



ROCKLAND NEIGHBOURHOOD ASSOCIATION

December 13, 2012

Mayor Fortin, Council, and Planning
City of Victoria

Re: Rezoning Application: 1082 Richmond Avenue

At a community meeting on Nov. 7th, Abstract Development presented a redevelopment proposal for 21 strata units. Nineteen area residents and five RNA directors attended the meeting. As a result, we recommend that

- regulations of the current zoning be upheld
- parking access be off of Richmond Avenue
- trees be planted to compensate for the loss of the significant chestnut tree
- and Planning staff ensure the CALUC process is followed.

Our rationale for the recommendations is based on the following concerns:

Density/Mass The increase in density from 11 to 21 dwelling units is considerably larger than what is allowed under the existing low profile multiple dwelling district R3-A2 zone, which states that *The maximum permitted floor space ratio is 1.0:1*. On this relatively small lot, Abstract is proposing a building 1.57 times larger in floor area than the size of the lot. Existing regulations also state that a bonus floor space ratio of 1.2:1 may be permitted only if *at least 40% of the lot shall be landscaped as open site space*. Abstract's proposal of a 1.57:1 ratio with only 28% of the lot landscaped results in an unacceptable increase in mass and loss of green space. Policy 2.1.10 of the RNA Plan states that "The scale of the next generation of apartments along Fort Street and Oak Bay Avenue should be related to the residential properties to the south."

Parking: Only 18 spaces and 1 visitor space are proposed for 21 suites; however, buildings subject to strata-titled ownership are required to provide 1.4 off-street parking spaces per dwelling unit, or 29 spaces for 21 suites. Street parking is extremely limited, with no parking for service vehicles. Westbound residents attempting to enter the parking area from Oak Bay Avenue would inevitably create tie-ups at the traffic light. The proximity of the parking entrance to the intersection and the concentration of vehicles on that corner are seriously problematic.

Shading: The building height would significantly shade the adjacent buildings to the west.

Process: The proponents claim that in discussions with the Planning and Development Department they had preliminary approval for this project, and that mass and parking issues satisfied the department.

Respectfully submitted,

Janet Simpson, President
Rockland Neighbourhood Association