

September 16, 2014
Mayor and Council, Victoria

Re:1745 Rockland Rezoning

Regarding the Rezoning and Development Permit Application for this property, the RNA wishes to supplement its letter of July 12, 2014, with several additional points.

The RNA preference is always to respect in-place zoning assigned with community consultation and a social licence under the Rockland Neighbourhood Plan. While the RNA can agree that five units are slightly preferable to six, it remains deeply suspicious that this reduction is an “end run” around the currently existing R1-A zoning and that the proposed stratification of the lot is but a ploy to circumvent the panhandle regulations that should be required on this property.

At the CALUC meeting, neighbours, in noting that Richmond Road is already crowded with parked vehicles, expressed concern about additional on-street demand and wanted provision for plentiful parking on-site, particularly since many homes in the Rockland neighbourhood have more than one vehicle. Having additional visitor parking makes sense. The site coverage which would be required by all this parking is further evidence that the level of density being proposed is inappropriate on this site.

As stated in the RNA letter of July 12, "The applicant acknowledged concerns around the future of the property as strata and agreed to include legal language in the strata bylaws that would

1. protect the common property trees which provide privacy to the adjacent residents, including replacing them with equivalent species beyond their natural life and maintaining and replacing Good Neighbour Fencing as required, and
2. provide strata bylaw language preventing the development of secondary living units."

It is important that language including these covenants be part of any approval.

Further, the RNA would note in the Planning and Land Use Committee Report that the project is proposed to be BuiltGreen-certified. There are several levels of certification. Abstract Development has committed to BuiltGreen Silver. The RNA expects this to be the minimum level for any development that substantially increases density.

The public invests considerable effort in accommodating land-use processes; therefore, we ask that these points be given due consideration on the 18th. A review of the video of the discussion around 1082 Richmond Avenue at the July 17 PLUC revealed that scant attention was paid to the concerns forwarded from neighbours by the RNA.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association

