,,,,,,,,,,,,,,,,,we all know why he wants to do this also they
have no consideration for the residents that live in the area

From: Edie Jefferson
Sent: September 23, 2024 6:21 PM
To: Legislative Services email
Subject: Proposed Development of 1042-1044 Richardson Street

I am writing to state my opposition to a six-storey building proposed for 1042 – 1044 Richardson Street.

Nearby residents have been asked to write in comments but I expect they are to no avail as this will go ahead whether we like it or not; it's just another asinine approval by the current Mayor and Council who don't listen to anything the taxpayers have to say.

This is a residential area where the current buildings are not more than four storeys and a six-storey building will tower over everything in the area, not to mention blocking the light for some residents whose properties abut 1042 – 1044 Richardson.

I also question how parking will be affected by this construction as it would appear there is no extra parking in the 1000 block of Richardson now, and since the City has destroyed Vancouver and Richardson Streets with bike lanes, parking may be non-existent. Should this development go ahead, where will the construction workers park? I live only one block away and our portion of McClure could be inundated with construction vehicles, as I'm quite sure these workers will not be biking to their jobs!

Respectfully submitted,

Edie Jefferson
301 – 1019 McClure Street

From: Philip Lennox
Sent: September 23, 2024 9:28 PM
To: Legislative Services email
Subject: Proposed changes to 1042 and 1044 Richardson Street

Legal Description: PID: 009-396-853, Lot 1663 Victoria City

Development Permit with Variances Application No. 00158

I am writing to appose the variances to this development permit.

1. Maximum height to 19.46 m

This places the proposed building above the height of the surrounding structures and is going to obstruct them.

2. Decreasing the vehicle parking from 19 stalls to 8 stalls.

This is ridiculous for a 20 unit building on a street that is already jammed and at maximum parking capacity. I realize the move to get people out of cars and as a cyclist myself I am generally in favour. 8 parking stalls is just not realistic. Please consider not allowing this to go ahead as a variance. I am strongly apposed.

Thank you,

Philip Lennox
#11 - 1020 Richardson Street

From: Tracey Abbott
Sent: September 24, 2024 11:17 AM
To: Legislative Services email
Subject: Letter to Council Re: 1042 & 1044 Richardson St. Development

Dear Council,

As a resident of 1050 Richardson St., with the development as proposed, we will lose the peaceful vibe of this street, any privacy, surrounding nature (i.e., trees and birds) and available street parking that we currently enjoy.

Since I work from home, I will unfortunately have to move once construction begins, due to noise exposure, lack of privacy, no trees outside of my apartment windows, and a constant struggle to find parking. This will be disruptive to myself, my work, and I fear I will have great difficulty in finding a decent apartment that I can afford.

With windows facing onto the site, I am very disappointed at the proposed loss of trees on the property line and at the front of the building. With the current privacy screening of trees and shrubs (which attracts songbirds, squirrels, deer, etc.) proposed to be ripped out and not replaced, the noise and lack of privacy will be very disturbing. The windows of the new building will be way too close (about 3.0m away?) and facing directly into ours.

This neighbourhood is known for having a lot of birds. If there are no trees, there will be no birds. With this new development, we will no longer be able to enjoy the lovely trees and sounds of birds outside of our windows (except for the loud squawking of seagulls that hang out on top of the buildings in the area).

I will be very disappointed when I will need to move from my peaceful, lovely apartment, near downtown and Cook Street Village (where I have formed a solid community) once this development moves forward. Please reconsider.

Concerned resident,
Tracey