



ROCKLAND NEIGHBOURHOOD ASSOCIATION

Mr. Brian Sikstrom
Senior Planner
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

10 December 2009

Dear Mr. Sikstrom,

RE: REZONING APPLICATION: 1660/1662 Richardson Street

On November 4th, a community meeting was hosted by the Land Use Committee to discuss a rezoning request from R1-B to R-2 which would allow an existing duplex to be demolished and a new side by side duplex to be constructed.

The proposal was presented by Victoria Design Limited and owner Stephen Cheung with 8 neighbours in attendance.

It was anticipated that no variances would be required as all regulations stipulated by the R-2 zone were met.

There was overwhelming opposition to the plan as presented. None spoke in favour of the application. The main concern was the configuration of the basements, which were perceived to invite the possibility of the duplex becoming a 4-plex at a future time. In addition, if the basement areas designated “patios” were later enclosed, the floor area would exceed both the present R1-B single-family and the proposed R-2 duplex floor areas allowed.

In a follow-up phone conversation, Mr. Cheung has indicated he does not intend to proceed with a duplex plan which will not be supported by the community. Alternatively, he intends to build a single-family home, incorporating a 1,000 sq.ft. suite, which will meet the existing regulations of the property’s R1-B zone.

The Land Use Committee wishes to express appreciation for Mr. Cheung's regard for his neighbours' opinions.

However, having held the community meeting, we are obliged to complete the process under the CALUC procedures. We do not recommend the introduction of an R-2 classification into our neighbourhood. We formally request that the application be rejected.

Sincerely,

**Janet Simpson, President
Rockland Neighbourhood Association**

Cc Stephen Cheung