



## ROCKLAND NEIGHBOURHOOD ASSOCIATION

October 29th, 2014

Mayor and Council  
Planning & Development  
City of Victoria

The community meeting regarding the rezoning application for 1381 Craigdarroch was held on Wednesday, October 15th, 2014. Thirty-two neighbours attended, and three emails with additional concerns were received.

Concerns were expressed on the following:

- **Rezoning** Although two speakers approved of a second house being built, there was opposition to the rezoning because "Spot rezoning is inherently inequitable," and this rezoning would set a bad precedent for other nonconforming R1-A lots.
- **Groundwater Flow** In winter, groundwater flow in the area runs from northeast to southwest. Neighbouring properties could be seriously affected if this flow is redirected. When the new developments on Despard took place, local residents were assured that there would not be drainage problems, but this turned out to be false and there were serious problems on Warren Gardens. Insurance covenants are required for at least 10 years in case there are drainage problems or trees become diseased.
- **Trees** Neighbours are very concerned about damage to and loss of trees. The tree bylaw is too easy to circumvent. There must be assurance that trees will not be damaged or removed. People expressed dismay at the past loss of a tree on the site and the potential of losing several more.
- **Blasting** We need assurance there won't be similar damage to that which occurred recently on Royal Terrace. Three to five days of blasting is unlikely to be "minor."
- **Design** We have no certainty that the new buildings will be appropriate to the neighbourhood. The City has approved ones very different from the way they appeared in the proposals.
- **Setbacks** There needs to be a more reasonable distance between properties. R1A setbacks would mitigate the loss of green space, and reduce the cramped appearance of the new house on the lot.
- **Landscaping** The significant landscaping required should be included in the plans.
- **Parking** Shared driveways are unsatisfactory and carports are inappropriate.

Rezoning should be considered only when it would benefit the neighbourhood through enhancement or improvement. In addition to the concerns listed above, this proposal, however, would result in loss of "existing private green space," rock outcropping, and the tree canopy - the retention of all of which is stipulated in the RNA Plan.

Sincerely,  
Janet Simpson  
President, Rockland Neighbourhood Association