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March 11, 2018

Mayor Richard Atwell and Council
District of Saanich
770 Vernon Avenue

Re: Rezoning and Development Permit Application – 2707 Richmond Road and 1810 Kings Road (REZ00592 & DPR00690)

Dear Mayor Atwell and Council:

The Camosun Community Association (CCA) would like to share the following comments regarding the proposed townhouse development at the intersection of Richmond Road and Kings Road in the 'panhandle' neighbourhood of our community. On November 23rd, 2017, the CCA held a Community Meeting with the applicant and approximately 25 neighbours (meeting minutes attached). Following this meeting, the CCA collected feedback from residents via email.

The primary concerns raised by neighbours were related to density, setbacks, parking, and tree preservation.

Increased density of this scale has been identified by some neighbours as potentially inappropriate for the location. Some neighbours have suggested that they would prefer to see subdivision to allow more single dwelling residential lots, while other neighbours have suggested that 12 units might be more appropriate for the location. The 16 proposed units equate to 68 units per hectare for this site. Plans and policies on density in this neighbourhood are vague so there has been no consensus on what is an appropriate density for the location.

Another concern identified by neighbours has been surrounding setbacks. The rear yard setback variance from 10.5m to 3m is a significant variance (71%) where the subject property abuts a single dwelling lot where no further development is anticipated. Neighbours to the east have requested that the 3-storey building be stepped down to 2-storeys for the easternmost unit and be situated further from the lot line. For comparison, a proposed 4-storey building on North Dairy Road by the same

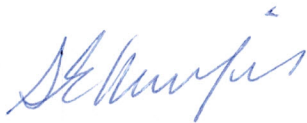
applicant has a 7.5m rear yard setback and is abutting single dwelling lots where future development is contemplated by the Shelbourne Valley Action Plan.

Residents in this neighbourhood have long been concerned with parking due to the proximity of the Royal Jubilee Hospital and the number of non-residents utilizing on-street parking. As such, neighbours have expectations that any new development will provide adequate off-street parking. In their feedback to the CCA, some neighbours have questioned whether the 1.6 ratio of parking spaces per unit is adequate for 3-bedroom units.

Lastly, residents have expressed that they strongly value the significant tree canopy that this neighbourhood possesses. Some residents have suggested they would not like to see any development on the site without retention of the mature Garry oak tree in the centre, but the applicant has determined that retaining this tree is not possible due to its large critical root zone. The Camosun Community Association supports the applicant's efforts to retain the mature trees adjacent to Richmond Road. The applicant has taken significant measures to study and design around these trees. For this reason, the CCA supports retaining the boulevard trees as outlined on page 18 of the February 28 staff report to Council.

We would like to thank the applicant for presenting to the CCA and attending the November 2017 Community Meeting to answer questions from neighbours. We trust that Council will consider the comments provided by neighbours when deliberating the proposed rezoning and development permit application. Thank you for your time.

Sincerely,



Sandie Menzies
President
Camosun Community Association

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enclosure: CCA November 23, 2017 Community Meeting Minutes (6 pages)

cc: Neil Findlow, Planner, District of Saanich
Korbin DaSilva, Development Manager, Abstract Developments

Camosun Community Association (CCA)

Community Meeting minutes

2707 Richmond Road & 1810 Kings Road – proposed rezoning

November 23, 2017 – Royal Jubilee Hospital

Invited:	Invitations sent to approximately 54 neighbouring residences
Attendees:	22 recorded in sign-in sheet, approximately 25 from head-count
Rezoning applicants:	Korbin DaSilva, Sam Ganong, & Marko Krilić of Abstract Developments, Rus Collins of Zebra Design, and Scott Murdoch of Murdoch de Greeff Landscape Architects
CCA scribe:	Caleb Horn
Call to order:	7:00pm

Welcome & Introductions

- Introduction of meeting and explanation of format.
- Minutes will be shared with those leaving their name & email address on the sign-in sheet.
- Comments can be sent to the CCA between now and December 8th.

Presentation from Applicants

- Abstract Developments:
 - Same material from April 2017 Open House.
 - Location at corner of Richmond Road and Kings Road. This site is adjacent to major road, bikeway, pedestrian, and transit corridor, according to the Official Community Plan (OCP).
 - Process explained – two properties acquired in October 2016, pre-application conversations held with neighbours in early 2017, Open House in April 2017, presentation to CCA Board in April 2017, and rezoning application filed in April 2017.
 - Original plans were for 18 townhouse units each with a 1-car garage, situated in two buildings parallel to Kings Road.
 - Based on feedback from neighbours, changes were made prior to application including: reduction to 16 slightly wider units in three buildings, with one building parallel to Richmond Road to provide better animation along the arterial street.
 - Parking ratio increased to 1.63 spaces per unit.
 - Townhouses on the north side have been repositioned, some windows removed, and angles changed to create more privacy for adjacent neighbours to the north. There will be additional plant screening as well.
 - 14ft road dedication along Richmond Road required by Saanich to widen public right-of-way.

