



ROCKLAND NEIGHBOURHOOD ASSOCIATION

April 22, 2014

Mayor and Council
Helen Cain, Senior Planner
City of Victoria

Re: Rezoning Application: 1670 Richardson Street

At a community meeting on March 26, representatives of the Anglican Diocese presented a proposal to convert the subject property for use as a pre-school facility. Eleven area residents, three RNA directors and a representative from FGCA attended the meeting. As a result, we recommend that

- motor traffic speed and safety concerns for Richardson Street be mitigated and that Richardson Street be included in the city-wide transportation initiative that is proposing a reduced speed limit on specific streets
- title to restrict property from being used for other than R1B residential or kindergarten/pre-school be covenanted
- concerns raised by owner of 1667 Warren Gardens, which shares the rear property line of the subject property, be addressed to the satisfaction of that owner.

Our rationale for the recommendations is based on the following:

Traffic: There is widespread support among the residents of the 1600 block of Richardson Street including a signed petition representing 88% of the residents of that block and five individual letters to the City Manager for measures to reduce motor vehicle speed and improve safety for all users of the road and sidewalks. Present motor vehicle speed and volumes inhibit the ability of residents to move safely in and out of driveways, park along curbs and walk to nearby facilities. Given the nature of the pre-school proposal, the proponents are also in full agreement with the local community on this issue.

Covenant: Concern was expressed for other possible uses permitted under the Bylaws when and if the property should cease operation as a pre-school. We recommend that the proponents be bound to their agreement to have covenant placed on title.

Dispute with neighbour: The proponents indicated that while a starting enrollment of 32 children was anticipated, the proposed pre-school facility would be licensed for up to 48 children. The resident of 1667 Warren Gardens expressed his concern for the potentially excessive noise of 48 children playing outside at one time in the yard that his home overlooks. We subsequently learned of his unhappiness with the Diocese at its earlier felling along that common property line of a mature cedar hedge which both protected his privacy and offered some noise protection. We concur with his grievance and agree that it is the responsibility of the proponents to resolve the dispute with this particular neighbour.

Respectfully submitted,

Janet Simpson, President, Rockland Neighbourhood Association