



Royal Oak Community Association

Box 50 #106-4480 West Saanich Road

Victoria, B.C., V8Z 3E9

www.RoyalOakCommunityAssociation.ca

June 24, 2019

Saanich Planning
770 Vernon Ave.
Victoria, BC
V8X 1X4

VIA: Email June 25/19

Attention: Neil Findlow, Senior Planner

Re: Referral DPR00766/DPE00767 & REZ00647 – 520 Normandy Rd.

We are responding to the Referral dated June 17, 2019. The Royal Oak Community Association (ROCA) advises as follows:

Approval is NOT recommended

ROCA's reasons are outlined below:

- While the developer's representative has made initial contact with ROCA Executive, the owner\developer has not been in a position to yet attend before ROCA nor have they provided to ROCA any detailed overview of the project. Given the nature and scope of the proposed development, ROCA likely would be calling a General Members meeting to address this, possibly in September 2019 at the earliest and then only if the owner\developer is prepared to present at that time.
- The size, height and location of the proposed project may present some significant challenges to neighbours (e.g. overshadowing 5 story building height, limited on-site parking and potential for substantially increasing off-site parking on Normandy Rd) as well as to traffic flows at the busy intersection of Elk Lake Dr. and Normandy Rd and the nearby Royal Oak Ave intersection. No information has been provided on any of these issues at this time.
- There may well be significant riparian conflicts associated with the proposal given proximity to Normandy Creek however again, there is no information provided on this issue.

In summary, given the relatively sparse information currently available for this project, ROCA must stand on a "not recommended" position at this time. With more information and more importantly, with the opportunity to engage ROCA members in consultation on this project with the owner\developer, it should be understood that ROCA's position may further evolve in the future. However, considerable neighbourhood and community consultation must be pursued by the owner\developer and by Saanich before this could potentially occur.

Yours sincerely

Roger Graham
President - ROCA