



# Robinson Memorial United Church

**Planning Committee**

**October 8, 2013**



# Robinson Memorial United Church



## Thank You!

The Planning Department has started to listen to Council who shared our concerns about density and the compatibility of the development with our neighbourhood.

# Robinson Memorial United Church



## Thank You!

In 2004, I was part of the neighbourhood group that fought for green space in perpetuity at the site of the former manse. It upset us when planners could not find that report as it was an important concession from Robinson when they tore down the manse.

# Robinson Memorial United Church



**Thank You!**

**You found it!! It should be pointed out however that there should be no bonus to the developer for keeping green space. This agreement with Robinson, hammered out in 2004, is the reason that the green space needs to be kept in perpetuity. And that appears to have been clarified in the Planning Department report.**

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## Thank You!

For inviting us back tonight to share our concerns. Clearly this is important to our neighbourhood and we appreciate your time and attention. I will be brief and to the point.



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## In Summary:

- We appreciate the continued dialogue
- Density is still an issue here
- There should be no bonus for tearing down this lovely priority 2 structure on the Richmond Corridor
- There should be no bonus for destroying a heritage structure that also acts as a buffer against the noise and traffic of Richmond Street
- If the developer insists on tearing it down, please remove the heritage bonus - one unit, three bedroom so that the development in the church has 8 units and 24 bedrooms MAX

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## Land Use

- We have no objection to the conversion of the church to apartment units,
- no objection to the limitation on Neighbourhood Facility uses to Church Elementary School and Daycare, and
- no objection to the expansion of the NF zone onto the 1057 Richmond property.

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## Land Use

- We do object to the demolition of the priority 2 property at 1057 Richmond
- We believe leaving the house standing as the bonus unit is an appropriate compromise and win-win for our neighbourhood and the streetscape. There is adequate room for parking



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## Land Use

- The tear-down precedent on the Richmond Corridor is a bad one and will cause long-term problems for the Planning Department and the interests of Council.

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## WORSE:

- This is what tearing down the house will do.
- The report calls for a density bonus for heritage yet you are destroying a Priority 2 home and allowing the bonus to further stuff the church.
- The proposal now calls for 9 units and 27 bedrooms in the church.
- In our proposal to Council in May 2013 we requested seven units of three bedrooms.
- We feel 8 units with 24 bedrooms in the church is an acceptable compromise with a bonus of two units, but no bonus for taking out 1057 Richmond.



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