

**Legislative and
Regulatory
Services
Department**

Legislative Services

#1 Centennial Square

Victoria

British Columbia

V8W 1P6

Tel 250.361.0571

Fax 250.361.0348

www.victoria.ca



June 26, 2014

North Jubilee Neighbourhood Association
c/o 1766 Haultain Street
Victoria, B.C., V8R 2L2

Attention: Jean Johnson, NJNA Land Use Chair

Dear Ms. Johnson:

Subject: Proposed Development of 2328 Richmond Road

Thank you for your letter of May 23, 2014, to Mayor and Council, outlining NJNA's concerns regarding the proposed development of 2328 Richmond Road.

Your letter was forwarded to Mayor and Council for their information. A copy of your letter was provided to the Director of Sustainable Planning and Community Development for information.

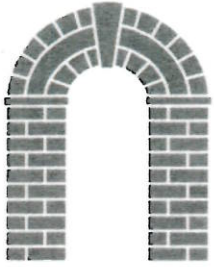
Sincerely,

A handwritten signature in black ink, appearing to read "Don Schaffer".

Don Schaffer
Manager, Legislative Services

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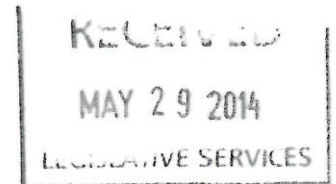
c. Mayor and Council
Director, Sustainable Planning and Community Development
Planning and Land Use Committee Secretary



North Jubilee
Neighbourhood
Association

c/o 1766 Haultain Street
Victoria, B.C., V8R2L2

May 23, 2014



Mayor Dean Fortin and City Council

1 Centennial Square

Victoria, B.C., V8W1P6

Re: REZ #00446 and DP #000365 for 2328 Richmond Road

Dear Mayor and Councillors:

The NJNA Land Use Committee hosted a CALUC meeting on Wednesday, March 26, 2014 in connection with the proposed rezoning application for 2328 Richmond Road and forwarded the comments from this meeting in our letter dated April 17, 2014.

In response to Anita Walper's April 24, 2014 letter which enclosed the rezoning application, applicant's letter and plans, which the Land Use Committee has reviewed, the main concern is parking for which there is none on Richmond Road. The block-long streets in our neighbourhood between arterial and secondary arterial roads are all residential parking only. There cannot be a guarantee that the owners of these units will not own a vehicle. Where would their company park? Where would service vehicles park? The revised plans indicate one short term parking stall to provide a space for deliveries for 12 units; loading and unloading of transportation modes required by the two units that are wheelchair accessible; short term visitor parking; etc. We did note that 12 bike racks; 6 scooter stalls and two stalls for electric carts have been provided. A question has been raised about how the garbage and recycle trucks would access this site.

The plans for the second storey entrances on both the East and West elevations have been changed since the CALUC meeting in which the four entrances were shown as two on one side and two on the other whereas in the new plans the entrances are four doors side by side which do not appear as welcoming, or offer as much privacy, as the previous design. In the applicant's letter to City Council he states "the proposed density realizes a transitional residential type to the single family character to the west, thereby locating density along the perimeter of this established neighbourhood". While this type of density at arterial roads is generally buffered by several neighbourhood blocks in the core, our neighbourhood streets are all one-block long which tends to create increased density throughout our community.

We are uncertain if this project is proposed for the Large Urban Village in the Jubilee area. From the map it appears that the Village includes the hospital campus and Richmond to Pembroke Street and possibly not 2328 Richmond Road.

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The proposal has many progressive features including single bedrooms, separate entrances, in unit laundry and the pricing indicated, but the density of 12 units on a single family lot does not fit into this location in our neighbourhood. Please refer to our April 17th letter re this proposal as all the comments and concerns listed are still valid.

Yours truly,

A handwritten signature in black ink, appearing to read "Jean Johnson". The signature is fluid and cursive, with a large initial "J".

Jean Johnson (on behalf of Wilma Peters and Patrick May)

NJNA Land Use Chair