



June 6, 2021

Mayor and Council
City of Victoria

Re: 1475 Fort Street, DVP 00120

Mayor and Council:

The Rockland Neighborhood Association and the Neighbors of the redevelopment at 1475 Fort Street understand the R3-AM2 zoning of the property allowing a 4-storey rental unit. We support such a building.

What is not appropriate is a building of this size with setbacks reduced by a third, no thoughtful transition to Traditional Neighborhood and the loss of Bylaw Protected trees. The zoning specifically requires the setbacks to be 50% of building height for a reason; to lessen the impact on the neighbors. These variances have a large impact on all the surrounding neighbor's privacy and enjoyment of home.

There are significant questions of the process by which this project moved forward.

- How did it move forward as a Variance rather than a Rezoning, given the change in density?
- How was it appropriate to allow a density uplift based on parking capacity when that parking capacity was never contemplated?
- How was it able to move forward when the lack of neighborhood notice was noted?
- How was it able to move forward after the misrepresentation of neighborhood support at the ADP was noted?
- How was it able to move forward with no ADP input when the Planer noted council was seeking advise on, including massing, setbacks and orientation? (12/22/20 ADP minutes are clear.)
- How did this move forward under the outdated 1982/03 Advisory Design Guidelines with no acknowledgement of the pending 2012/19 Design Guidelines with their emphasis on transitions.

We now have a 42+ft. tall apartment being proposed to be built a mere 13ft. from its nearest neighbor's lot line. We have a big box with no structural setbacks to lessen that impact. We have a big box which requires bylaw Protected Trees to be removed. We need to see better.

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