



## ROCKLAND NEIGHBOURHOOD ASSOCIATION

April 5, 2017

Mayor and Council

Regarding the rezoning application for 1201 Fort Street

Dear Mayor and Council,

We would like to respond to Planning's report.

\* When only part of the property is designated "Urban Residential" in the OCP, Planning's contention that the proposal is "consistent with Urban Residential" is misleading. Most of the property is "Traditional Residential"; why should the proposal not be consistent with that?

\* Because Fort Street is one way and forces all traffic east, it is not a typical secondary arterial road. However, Planning is using this designation as a significant factor in determining that this site is a "strategic location."

\* The proposed luxury units will not "contribute towards the housing need," when the need is for affordable, family housing.

\* When more than half of the trees will be removed, the proposal can hardly be said to "contribute to the City's urban forest" or to enhance Fort Street and the neighbourhood. The proposed pathway does not retain green space or create park space. What exists now is green space. A pathway is not a park. Seedlings are not a replacement for mature trees and their canopy.

\* There has not been "adequate consultation regarding the proposed change from Traditional Residential to Urban Residential for the south portion." The RNA has not been consulted regarding the impact of this change at the 11th hour before the new LAP.

\* The proposal can not "enhance" the Garry oak ecosystem when it drastically alters the existing topography. An ecosystem is much more than individual trees.

Clearly, the proposal does not fit with the "local area context" and is inconsistent with many "relevant policies within the OCP and local area plans."

The core issues of unacceptable height and massing, the Wall of Pentrelew, and the scale of such a proposal - which does not fit in with our historic neighbourhood - have not been addressed in Planning's report.

Sincerely,

Janet Simpson, President