

Victoria neighbourhood seeks to hold “Traditional Residential” zoning for Fort Street property.



On April 12, 2018 the Mayor and Council, Victoria, BC will host a "Public Meeting" to consider if a development proposal for a 2 acre parcel of land could proceed if they believe it is appropriate. The opposition to the proposal, by residents concerned by its mass and density, has been long and exhaustive since the proposals were published in April 2016.

The proposal calls for an amendment to the Official Community Plan (OCP) for 1201 Fort St. and 1050 Pentrelew Place. It would allow the construction of a six storey multi-unit residential building, a four storey multi-unit residential building and nine townhouses.

Under the OCP, the property at 1050 Pentrelew Place and the south portion of 1201 Fort Street are designated as Traditional Residential (72% of the land) whereas the north portion of 1201 Fort Street is designated as Urban Residential (28% of the land). The proposed number of storeys for the multiunit residential buildings and the overall floor space ratio of 1:29:1 exceeds the height and density envisioned for sites designated as Traditional Residential. To facilitate the proposed rezoning application for the site, the OCP amendment would designate the Traditional Residential portions of the site as Urban Residential to redistribute some of the height and density to the south. In

addition, the amendment would extend the boundary of Development Permit Area 7B (HC) - Corridors Heritage to encompass the entire site.

The proposal calls for a total of 86 units with perhaps 150 occupants. This large infusion of new people would completely alter the current neighbourhood. Pentrelew Place (including Wils Spencer Street) currently holds 18 single-family dwellings and 6 duplex units. Home for 49 people. All of the units are governed by the existing R1B zoning - traditional residential.

We have long objected to the oversized condominium blocks. Six storey condos are not found in Rockland. The 4 storey unit will be located behind the 6 storey building and behind the 9 townhouses crowding the entire space well beyond the OCP calls for space, light and ambience. And almost every mature tree on the site will fall to an underground parking structure. We called on the developer to provide ground-oriented units in the south portion and reduce the 6 storey building to 4 storeys, building closer to Fort Street. No response was received.

We need your help. Your signature would provide evidence that our views have support in the wider community. Please pass this petition on to your friends and colleagues. The Public Meeting dealing with 1201 Fort Street will be held on April 12, 2018. Everyone will have the opportunity to talk to the Mayor and Council. It will start at 6:30 PM at City Hall. We hope to have the whole petition ready to present to The Mayor and Council by April 11. Time is very short. We do need your voice and your support!

For more information www.pentrelew.com