

The Rockland Neighbourhood Land Use Committee has summarized the feedback received at the Community Meeting for the proposed development at 1201 Fort Street / 1050 Pentrelew Place, in a letter to the City.

ROCKLAND NEIGHBOURHOOD ASSOCIATION Re: 1201 Fort/1050 Pentrelew January 12, 2017, Community Meeting

Though the proposal presented offered to save the Garry Oaks on the site, the unequivocal consensus at the Community Meeting was that the plan as presented is flawed in its proposal of FSR or density for the site. Simply put, it is too large, too high, too crowded. There was clear agreement that the six-storey condominium fronting on Fort Street was too tall and that nothing justified the maximum height allowed under the OCP Urban Residential criteria for strategic locations. This site is well outside the OCP Core Residential area and far from the Stadacona Large Urban Village. The 5-storey condominium to the south is located in an OCP Traditional Residential 3-storey area; again, it is too massive. The 12 townhouses along Pentrelew, at 10 or 11 meters in height, greatly exceed both the height proposed in the current R1-B zoning of 7.6 m. and the three-storey limit in the OCP Traditional Residential. They in no way meet with the expectations of the neighbours.

Following are the themes of the meeting as they were first presented, rather than in priority of issue:

The first area of concern revolved around the realistic preservation of the trees on site, considering the amount of blasting that would be required for the proposed underground parking. Assurance was given that a tree preservation plan would be developed and that current blasting techniques would prevent damage to the root zones. Additional concerns about site hydrology disruption from blasting and the long-term detriment to tree survival, and the staging of construction equipment and supplies on site were also raised. Hydrology appears not to have been considered. Site staging should protect the retained trees from compaction issues. These concerns are expected to be addressed in the arborist's report, which will be part of the package for the COTW. Concern was raised about the loss of two giant, historically significant, Sequoia, which would be a direct result of the proposed building footprint. There was significant concern that this site is the only substantial green space between Wharf and Richmond, and that the city should be working toward preserving it for the public.

The loss of green space and the number of people who will be residing on site were interlinked issues with many. Abstract roughly calculates the increase in density/people at 137. Many neighbours consider this to be a gross underestimation. Also, it was voiced by many that the limits to massing and site coverage, and the protection of trees and habitat, were being sacrificed to fulfill some extrapolations from the OCP, and that the project did not fulfill either the Rockland Strategic Direction of the OCP or the Rockland Neighbourhood Plan in preservation of the Rockland character.

Blasting was a reiterated concern because of its potential for structural damage to adjacent buildings and contents and the general disruption the ongoing noise would cause. It was suggested that, if the project is to go ahead, a pre-blast survey and blasting be supervised by a P.

Eng. as is done in West Vancouver, with criteria set for vibration limits and air overpressures that are constantly monitored.

Parking and traffic issues was another major concern. There was general disappointment expressed over a situation in which plans could reach the point of a community meeting with no traffic or parking studies to review. The fact that they would not be available until the COTW was not well received, and the attendees clearly felt that they should be able to have an informed discussion now. The constriction

of Fort Street with parking and bike lanes, and its increasing speed were concerns. Accessing underground parking with the existing road speed on Fort was an issue, as was the danger of merging traffic leaving the site. There was concern expressed about the school crossing at Moss and whether the school district had been consulted.

Residential street parking on site, on Pentrelew and Willspencer Place in particular, and in the area in general is at times already in very short supply. In the recent rezoning of the AGGV, parking concerns were discussed at length. An agreement was to be made with Langham Court Theatre not to hold events on the same evening as the AGGV to alleviate the residential parking issue as part of the rezoning. Further, an agreement was supposed to be in place to allow the AGGV to access event parking on the Truth Center site. This off-street parking is now gone, to the detriment of the area and the concern of the residents.

To date, there seems to be little or no discussion of the cumulative effect of the OCP build out along the Fort Street corridor for parking and what it will mean for the residential side streets. As with the AGGV rezoning, lack of foresight is negatively impacting neighbourhoods.

Parking on site was quoted as a 1.3:1 ratio, 121 spaces. This is well short of the near 150 spaces required under Schedule C and the 142 in the new Summary of Proposed Rates. There will be 7 visitor parking spaces on the site; again, this is significantly below the 10%/13 sites of Schedule C or the Summary. The lack of visitor parking will seriously impact neighbours in an area already busy with daytime downtown park-and-walkers, and evening gallery and theatre goers.

The height of the townhouses and the addition of roof top patios were concerns. The townhouses were labeled "The Great Wall of Pentrelew." At 10 or 11 m., which remains unclear, they are much taller than the houses of the immediate neighbours in their R1-B zone height of 7.6 m. If the project is to proceed, it is obvious the neighbours expect the townhouses to conform to R1-B.

Roof top decks were recently removed from the R1-A/B zoning, and both the RNA and the neighbours objected to their resurfacing in these townhouses. While these decks are internal facing, they pave the way for other developers, literally down the street, to include them in proposals. Further, there is a question as to whether the mechanical rooms servicing the elevators to these decks are included in the height calculations and whether this might account for the discrepancy in the townhouse heights.

A concern was raised about the remains of church members which were scattered in the Prayer Garden and how Abstract plans to proceed. No answer was provided, except that the Truth

Centre is being consulted. An Archeological Significant Site survey and site preparation is to be recommended.

There were questions as to how this project improves the neighbourhood and what benefit the neighbourhood would receive from this project and the substantial increase in density. The retention of seven Garry Oaks is commendable but seems merely an opportunity to propose buildings which significantly exceed standards in the area. The proposed walkway diagonally from Fort to Pentrelew through the property replaces an existing, if unofficial, short cut. The neighbours do not see that this proposal offers any improvement to their neighbourhood.

It should be noted that the Design Guidelines for Attached and Semi Attached Dwellings in Rockland calls for a building to be built to environmental and energy efficient standards (e.g. LEEDTM). In addition, the Rezoning Information includes extensive information on Green Building and Green Building Indicators, yet none of this was referred to in Abstract's presentation. Cook and Oliphant, Dockside Green and other area projects are being built to LEEDTM standards. Why is this not being proposed for Rockland?

In conclusion, although there was some indication of potential acceptance of a smaller scale project that complements the neighbourhood and supports the goals of the OCP, serious concerns regarding the height, mass, and density of this proposal dominated the community meeting.

Bob June, Land Use Committee Chair Rockland Neighbourhood Association