

## Pamela Martin

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**From:** Oriano [REDACTED]

**Sent:** Wednesday, Jan 27, 2016 8:15 AM

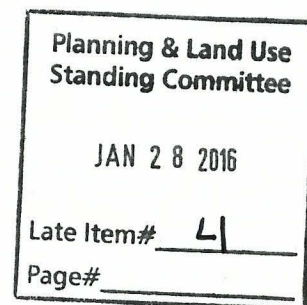
**To:** Lisa Helps (Mayor)

**Cc:** Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Lucina Baryluk

**Subject:** RE: Jan 28 PLUC Report re 2330 Richmond Rd, REZ00485

January 27, 2016

Dear Mayor and Council,



I greatly regret the lateness of this submission, however, I didn't receive a copy of Mr. Pratt's correspondence until yesterday and I would greatly appreciate an opportunity to respond to the issues that he has raised.

I purchased 2330 Richmond Road in 2002. The house was poorly constructed and I have always known that the existing structure would need to be torn-down and replaced. However, I thought the lot had good potential for future development. My goal has always been to build a small multi-unit residential building and keep the majority of units as rental suites, as a source of retirement income for my wife and I.

In April 2015, we met with the local community association to explain the project and to answer any questions about our proposal and rezoning application. Mr. Pratt had a few days earlier purchased 2328 Richmond Road and attended the meeting, along with his real estate agent. At the meeting, Mr. Pratt asked why I did not purchased his property when it was available. I explained that combining the two properties would necessitate a much larger development and such a project was beyond my financial scope.

Mr. Pratt did not raise any objections or concerns at the community meeting. In fact, after it adjourned, we had a friendly chat and he wished us luck with our rezoning application. I have not heard from Mr. Pratt since April. Therefore it was surprising and disappointing to hear of his objections, two days before this application is scheduled to go before council.

Mr. Pratt's primary objection to my application is that, in his opinion, it is not the "best use of the land." Currently, the lot has a derelict building that needs to be demolished. Our proposal is to add seven new residential units, the majority

of which will be rental housing, something that Victoria needs badly. Therefore, I disagree with his opinion and believe that our proposal is both sensitive to neighborhood concerns and makes good use of the existing lot.

Mr. Pratt's other objection is that the application will adversely affect the development potential of his own property. In this regard, our application does not prevent him from undertaking a less ambitious development project nor does it stop him from acquiring the adjacent property on Richmond Road should he wish to do a larger development.

As noted in my submission letter, I looked at the possibility of doing a joint development with the previous owner. However, he had no interest in the idea and made a low ball offer to buy my property. Since then, I have incurred significant time and expense in pursuing this application.

It has been 10 months since the community meeting and I haven't heard a word from Mr. Pratt. My assumption is that he opted to intervene at the last second on the hopes that our application will be declined and this will put him in a better bargaining position. However, I have held the property for 14 years and have no intention of selling it at this time.

Clearly, if Mr. Pratt was interested in working on a joint development, he would have contacted and discussed it with me months ago. Also, given his actions in this matter, I do not have the interest nor the trust that is necessary to enter into a business relationship with him. Therefore, I ask that you not view a joint development proposal with Mr. Pratt as being a viable option for 2330 Richmond Road.

Yours truly,

Oriano Belusic