



ROCKLAND NEIGHBOURHOOD ASSOCIATION

May 28, 2014

Mayor and Council, City of Victoria

Re: Rezoning application #00381 for 1002, 1008 and 1012 Pandora Ave - St. Andrew's

The Rockland Neighbourhood Association (RNA) wishes to advise Council that it stands in solidarity with the North Park Neighbourhood Association (NPNA) in the position it articulated in its March 27, 2014 letter to Mayor and Council with respect to the proposed development at the St. Andrew's site on Pandora. The RNA sees in the instance of this development and by way of precedent, a singular opportunity for Council to assure the residents of North Park, Rockland and the other communities under its jurisdiction, that it will hold would-be developers to the highest standards of design for transitional development between high density sites and older, lower density residential neighbourhoods, so as to preserve the charm and character that is integral to the essential character of our city.

The OCP (21.19.4) envisions North Park as a “key transition area linking higher density Downtown and Harris Green with lower density general residential areas north of Princess Street and east of Cook Street”. The RNA urges Council to ensure that redevelopment of any important transitional area such as this does not destroy existing neighbourhoods. Such areas provide opportunities for truly creative, interesting and innovative solutions, and this particular site could set an example of such sensitive innovation if it were on a smaller scale and perhaps broken into a number of less massive buildings with some attractive green open spaces and walkways.

In its letter, the NPNA sets out a number of detailed concerns about the proposed development, including likely traffic problems with ingress and egress, the lack of green space and community space, the very narrow mid-block walkway, and the incongruity of scale between the proposed single massive structure and the environment into which it is to be imposed. The NPNA advises that the current design still does not address sufficiently the issues raised and recommends that approval by Council be denied. The RNA supports this conclusion and would furthermore request of Council, for any prospective development with community impact, that it insists of the developer attentive and sensitive heed to the concerns of affected residents as expressed through their neighbourhood associations.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association