

Fernwood Community Association
1923 Fernwood Road
Victoria, BC V8T 2Y6

Phone: (250) 384-7441
Email: landuse@fernwoodvic.ca

October 14, 2014

City of Victoria
Victoria, BC

Re: Fernwood's Small Urban Village and Official Community Plan Amendment Application, Rezoning Application #00435.

Mayor and Council,

Further to the letter sent from the Fernwood Community Association Land Use Committee on March 7, 2014, concerning the proposal to redevelop 1310 Gladstone Avenue, we wish to add the following to the discussion of the recommendation from staff to amend the 2012 Official Community Plan (OCP) to accommodate this development.

The Fernwood Community Association supports the position that the current boundaries of Fernwood's Small Urban Village are those set out in the City's 2012 Official Community Plan (OCP, Map 49, page 200), which are consistent with the boundaries described in the text of the 1994 Fernwood Neighbourhood Plan.

This position is being put forward to clarify confusion caused by the Summary Map included in the 1994 Fernwood Neighbourhood Plan, which lacks sufficient detail to pinpoint individual properties and was not intended to be seen as an accurate representation of boundaries. Those hard boundaries are shown in the zoning map included in the Plan's appendices. In the same document, sections of the text clearly recommend that R1-B zoned lands on the 1300 block of Gladstone and the 2000 block of Fernwood Roads retain R1-B status.

The proposed Official Community Plan amendment would expand the boundaries of Fernwood's Small Urban Village and represents a significant change to the 2012 OCP and the 1994 Fernwood Neighbourhood Plan. As such, this warrants a community consultation as recommended in the 1994 Fernwood Neighbourhood Plan, rather than the seemingly piecemeal approach before you now.

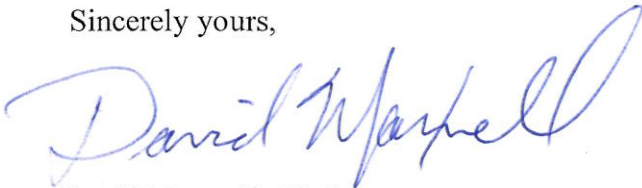
Although one of the strategic directions identified in the 2012 OCP is to “consider expanding the Fernwood Village” (OCP, 21.8.4, page 145), it is vague on how this is to be done. In our opinion, a public hearing concerning a specific property is not the appropriate vehicle for such a significant change and is not consistent with the vision and goals expressed in the OCP concerning effective public participation and transparency. The following excerpts from the Plan convey this expectation:

“That public engagement is central to local area planning” (OCP, 20(f), page 131)

“Corporate and community decision-making processes are clear and open to the public” (OCP, 19 (A), page 127)

“The rationale for future OCP amendments is clear and transparent.” (OCP, 19(b), page 127)

Sincerely yours,



David Maxwell, Chair
Land Use Committee
Fernwood Community Association

Pc: Development Services Division, Sustainable Planning and Community Development
Department, City of Victoria