



December 11, 2017

Re: 1201 Fort Street/1050 Pentrelew REZ00525/DPV00035

Dear Mayor and Council:

The RNA wishes to go on record as supporting the neighbours in their continued opposition to this proposed rezoning. They are correct in that the proposed development is significantly incompatible with the OCP vision for the Fort Street Corridor, and that the infliction of profound change in the neighbourhood immediately in advance of the Rockland Local Area Planning process is inappropriate.

Although alterations have been made to the townhouse complex and some adjustment has been made on Building B to the transition to the south, fundamental issues - such as the massing of both buildings A and B - remain. A review of the Nov. 15/17 Plan Revision, South East Elevation p.10) clearly shows the unacceptable massing against the westerly skyline that will be inflicted upon the neighborhood. Six stories is an unreasonable height for the neighbourhood to be forced to absorb.

The core question remains: does a dominating bulk of six storeys fronting on Fort respond to the City's mandate to "conserve the heritage value, special character, significant historic buildings, and features and character of this area" and complement the "clusters of high quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses between Cook and Ormond Street"? (OCP p.10)

The RNA continues to denounce what will inevitably be the loss of most of the mature trees on the site. This is the last significantly treed site on the Fort Street Corridor. While effort has been made to maintain a treed frontage on Fort, the removal of ten by-law protected trees and the jeopardizing of many more by blasting is unconscionable.

This proposal does not enhance the neighbourhood and should be unequivocally denied. The neighbours have put forward a reasonable compromise which includes affordable housing, respects current zoning, and allows for a fair increase in density. True citizen engagement and regard for neighbourhoods would expect that this is the way to move forward.

Sincerely,
Janet Simpson, President



March 20, 2018

Mayor and Council
The City of Victoria

Re: OCP Bylaw Amendment No. 18-014.

Mayor and Council:

The Rockland Community Association objects to this proposed amendment and requests that it be denied bringing security and stability to neighbors and to the planning process.

Neighbors deserve the security of knowing that the OCP provides a bench mark as to what development will take place in what area. Further, when the LAP process is underway, and they are investing hours of their time in trying to reach balanced, inclusive neighborhoods this is premature and negates their work. Neighbors deserve stability in that building heights, setbacks and massing are consistently applied to all.

Developers who purchase properties are well apprised of the limitations of the zoning and the OCP when they choose to purchase. They should not be rewarded at the expense and detriment of neighborhoods as they appear to be in this case with the bizarre suggestion to amend one quadrant of a Small Urban Village to a Large Urban Village, on neither an arterial or secondary arterial street, the primary consideration in Large Urban Village location. It logically follows that other property owners immediately adjacent will come before council in the future requesting equal treatment.

This amendment is a further serious concern as it takes place during a LAP process, which is incomplete and rife with density issues.

The Rockland Neighborhood Association is concerned that these same issues apply to the current request for an OCP Amendment for the 1201 Fort Street proposal and that a cavalier approach to the Fairfield Amendment paves the way for support of the similar amendment in that and other development.

Further, Rockland is soon to undertake its LAP process and premature designation of large areas of our neighbourhood negate the validity of engagement in the development process.

The Rockland Neighbourhood Association asks that amendment No. 18-014 be denied.

Respectfully,

Marc Hunter

Marc Hunter
President
Rockland Neighborhood Association