



## **ROCKLAND NEIGHBOURHOOD ASSOCIATION**

November 22, 2014

Mayor and Council  
Planning & Development Departments  
City of Victoria

### **Re: Rezoning Application: 1070 Joan Crescent**

The community meeting regarding the subject rezoning application was held on Wednesday, November 5<sup>th</sup>, 2014. Fifteen neighbours attended and one email with additional comments was received subsequently.

Attendees expressed the following:

- General support for the proposed adaptive reuse of property and intended restoration of the registered heritage home to close to its original configuration and character.
- Heightened sensitivity to increased demand for on-street parking and encroachment by tour bus operators.
- Concern that proposed “tea house” and patio will increase noise level and loss of privacy for nearby neighbours.
- Inquiry as to hours of operation for “tea house” and the intended products for sale when same might be available from nearby competing local merchants.
- Concerns for the neighbouring Franciscan Friary regarding a) possible impact of service traffic using immediately adjacent driveway and b) increase in level of ambient lighting.
- Objection to removal of significant cypress tree on Craigdarroch property to accommodate wheelchair access to proposed Visitor Centre Addition.
- Inquiry as to plans for mitigating flight-hazard for birds posed by proposed large areas of plate glass.
- Inquiry as to whether 1044 Joan Crescent, also owned by Craigdarroch, might similarly be re-purposed.

The conservation, maintenance and enhancement of the heritage building, in keeping with tenets of the RNA Plan and of benefit to the neighbourhood, might otherwise lend support for the rezoning application, yet the case for rezoning to Site Specific is unconvincing. Furthermore, attending heritage consultant, Stuart Stark, in explaining the architectural style of the proposed Visitor Centre Addition, stated that the presence or even later removal of such an addition must not affect the heritage building it adjoins. If the institution of Craigdarroch retains its R1-A designation, why should not this ancillary property be permitted to do the same?

Retention of tree canopy is another core value of the RNA Plan; sacrifice of the cypress tree to facilitate provision of wheelchair access is to be deplored, especially considering that the Castle itself is an unsuitable venue for those with mobility challenges. Another loss will be the mature apple tree on the 1070 property to make way for the proposed re-siting of the old garage and its reincarnation as a “tea house.”

Sincerely,  
Janet Simpson,  
President, Rockland Neighbourhood Association