

STEPHEN CHEUNG

1660 Richardson Street • Victoria BC V8S 1R4 Canada

February 15, 2015

City of Victoria
Planning and Land Use Committee
1 Centennial Square
Victoria BC V8W 1P6
Via: councillors@victoria.ca

**Re: Planning and Land Use Committee Meeting of February 19, 2015, at 9:00 A.M.
Item 11. 2740 Richmond Road – Easement Over City Property**

Dear Sirs and Madams:

This letter is to comment on the above subject issue to be discussed in the Council Chamber on February 19, 2015. We are the owners of 2732 Richmond Road which is located immediately adjacent to 2740 Richmond Road.

On behalf of Ms. Pearl Der (my mother-in-law), we recognize the importance of maintaining green space. We respect the North Jubilee Neighbourhood Association's ("NJNA") priority for green spaces and we have maintained our desire to work with them and sought their input and feedback in this process to reach everyone's desired goals over the last 8 years.

2732 Richmond Road currently does not have driveway access and there is a desire to install a driveway. Inherently, there are more stakeholders than not (e.g. commuters, bicyclists, Engineering, emergency services, neighbours) that would disagree with the installation of additional driveways connecting on to Richmond Road when there is an alternative solution.

Installing a driveway on to Newton Street would mitigate this issue. It appears that the various stakeholders, including us, have identified that the sale, lease, or the easement of 2740 Richmond Road would be feasible.

Easement – The City's Property Management department suggested this option might work most amicably because it would mean the green space is not sold and the City could continue to maintain relative control over the use of this land. However, it appears there are more issues than expected after obtaining input from other City Departments.

Lease – The City's Solicitor has identified that this option would be better than an easement option. This option would allow the City to enter into a lease with the conditions they wish to include. It would convert this area from a public space to private use property during the term of the lease agreement.

STEPHEN CHEUNG

1660 Richardson Street • Victoria BC V8S 1R4 Canada

Sale – This would relinquish any liabilities from the City regarding the maintenance of this property. The NJNA does not support this option because they would like to enhance green space in the neighbourhood. This was our original (March 2007) and is still currently our preferred option for the following possible benefits:

Possible proposals with a sale	Benefit
Sale of 2740 Richmond Road	<p>This would address the City Solicitor's concern regarding the private use of public space.</p> <p>This is also a suggested alternative by the City Solicitor and by the City Property Manager.</p>
Vehicular access restriction from Richmond Avenue	<p>There would be an increase in safety for any vehicle, bicycle, and pedestrian traveling along Richmond Road.</p> <p>This option is also supported by the City's Engineering Department.</p>
Covenant in favour of the City restricting the installation of buildings or structures within the existing property line boundary of 2740 Richmond Road	<p>This benefit addresses NJNA's desire to maintain green space.</p>
Use a permeable material for the driveway	<p>This benefit addresses NJNA's desire to maintain green space.</p> <p>This may minimize the need for the installation of a storm drain extension as identified by the City's Engineering Department.</p>
Proceeds from the sale of 2740 Richmond Road	<p>This could benefit the desire of enhancing Begbie Green as identified by the Special Governance & Priorities Committee (February 2015)</p>

We would like to work with the City to reach an acceptable solution that is consistent with the comments of the various departments and allows us to develop and access 2732 Richmond Road from Newton Street instead of Richmond Road.

STEPHEN CHEUNG

1660 Richardson Street • Victoria BC V8S 1R4 Canada

As noted in the letter from the NJNA dated December 2014, the existing structure at 2732 Richmond Road was built in the 1920's, the frame of the house may not be attached to its foundation as per building standards during that era, and there is currently a tarp covering the entire roof and chimney stack. It is most economical to redevelop the property and as part of that process to install a driveway to alleviate occupants from requiring to park on the street.

We presume the City still wishes to restrict vehicular access from Richmond Road as noted in the original 2007 agreement by installing the driveway on to Newton Street. As well we assume it would be the City's desire to maintain green space by placing a covenant restricting any building over the area currently covering the existing 2740 Richmond Road boundary lines.

We are still open to the idea of acquiring 2740 Richmond Road and we would like to help maintain green space by agreeing to a covenant in favour of the City as mentioned above. In 2007, the agreed exchange value of 2740 Richmond Road was \$29,500. The 2014 BC Assessment value of the land is now \$71,200. I reference this for comparative purposes.

There is a concept to enhance Begbie Green that was most recently discussed in the Special Governance & Priorities Committee meetings of February 3rd and 5th, 2015. The City could earmark the proceeds from the sale of 2740 Richmond Road for this priority community project.

We hope that we have demonstrated our desire to maintain a sustainable and better neighbourhood by taking the time over the last 8 years to consider various stakeholders' opinions and work towards a compromise that meets everyone's wishes.

Thank you for your time and consideration.

Sincerely,



Stephen E. Cheung, CPA, CA
1660 Richardson Street, Victoria BC
250-888-8133