

July 4, 2017

Mayor and Council
Victoria, BC
caluc@victoria.ca

Re: 1745 Rockland, REZ000536

Dear Mayor and Council:

The Rockland Neighbourhood Association would like to acknowledge and congratulate the neighbours, council, and the project proponent for bringing the rezoning of 1745 Rockland to a successful conclusion. In this case, the CALUC process did work as we believe it was originally envisaged.

Conrad Nyren and Hillel Architecture ultimately responded to the concerns of the neighbours – including loss of privacy, density, traffic, etc. – by reconfiguring the project significantly when compared to the original proposal. Conrad's approach will now result in three architecturally responsive homes, reflecting the height restriction in panhandle lots and complementing the surrounding houses.

Sue Wynne-Hughes and her neighbours organized to present a thoughtful analysis of the issues regarding the original plan that would have negatively impacted the neighbourhood. Equally importantly, however, they provided a well-reasoned alternative development option that made sense of the potential of the property and also provided the neighbours with stability in terms of the existing zoning.

Mayor and Council conducted the rigorous analysis of the original proposal expected by neighbours and suggested some of the criteria for a supportable development to move forward. In asking for reconsideration of the project rather than allowing for a win-lose outcome by green lighting the first idea to come forward to Public Hearing, Mayor and Council have created a positive outcome.

In this case, all groups worked toward a mutually acceptable goal, and the outcome reflects the possibility of both sensitive development and density increase within the CALUC process.

Janet Simpson, President
Rockland Neighbourhood Association