- Trees along Richmond Road and Kings Road will be kept, large tree in centre of site will be removed.
- Zebra Design:
 - Scale and design in keeping with the character of the neighbourhood.
 - Pitched roof and articulations along frontages to give a different look from the units across the street.
 - Shingles combined with wood siding and paneling will be used for the sides of the buildings.
 - The rear decks will be covered and windows with traditional wood sills will be utilized.
- Murdoch de Greeff Landscape Architects:
 - Focus on landscaping around perimeter of the site to beautify boulevard and enhance pedestrian experience.
 - Cantilevered slab foundation for western building will allow Richmond Road tree roots to survive with building adjacent.
 - Additional Garry oaks will be planted along with native maple trees and yellow cedars.
 - Permeable pavers used through driveway and visitor parking areas.
 - Low white fencing will define townhouse frontages.
 - Surface runoff will be captured and controlled.

Q&A with Applicants

- Q: With the overheight pitched roof and narrow setback, the proposed buildings will appear massive from the residential property to the east. Is there any way to vary the height and massing of the easternmost wall?
A: There is be articulated facades, heavy screening, and transom windows along the easternmost wall, but not as much as the frontages along Richmond or along Kings.
- Q: What are the height and setback measurements?
A: Approximately 11.5m to top of pitched roof, 3m setback at narrowest point from north lot line, and 3m setback from east lot line.
- Q: Why can't the tree in the middle be saved?
A: It was part of a trade-off in order to give more room to the trees along Richmond which will benefit the public realm.
- Q: Why only three-bedroom units?
A: Market analysis shows this supports a mix of potential buyers including families, downsizers, and couples looking for live/work opportunities.
- Q: Will there be any rental units?
A: No rentals.

- Q: Why not subdivide and construct four single-family dwellings?
A: A townhouse development is the best use of land, in the applicant's opinion.
- Q: What is between the two buildings in the north?
A: Visitor parking stalls.
- Q: Will there be screening along the property to the north?
A: New vegetation including doug firs, oaks, and yellow cedars. Will be the largest trees available from nurseries, approximately 12-15ft tall.
- Q: What is the shading impact on neighbouring properties?
A: A shadow analysis showed little impact except in December at the height of winter. Shadows will be comparable to existing trees.
- Q: How many units will be facing north?
A: Five units in northeastern building. Steps down to the private patios.
- Q: How tall is the fence?
A: Will be requesting a variance from 6ft to 8ft, with trellis forming uppermost portion. Willing to work with neighbours to see what works best.
- Q: What is the distance from Bowker Creek?
A: Further than the 30m that would require a streamside permit.
- Q: What is the size of the townhouse on the other side of Kings?
A: Ten units on a smaller lot. Not just townhouses but condominiums as well.
- Q: With up to 4 people living in the 3-bedroom units, won't that mean a maximum of 64 could be living in this development?
A: Based on data from a similar townhouse development on Shelbourne Street, not many 3-bedroom units are filled with 4 residents. A mix of families and couples.
- Q: Turning left from Kings is already difficult, won't this make the problem worse?
A: Saanich did not require a traffic study and does not believe this development will have a major impact on traffic. Municipality requires access from Kings Road instead of Richmond. Concerns with intersection should be directed to the Saanich Engineering department.
- Q: Where will the Bowker Creek Greenway go?
A: The Bowker Creek Greenway (multi-use trail), as identified in the Bowker Creek Blueprint, is projected to run along Richmond Road between Newton Street and Kings Road.
- Q: Were properties across the street in the City of Victoria contacted?
A: Properties in Victoria were visited by the applicant during door-to-door consultation. The CCA did not distribute notices of this meeting to Victoria but shared info with the North Jubilee Neighbourhood Association in Victoria.

