



# Royal Oak Community Association

Box 50 #106-4480 West Saanich Road  
Victoria, B.C., V8Z 3E9

[www.RoyalOakCommunityAssociation.ca](http://www.RoyalOakCommunityAssociation.ca)

April 13, 2020

Attention: Gina Lyons:

**Re: Doral Forest Park 4734/33/54 Elk Lake Dr.**

In response to the above captioned referral, the Royal Oak Community Association (ROCA) does not support this project in its current iteration and strongly proposes that **Approval of the rezoning application is NOT Recommended.**

The land at this location remains subject to a registered covenant that serves to protect certain environmental conditions and to limit multi-family density on the site to a Floor Space Ratio of 0.84 and a maximum of 98 units. ROCA has previously signified support for maintaining this density and would **NOT** support either removal of the covenant or any rezoning consideration that would provide for greater than this ratio/density. ROCA would however support an appropriate development that fell within these parameters.

In January 2019 ROCA responded to an earlier iteration of the project by hosting a Member/Community Open Forum for residents of Royal Oak to review what then was proposed to be a 152 unit development in four buildings and up to 8 storeys in height. The comments and concerns expressed during the Forum overall were largely negative in context and reinforced the interests of the community to preserve the current zoning and maximum density of 98 units for any development on these lands. ROCA provided a comprehensive record of the Forum to the developer Mike Geric Construction Ltd. (MGC) requesting a response to the comments and concerns raised within the Forum. Saanich was also provided with a copy of the Forum transcript.

To date, the only response received from MGC has been to put forward a new revised project increasing the density to 242 units and building height to 11 storeys. ROCA continues to seek a response to our comprehensive Community Forum from MGC and while the project has changed since the Forum was held, the concerns raised within the Forum are only amplified by the increase in scope, density and heights now being proposed. I would note that Saanich has been provided with copies of all ROCA correspondence to MGC on this matter and of course, Saanich also holds copies of various representations made previously by ROCA to Saanich over the many previous years of various different development proposals being brought forward for this property. All previous submissions of ROCA remain relevant to this newly revised proposal for the property.

Finally, I would note that the property in question is located right next to the CRD Elk/Beaver Lake Regional Park to the north and to a 4 storey low rise condominium development and two story strata development to the south. Siting a high density 11 storey hugely out of context tower in this periphery border area of mixed urban/rural land and far from core centres within Saanich that would better support such densities and height, would represent an egregious affront to the community and to the neighborhood. It would also clearly be at odds with the Royal Oak Local Area Plan and Saanich Official

Community Plan which calls for locating lower densities and building heights near the periphery of centres\illage (not high density/high tower structures such as proposed for this rezoning application).

To reiterate, ROCA does not support this rezoning application and equally, does not support the project proposal as currently designed for this location.

Yours sincerely

**Roger Graham | President**  
**[Royal Oak Community Association](#)**

For **Membership** Information (by mail or PayPal):  
<http://www.royaloakcommunityassociation.ca/membership.html>

**Email:** [RoyalOakCA@gmail.com](mailto:RoyalOakCA@gmail.com) **Mailing Address:**  
PO Box 50 106-4480 West Saanich Road, Victoria, BC, V8Z 3E9