



March 20, 2018

Mayor and Council
The City of Victoria

Re: OCP Bylaw Amendment No. 18-014.

Mayor and Council:

The Rockland Community Association objects to this proposed amendment and requests that it be denied bringing security and stability to neighbors and to the planning process.

Neighbors deserve the security of knowing that the OCP provides a bench mark as to what development will take place in what area. Further, when the LAP process is underway, and they are investing hours of their time in trying to reach balanced, inclusive neighborhoods this is premature and negates their work. Neighbors deserve stability in that building heights, setbacks and massing are consistently applied to all.

Developers who purchase properties are well apprised of the limitations of the zoning and the OCP when they choose to purchase. They should not be rewarded at the expense and detriment of neighborhoods as they appear to be in this case with the bizarre suggestion to amend one quadrant of a Small Urban Village to a Large Urban Village, on neither an arterial or secondary arterial street, the primary consideration in Large Urban Village location. It logically follows that other property owners immediately adjacent will come before council in the future requesting equal treatment.

This amendment is a further serious concern as it takes place during a LAP process, which is incomplete and rife with density issues.

The Rockland Neighborhood Association is concerned that these same issues apply to the current request for an OCP Amendment for the 1201 Fort Street proposal and that a cavalier approach to the Fairfield Amendment paves the way for support of the similar amendment in that and other development.

Further, Rockland is soon to undertake its LAP process and premature designation of large areas of our neighbourhood negate the validity of engagement in the development process.

The Rockland Neighbourhood Association asks that amendment No. 18-014 be denied.

Respectfully,

Marc Hunter

Marc Hunter
President
Rockland Neighborhood Association