

Date: November 7, 2018

From: South Jubilee Neighbourhood Association residents

To: Mayor and Council
City of Victoria

Re: Proposed 1900 Richmond Redevelopment

1900 Richmond is in North Jubilee Neighbourhood, and borders on South Jubilee Neighbourhood.

As residents of South Jubilee, we have reviewed the applicant's plans for redevelopment of 1900 Richmond. Our comments, cut and pasted from emails, are on the next page (Appendix...). The comments were collected prior to the October 24 revised plans, submitted by the developer. At this time, though we have not fully digested the revisions, it appears our concerns remain, on large, unaddressed.

Our pros/cons for the proposed 1900 Richmond redevelopment are summarized as follows:

Pros (for planned development)

- Seniors housing
- Density increase

Cons (against planned development)

- Excessive size/density over OCP recommendations
- Poor transition to residential areas
- Doesn't align with numerous OCP objectives for Large Urban Villages
- Minimal commercial space proposed
- Displaces community medical services
- Private and expensive – beyond reach of almost all who live in the neighbourhood

Please take these comments into consideration in your deliberations on the merits of the 1900 Richmond redevelopment application.

Best,

Julie Brown, South Jubilee Neighbourhood
Liz Hoar, South Jubilee Neighbourhood
Gail Anthony, South Jubilee Neighbourhood
Ben Ziegler, South Jubilee Neighbourhood

.cc North Jubilee Neighbourhood Association CALUC

Appendix – South Jubilee Neighbourhood resident commentary re: 1900 Richmond application

Comments

“They are asking for a lot of density (more than 2.5 FSR) which isn't supported in large urban villages without advancement of 'plan objectives'. And the token commercial space is extremely small - about 1% of the total floor area - and it doesn't even extend the full length of Fort Street. I appreciate that seniors/assisted housing is needed, and I am not outright opposed to the density. However, I think the project could do a much better job of incorporating community needs and services, in light of the fact that the development is displacing numerous community medical services. Aren't medical services a natural fit for this project?”

Comments from Liz Hoar, South Jubilee resident

Too much density:

“Too high - they present the building as 5 storeys but really overall height is more important. The height is 20.72 metres. I looked at 1811 Oak Bay, also pitched as 5 storeys and it's 16.8 metres so 4 metres difference which is huge given the length of this building. I also looked at UVIC's Broad Street project which is 7 storeys with commercial on the main floor and it's 21.57m so less than a metre higher but two more storeys. So I think saying it's 5 storeys is going to mislead a lot of people about how tall this building really is - closer to 6 1/2 storeys if it was a normal commercial/residential building

Too long - I couldn't find lengths of the building anywhere, just overall square footage so I looked at the width of the facing lots on Ashgrove and came up with a lot length of about 380 ft or 116m and the building setback is 2.7 m (north + south) so that means the building is about 113m long if I have everything correct. That's longer than a football field (101metres). Yikes.

This building will loom high over those poor guys living on Ashgrove hardly reflecting the OCP statement about the Jubilee Large Urban Village DPA5 (g) *"Revitalization is needed to ensure sensitive transitions between the Royal Jubilee Hospital expansion including its associated commercial uses and flanking Traditional Residential areas. Portions of Fort Street that lie within this designation are also in need of beautification and human-scaled urban design.*

In the OCP description of a large Urban village it says "One to three storey building facades define the street wall" - I don't see anything like that in this design.

Here's their Calgary facility which, although long, is not so tall, stepping down from 4 storeys to 3 and has some breathing space around it...



Use and exclusivity

Well, I don't have a problem with a seniors' facility but given that this is PRIVATE and EXPENSIVE, it will not likely serve anyone within the adjacent community. So we are losing a medical clinic and assorted medical services that our whole community uses and replacing it with a private facility that most of us will never use. Doesn't meet any of these OCP objectives:

DPA5 item 3. (a) Large Urban Villages are nodes of commercial and community services that primarily support adjacent Traditional and Urban Residential areas, with some also serving nearby General Employment areas.

DPA5 item 4 4. The objectives that justify this designation include:

(a) To accommodate 40% of Victoria's anticipated population growth in the Town Centres and Large Urban Villages to encourage and support a mix of commercial and community services primarily serving the surrounding residential areas.

(b) To revitalize areas of commercial use into complete Large Urban Villages through human-scale design of buildings, streets, squares and other public spaces to increase vibrancy and strengthen commercial viability.

(c) To achieve a high quality of architecture, landscape and urban design in all Large Urban Villages to enhance their appearance and identify villages as important neighbourhood centres.

(d) To achieve a unique character and sense of place in the design of each Large Urban Village, with consideration for potential new landmarks.

(e) To establish gateways along prominent corridors to signal and celebrate arrival into the City and neighbourhoods within Humber Green Village, Jubilee Village and Stadacona Village.

(f) To design all Large Urban Villages in a manner that encourages pedestrian and cycling use and enhances the experience of pedestrians and cyclists.

(h) To revitalize Jubilee Village through beautification of East Fort Street, urban design that integrates and improves the experience of pedestrians and cyclists throughout the village, and ensure sensitive transitions between the Royal Jubilee Hospital site, particularly its commercial uses with adjacent residential areas.

Commercial space

1200 sq ft. - Sounds like another coffee shop to me. How many of those do we need? But we do need more doctors and to at least be able to keep the medical clinics we have. The whole region is chronically short of medical services. The current medical clinic apparently leases 3500 sq ft. and they are having trouble finding new space so what does that mean? They move out of the city? I don't see how this project benefits either North or South Jubilee."

Comments from Gail Anthony, South Jubilee resident

"The project has asked for numerous variances to increase its footprint and height. There is no room left for any green space. If they do get approval from the City Planning Department and Council, at the very least I would like to see the developer required, as an example, to create and maintain an urban garden rest area with seating for seniors and hospital staff in the small parklike area on the NE corner of Richmond and Fort."

Comments from Ben Ziegler, South Jubilee resident

"I support any movement to mixed-use, mixed-income neighbourhoods (including ours) – unfortunately, this application shows no movement at all in that direction. Few Jubilee seniors wanting to downsize will be able to afford a place in the new development, and will likely have to leave the neighbourhood, and local relationships they've developed, over time.

Aside: there is an irony to me in how Oak Bay United Church (Oak Bay) is proposing a new 90+ unit development on their site, comprised of mostly affordable units, while the 1900 Richmond application (Victoria) proposes a high-end seniors complex... How many of tenants of the OB Church development will be Victorians, and 1900 Richmond tenants be from Oak Bay?"