



ROCKLAND NEIGHBOURHOOD ASSOCIATION

Promoting Rockland's Unique Heritage

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Mayor and Council
City of Victoria

The Rockland Neighbourhood Association has previously written to Mayor and Council voicing concerns over a lack of any bylaws regarding grade manipulation, retaining walls and drainage and building heights on sloping lots. The Governance and Priorities Standing Committee has now received Zoning Regulation Bylaw Improvement Project - Phase 2 proposed changes to bylaws. We are very pleased that this been undertaken.

However, we have reviewed the presentations and have noted errors and have concerns. Unfortunately, there is no timely process to present those concerns. Surely a proposal that is correct from inception would be more efficient.

At our request our council liaison Ben Isitt contacted head of planning, Deb Day, in regards to this issue and her response (below) indicated that planning is so busy with development applications that work on bylaws is on the back burner.

Surely the work on the bylaws takes precedence over that of the applications. Bylaws guide all projects.

" Thank you for your email. With regard to the Rockland Community Association's questions related to what kind of consultation they can expect with respect to the ongoing grade work that the Development Services Division is leading, we have not yet had the chance to fully develop a consultation strategy. We anticipate that all of the Community Associations Land Use Committees will be invited to review the information, provide feedback and participate in some form of sessions(s) focused on the relevant topics. *However we do not anticipate being in the position to advance the consultation phase of the Zoning Regulation Bylaw work related to the grade issues in the immediate future because of the volume of development applications and other priority projects.* "

The Rockland Community Association would request that all development in Rockland that is potentially impacted by those changes including grade, retaining walls and building heights be temporarily held in abeyance until the Bylaws are updated.

Regards;

Bob June, Vice President
Chair; Land Use Committee