



## ROCKLAND NEIGHBOURHOOD ASSOCIATION

Mayor and Council,  
City of Victoria

January 14, 2016

Dear Mayor and Council,  
Re: “Pemberton Meadows” at 750 Pemberton Road

We wish to bring to your attention our concern about a proposal for development (not yet a formal application) at the above address. During the summer of 2015, the RNA LUC was asked by the proponent to discuss possible development of Pemberton Meadows whereby a number of homes would be built on the estate.

After the initial meeting with the proponent, the RNA received from the Planning Department background information on the 2001 rezoning of the property to T-22, including the following:

750 Pemberton Road was rezoned in 2001 with the intention that

“Green Space will be preserved. The existing heritage home will be preserved and maintained to heritage standards. .... The site will not be permitted to be further subdivided.” Doug Koch (Manager, Planning) Council Minutes July 26, 2001.

Further, the minutes note that the Applicant, Ms. Leida-Marie Grant, stated:

“Preservation of one of the largest parcels of land will be secured. ... There will be no increase in density or traffic.”

In the context of stable residential neighbourhoods, this is a relatively recent rezoning, with some of the current neighbours already having been impacted by the process. Since the previous rezoning provided significant benefit for Pemberton Meadows (enabling the historic mansion to be maintained and the landscape preserved), the RNA proposes that yet another rezoning be precluded.

At the September 15, 2015, VCAN meeting, Jonathan Tinney stated that “Council lays out the vision and Planning implements it.” This is why we have chosen to approach Council for a PLUC discussion on this item. While we do understand the current policy of developers being allowed to submit development applications for whatever they propose, we believe there is compelling reason for Council to intercede on this development proposal.

The OCP is clear on policy for Rockland: (OCP 21.23.2) Rockland is “An area of notable historic architecture and landscape character,” and in Strategic Directions (OCP 21.24.4) the stated intention is to “Continue to conserve the historic architectural and landscape character of the neighbourhood”; further, OCP 21.24.6 states the aim of “Support(ing) the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features.”

We are especially concerned that the importance of this historical context and the 2001 rezoning may not have been adequately conveyed to the proponent during preliminary discussions with the Planning Department. The RNA asks that Council remind Planning and Development of the OCP Strategic Directions in the Rockland neighbourhood. Pemberton Meadows offers the estate characteristics and green space envisaged in the OCP. It is a highly-visible signature property that deserves to be treated with every consideration for its historic context, and not just as a large lot suitable for infill.

The courtesy of a response would be appreciated.

Sincerely,  
Janet Simpson (President) and Bob June (LUC Chair)