

January 24, 2018

City of Victoria

Dear Mayor Helps and Council,

At the December 14, 2017, COW meeting regarding 1201 Fort Street, several Councillors indicated that they wanted to hear back from a broader public.

In response to that request, the RNA takes the following position:

1. We are opposed to the City's allowing spot zoning that increases density which necessitates an amendment to the Official Community Plan.
2. We believe that the current process for defining Rockland's Local Area Plan must, if it is to retain its integrity and value, be completed before any substantial amendments to the OCP that increase density are allowed.
3. The OCP not only states that there is already "sufficient zoned capacity" for the projected population increases, but also that the designated additional housing capacity is "more than sufficient" to meet the forecast demand. We believe this is being disregarded by Planning and Council.
4. In light of the fact that current developable capacity is more than sufficient to meet forecast demand, we request that the City clearly state its policy on what a developer must demonstrate to justify a re-zoning application when an Official Community Plan amendment is requested.
5. We believe the City's Elected Officials should impose a stringent burden on a developer to adhere to the OCP unless the developer can demonstrate:
 - (1) a real and pressing need,
 - (2) a real hardship, or
 - (3) a new unanticipated overriding consideration

that makes the amendment to the OCP necessary.

Sincerely,

Janet Simpson, President