



ROCKLAND NEIGHBOURHOOD ASSOCIATION

April 23, 2015

Ms. Alison Meyer, Acting Director
Development Services, City of Victoria

Dear Alison:

We noted in the current budget discussion that the funding for the Proposal for Zoning Bylaw Update, which included specific review and improvements related to the Rockland zones, was defeated. This was disappointing in view of the impression we were given that Rockland concerns had been acknowledged.

Two years ago, on April 22, 2013, the Rockland Neighbourhood Association wrote

Dear Ms. Day:

The Rockland neighbourhood is seeing a proliferation of large houses whose building mass reduces the breathing room and infringes on the privacy of the neighbours and overwhelms the street scape. The original large house/large lot character of Rockland no longer reflects the current reality of large houses on standard lots.

The Rockland Neighbourhood Association requests that current R1-A Zone, Rockland Single Family Dwelling District and R1-B Zone, Single Family Dwelling District be immediately modified to:

- 1. reduce permitted Site Coverage from 40% to 30% to more closely align with R1-A, 1.1.6.b. attached and semi-attached dwellings*

and include

- 2. Floor Space Ratio (maximum) 0.5 to 1*
- 3. Open Site Space (minimum) 50% of the area of the lot and 50% of the front yard following the lead of our immediate neighbours in the R1-G Zone, Gonzales Single Family Dwelling District 1.6.3.a and 1.6.6b.*

The recent adoption of the OCP and DPA 15C 4. (B) "To integrate more intensive residential development in the form of attached and semi-attached dwellings with the Rockland neighbourhood ..." makes it imperative to rigorously protect the integrity of the current residents' properties. Any redevelopment in Rockland must be done with sensitivity in order to protect its "extensive gardens," and "rocky topography" (OCP p.249 3. (a)) and its "significant portion of the city's urban forest, [which is] largely on private land" (OCP p.161 21.23.6).

We received a reply from Ms. Day, dated July 9, 2013, stating, "This type of zoning amendment would form part of a neighbourhood planning process to ensure that options

are fully considered and that the community is engaged in discussion about any proposed change.” and that “the Planning and Development Department is aligning its resources to work towards implementation of...” the OCP.

Unfortunately, we may be years away from neighbourhood plans at this point, as priority has been given to the Urban Core, Urban Villages and Town Centres, transit corridors and employment lands. (OCP Map 3 Local Area Planning Terms of Reference)

Significant time has now passed, and the negative impacts of inappropriate development continue. Therefore, we request that this issue be addressed. Our Council community liaison has informed us that, subsequent to the defeat of the Proposal for Zoning Bylaw Update, “The overall review of the Zoning Bylaw, in its entirety, does not preclude continuing work on previously identified issues, or emerging issues, related to land use.”

The RNA would like to move forward promptly on this issue.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association