

Pamela Martin

From: J Drew [REDACTED]
Sent: Tuesday, March 21, 2017 7:56 PM
To: Public Hearings
Cc: J Drew
Subject: 2330 Richmond Road Proposed Development

To Mayor and City Council,

We are writing to express our disapproval for the proposed development at 2330 Richmond Rd. that is going to Public Hearing on Thursday March 23, 2017.

The construction of a large multi family dwelling at the corner of Bay St. and (2330) Richmond Rd. could start an undesirable precedent along these narrow, predominantly single family dwelling corridors such as Richmond Road and Bay Street.

Both Richmond Road and Bay Street are two lane roads that already take more traffic than is comfortable for the residents of this area. It is almost impossible to safely turn on and off along Richmond Road between 3:30 and 5:30 during rush hours (especially since the entrance to the Emergency Department and the main hospital was moved to Bay St. from Fort St).

There is NO on street parking around the perimeter of this building!!! There is NO on street parking on Richmond Road period, and very little, if any on this block of Bay Street. This is an important factor when deciding whether or not to allow this kind of dense population building with only one parking spot per unit. We have to stop believing that people who buy properties near a bus stop, will actually use that bus stop. It just isn't so.

The height of this proposed development is also too tall and takes most of the sunlight away from the intersection at Bay and Richmond (that the huge hospital building hasn't already removed). This is not only an undesirable effect for the area residents, but also makes it dangerous for cyclists who use this corridor along Richmond Rd. to commute.

It is our opinion that this development is far too large for the site that it is proposed to be built on and that there is insufficient parking in the area to support it, and we are not in favour of it.

Janet Drew and Murray Drew
1740 Haultain St.
Victoria BC
V8R 2L2

March 21, 2017

Dear Members of City Council.

Re: Zoning Regulation Bylaw, Amendment Bylaw (No. 10887) No. 17-021

I am writing to express my deep concern about the increased traffic congestion that will result from the proposed changes to 2330 Richmond Road which will permit a seven-unit, three-storey, multi-family residential development to be built on this corner.

The corner of Richmond Road and Bay Street is already highly congested with cars, bus passengers and pedestrians. The Jubilee Hospital has a high volume of employees and visitors travelling to and from the hospital. In addition there is heavy traffic on Richmond for those heading to and from the University of Victoria at the north end of Richmond Road as well as heavy traffic heading east and west on Bay Street. The left turn lanes on Richmond at Bay are always very busy. It must be one of the busiest corners of the city.

As a longtime resident at 1765 Bay Street (a townhouse complex), I find it increasingly difficult to turn on to Bay Street from our driveway whether turning west or east. What will happen when the proposed residential development is fully occupied and the families living there try to get in and out of their complex (assuming that they will have sufficient parking included in the proposed development)? There is little to no parking available on Bay Street nor on Richmond Road.

I encourage the Committee Members to drive to this corner at both rush hours or at noon hour to experience the traffic situation for themselves.

Yours sincerely,

Mrs. Nancy B. Archibald
1765 Bay Street
Victoria BC V8R 2B9
[REDACTED]

Pamela Martin

From: Irene Pitt [REDACTED]
Sent: Wednesday, March 22, 2017 2:16 AM
To: Public Hearings
Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1087) No. 17-021

To Victoria City Council regarding the issuing of Development Permit with Variances for the land known as 2330 Richmond Road, Victoria BC

I am a home owner on Bay street four houses west of the proposed multiple dwelling building proposal development of seven-units three-stories on the corner of Bay St. and Richmond Road, directly across from the Jubilee Hospital. This corner is one of the busiest in the city not only with automobile, truck, ambulance and bus traffic, but also pedestrian and handicapped motorized vehicles all heading towards the hospital or to the bus stop right at the corner in front of the proposed building site.

I take great exception to the fact that such a large multi-family residential development is being built on such a small area and the fact that variances have been requested to alter the parking stalls from 10 to 7, visitor parking stalls from 1 to 0, and off-street parking altered. There is already very little parking on this east end of Bay Street especially when 6-9 parking spaces were lost when the City Planners reconfigured the west end of Bay street a few years ago.

As a resident for over 30 years I have and still do experience hospital workers, and visitors attending at the hospital for appointments or to see patients , parking in the designated "residential parking only" areas in front of our homes continually. We have to call regularly to the parking dispatch office (check the records if you need proof) to have an officer come out and ticket these regular offenders because there is no where for our trades people to park or care aids who come to attend to people in their homes, let alone any visitors we have.

Now there is to be another building with more people with vehicles to park in an area where there is no frontage on Bay or Richmond and already little parking anywhere. I ask you not to reduce the required parking allotments for this construction and, in fact, I suggest that as a council look out for the citizens of this city, and require that the construction have adequate underground parking for all the units as well as a number of parking spots available for their guests. It is ridiculous that such a high density building is being considered for the corner of Richmond and Bay. The congestion at the lights backs up into the hospital roadway and down Bay Street and Richmond Road already without adding parking problems along with a large complex. It is dangerous already to cross at the lights.

I ask that council reconsider very carefully this proposal. It is too large and the parking is inadequate. To reduce the number of parking stalls should not be considered.

Yours truly

Irene Pitt
1767 Bay Street
Victoria, B.C.
[REDACTED]