



ROCKLAND NEIGHBOURHOOD ASSOCIATION

March 8, 2016

Mayor and Council
Sustainable Planning and Community Development
At: caluc@victoria.ca

Re: DVP for 704 Robleda Crescent

The addition of a secondary suite to 704 Robleda Crescent in no way fulfills the spirit of the Secondary Suite Regulation. Schedule J allows for the addition of up to 20 m.2 of floor space to minimize exterior change and, according to the Secondary Suite Guidelines, minimize disruption of neighbours.

This renovation adds 132 m.2 of floor space, or for perspective, the equivalent of a 1,400 sq. ft. bungalow.

While the accommodation of aging parents is commendable, there is no mechanism in the Victoria bylaw to ensure that this continues to be the sole usage for the next five years. Indeed, there is no mechanism to insure that this is the actual use of the suite if occupancy is allowed.

A review of the documentation accompanying the request for a DVP shows this renovation was undertaken with consideration of suite tenancy, but the DVP application was not made until some months after building permits were issued. A DVP in this questionable circumstance would be ill advised as there may be a question of manipulating the system.

If the suite proposal is disallowed, consideration of the Secondary Suite Grant should also be discussed if applicable.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association