



April 22, 2020

Mayor and Council

City of Victoria

Re: 1475 Fort Street DPV 00120

Dear Mayor Helps and Councillors:

The Rockland Neighborhood Association (RNA) Land Use Committee (LUC) is writing on behalf of the neighbors to the proposed apartment development at 1475 Fort Street. We certainly acknowledge the desirability of increased rental accommodation in Victoria and in our neighborhood. However, this project has significant issues impacting neighbors.

The key issues with this proposal are excessive site coverage and height, greatly reduced setbacks, no attention to transition, little attention to current parking standards and tree retention.

Site Coverage:

- R3-AM2 site coverage for main building is 30%. Proposed site coverage is 46.9% (+17%).
- R3-AM2 F.S.R. of site is 1.2:1. NOT 1.6:1 Bonus for enclosure of ALL but visitor parking.
- The area calculation of the site is disproportionate given the panhandle access.

Building Height:

- R3-AM2 zoning allows for a building height of up to 12 m / 39'5".
- The proposed building height is 14.39 m / 47'2", a difference of approx. 2.4 m / 8' (+20%).

Setbacks:

- The R3-AM2 setback is "the greater of 3 m or one half of the building height" i.e. 7.2 m / 23'7".
- In this proposal the setbacks are 3 m for the east side yard, 3.9 m for the west side yard, and 4 m for the rear yard (i.e. 9'10" to 13' respectively).
- This results in an over-height building being set back an average 3.6 m / 12' from each property line where 7.2 m / 23'7" is required (100% variance!!!).

Guidelines:

- The proponents have utilized the antiquated OCP guidelines of DPA 7B(HC) Advisory Guideline for Buildings, Signs and Awnings (1981) rather than the current and more logical Design Guidelines for: Multi-unit Residential, Commercial and Industrial (2012/2019) requiring in Guidelines; 1.1, 1.2, 1.5, 1.6 respect of character of established areas, of design transition and respect of privacy. In this case in respecting the Rockland Traditional Residential Neighborhood. (it should be noted that the lingering use of 1981 guidelines would have been addressed in a timely LAP process)

Parking:

- Recently updated Parking Schedule C requires $1.3 + 0.1 = 45$ units (occupant + visitor).



Tree Retention:

- Large footprint creates the loss of 4 bylaw protected trees with privacy & ecological impact.

Summary of Findings:

- The cumulative impact of these 'variances' is excessive. This is an egregious overreach with significant impacts on neighbors who reasonably have an expectation that the zoning bylaw tempers the impact on their homes. The expectation of variances is that they would accommodate small adjustments to a project; not facilitate an otherwise unworkable one.

Regards:

Bob June, co-chair Dave McWalter, co-chair

Land Use Committee
Rockland Neighborhood Association