



# North Jubilee Neighbourhood Association

1766 Haultain Street

Victoria, B.C., V8R2L2

February 3, 2017

Mayor Lisa Helps and Victoria City Councillors

1 Centennial Square

Victoria, B.C, V8W1P6

Re: REZ00485 and DPV00011...2330 Richmond Road

Dear Mayor Helps and Victoria City Councillors:

Further to North Jubilee's June 2, 2015 and August 20, 2015 letters re this proposal and the proponent's November 28, 2016 letter re the DPV application, the LUC is concerned about the changes being proposed should a possible access easement be negotiated with the neighbour to the South in the future. The proponent has advised that "the parking area not covered by the building remains as permeable pavers while the portion under the building has been changed and strengthened to a durable, lower maintenance broom finish concrete surface with smooth trowelled finish borders should an easement become a reality". What cost to the environment will occur with these proposed changes in construction materials (this site is within the Bowker Creek Watershed) and to our neighbourhood, if a future easement leads to increased density and thus increased traffic at this busy intersection?

This proposed development may fit in with the City's vision for this corner, but it is unfortunate that discussions for the new Jubilee Neighbourhood Plan will not take place until later this year in order that the community's vision could also be taken into account.

Respectfully,

Sheena Bellingham

NJNA Land Use Co-Chair

CC: Community Planning

Jean Johnson

NJNA Land Use Co-Chair

**Pamela Martin**

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**From:** sheena.bellingham [REDACTED]  
**Sent:** Saturday, October 08, 2016 11:56 AM  
**To:** Victoria Mayor and Council; Rob Bateman  
**Subject:** 2330 Richmond Road

Mayor Helps and City Councillors,

We are writing regarding the proposed development at 2330 Richmond Road.

The mention made of an easement over the proposed development seems to presuppose that the property immediately south will be developed similarly. The residents on Richmond Road, particularly those directly south of these properties will undoubtedly be opposed to such a large area of dense development in the midst of their single family residential dwellings. We don't believe it is fair to consider this easement with the proposal.

North Jubilee has little green space. Therefore the garden/green areas surrounding a residential home are an integral part of the fabric of our neighbourhood. This development all but eliminates green space on the lot. The balconies overlook the neighbouring yards to the south and west, intruding into their privacy. These homes' values will be greatly decreased by the feeling of living in a fish bowl. Owners will soon sell to the next available developer and so on, thus destroying the character of our neighbourhood while traffic gets worse and worse.

The proposal's merit is density. But there is a limit to what the neighbourhood should be asked to support. One developer should not be allowed to maximize her or his profit to the detriment of the rest of the property owners.

If the proposal could be made smaller with more green space, without imposing its views into the backyards of the neighbours, and with a design more appreciative of the age of its surroundings, this neighbourhood would be a better place for it.

Sincerely,

Sheena Bellingham

Don Hutton

**Pamela Martin**

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**From:** [REDACTED]  
**Sent:** Tuesday, March 14, 2017 4:40 PM  
**To:** Public Hearings  
**Subject:** Concerning 2330 Richmond Road Rezone

To Whom it May Concern on the Victoria City Council:

I live fairly close by at 2320 Richmond Road, and the 2330 lot in question resembles a Scoobie Doo haunted house rather than a respectable Oak Bay home. I say go for it on allowing development there, as I am surprised this has not happened yet as the sign has been up for years at this point.

Stefan Fisher,  
2320 Richmond Road  
Victoria BC

**Pamela Martin**

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**From:** Rob Bateman  
**Sent:** Monday, March 13, 2017 11:57 AM  
**To:** Public Hearings  
**Subject:** FW: 2330 Richmond Road rezoning

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**From:** Thelma Fayle [REDACTED]  
**Sent:** March 13, 2017 11:43 AM  
**To:** Lisa Helps (Mayor) <mayor@victoria.ca>  
**Cc:** Rob Bateman <rbateman@victoria.ca>  
**Subject:** 2330 Richmond Road rezoning

**Mayor Lisa Helps and Victoria City Councilors**

1 Centennial Square,

Victoria, B.C., V8W 1P6

Dear Mayor Helps and Victoria City Councilors:

**Re: 2330 Richmond Road rezoning**

With reference to the proposed rezoning for 2330 Richmond Road, please accept my comments as a neighbour who has lived in the area since 2005. I unreservedly support Mr. and Mrs. Belusic's proposal. I think the new building they have had designed will be an excellent addition to the neighbourhood.

I attended two CALUC meetings involving this corner, first for 2328 Richmond (the property next door to the South) in 2014, and then for the 2330 property in 2015. Actually, we had very good meetings as far as these kind of meetings usually go; the last one in particular was quite positive. In both cases I thought the proposals were well-thought-out, attractive and would help to address the dire need for increased housing in our community.

The size of the building is certainly in keeping with the buildings on the other three corners and the new buildings that will likely be erected in the near future as the area renews along Bay and Richmond. I imagine the building will appeal to people who do not use cars as the location is well-served by public transit and has a dedicated bike lane. It seems fairly obvious that the location is no longer really suitable for a single-family residence given the evolution of the busy traffic intersection.

Looking forward to seeing the dilapidated old building disappear to be replaced by a current structure that will bring some welcome vitality to the corner – not to mention add increased stock of new rental housing in an area where it is urgently needed. It looks like we will soon have a few more homes for hospital staff, small families and students, just to name a few. Thank you for your time.

Sincerely,

Thelma Fayle

2245 Shakespeare Street, Victoria, B.C. V8R 4G2



March 15/17.

City Hall Ambassador.

I would like to express my full support for the proposed 7-unit dwelling to be built at 2330 Richmond Road.

The idea of the project is "spot on" in light of the current rental market in Victoria, and as a bonus the proximity to the Jubilee Hospital.

Thank you  
yours truly  
Paul Swindale

Owner 1710  
1714 Deuman St.  
1780