- Q: Why were images of residences in the City of Victoria shown at the Open House?
A: Images were intended to show scale and character of neighbourhood. Applicant apologized for including images of homes without permission.
- Q: What are the next steps in the application process?
A: Hoping to go to Advisory Design Panel in December or January. Committee of the Whole after that sometime in early 2018.
- Q: Where will overflow parking go?
A: Five units will have a 2-car garage, and eleven units will have a 1-car garage. In total 1.6 parking spaces / unit will be provided. Saanich recommends this amount of parking. This is more than originally proposed and is more than the 1 space / unit that is average in Victoria. Transit study for this project found a demand of 21 spaces (18 for units + 3 for visitor parking). 26 total spaces will be provided for 16 units.
- Q: How can you ensure people will actually park in their garages?
A: Storage rooms are being provided next to the garages to discourage owners from using garages for storage.
- Q: Parking is already a problem in the neighbourhood, especially with hospital overflow parking. How much street parking will be available along Kings Road?
A: Saanich has recently recognized with another development proposal that pre-existing parking problems cannot be solved by new developments. Saanich to determine if street parking will be feasible along Kings Road in front of project, but no parking bays will be provided in order to preserve trees.
- Q: What will be the size of the units?
A: Approximately 1,700-1,900 sq.ft excluding garages.
- Q: Why should these properties support such an increase in density, from 2 homes to 16?
A: More housing is needed in the region, appropriate to focus density along major corridors. There is a “missing middle” density in Saanich and more low-impact developments such as townhouses are supportable.
- Q: Major issues seen with such increased density (800% increase), why couldn't Abstract aim for 12 units instead?
A: If the number of proposed units were reduced by 25% (with this and all housing projects in Saanich), the municipality would not be able to meet its Official Community Plan housing targets. The question of 12 vs 16 is part of a site planning exercise that Abstract has undertaken and determined that 16 is the most appropriate number of units, down from 18.
- Q: Could Abstract make an effort to save the large oak tree on the property?
A: The age of the tree is unknown, but it has a large critical root zone that would effectively make most of the site undevelopable if kept.

- Q: Why aren't the townhouses being developed only along the Richmond Road (west) side to keep the Kings Road side for single family dwellings?
A: In order to maximize the use of the land, townhouses are the most appropriate. The townhouses don't go further than 20m east than the townhouse property on the south side of Kings.
- Q: Why should this neighbourhood bear such a large brunt of development?
A: All neighbourhoods in Saanich are sharing the responsibility of increased density. The density of this neighbourhood may have been appropriate in the 1950s but it is a different housing environment now.
- Q: Why won't Abstract meet in the middle with the community and make some compromises?
A: Some changes have been accommodated at the community's request. Units have been decreased from 18 to 16, and the off-street parking ratio has been increased.
- Q: How will the impacts of construction be mitigated?
A: Abstract carries out its own construction and will look for an opportunity to have construction workers park somewhere nearby and walk to the work site. Possibilities include the Arthritis Society parking lot or Richmond School site.
- Q: Will the welfare of animals in the neighbourhood be considered during construction?
A: This hasn't been considered, but Abstract will look into it.
- Q: What will be the construction times during the day?
A: Saanich limits to 7am-7pm on weekdays, but Abstract construction usually operates from 7:30am-3:30pm.
- Q: When will construction start?
A: Anticipated to start in Fall 2018 if the application passes the approvals process.
- Q: How does the Saanich Official Community Plan suggest 16 units at this site?
A: Individual properties are not identified in the OCP, but the Regional Growth Strategy outlines growth in the CRD and the Saanich OCP foresees growth in centres and corridors.
- Q: Is Abstract trying to maximize profits by offering only 3-bedroom units?
A: 2-bedroom units actually sell more per square foot than 3-bedroom units, but market analysis shows 3-bedroom units desirable.
- Q: Why is density being proposed here when Richmond Road is already too narrow and there is no appetite for increased density?
A: Arterial roads are a natural location for density and this is happening throughout Greater Victoria. No more development would be expected along Kings Road to the east of these properties.

- Q: This development will create a nightmare parking situation on Kings Road, why can't more parking be provided on-site?

A: In today's market, purchasers of townhouses own less cars. 1.6 stalls per dwelling is appropriate based on experience of similar townhouse on Shelbourne.

- Q: The renters of the existing properties will lose their homes, how will Abstract address the displacement of students and low-income earners?

A: Abstract recognizes the need for rentals and properties held for redevelopment are often rented at below-market rates due to shorter timeframes (6-8 month). Another goal of the company is to fund the construction of one rental unit for every market unit through sister company NVision Properties, currently with 5 projects in development or planning stages and more to come.

Meeting adjourned: 8:45pm

Comments recorded in these minutes are paraphrased and are not direct quotes.