

SAY YES



**TO RESPECTING OAK BAY'S
OFFICIAL COMMUNITY PLAN**

SAY NO

**To the development
proposal for
1561 York Place**

**HELP SAVE THE
TOPOGRAPHY, STONE WALLS
AND CARRIAGE HOUSE**

Concerns

DEVELOPER'S PROPOSAL VIOLATES MANY OFFICIAL COMMUNITY PLAN (OCP) OBJECTIVES. The OCP was developed to ensure that future growth reflects the values and concerns of the community.

THE OCP CALLS TO:

- **“Develop new housing that integrates with the character of existing neighbourhoods.” 4.3.1.4**

In what is soon to become Oak Bay's first Heritage Conservation Area, where streetscapes include historic homes, a developer wants to build an 8500 sq. ft., 2–3 storey, box-style house on a rock promontory 12 ft. above street level.

- **“Conserve natural landscapes.” 4.7.1.3**

The developer intends to blast, through solid bedrock, an 80 ft. canyon, approx. 30 ft. wide and 6–12 ft. deep, breaching an historic 120-year-old stone wall on Prospect Place to create a *second driveway* to an underground 6-car garage.

In addition, the developer wants to subdivide and rezone the property into four lots, with more driveway cuts through the historic wall, involving more blasting and more destruction of the natural topography.

- **“Conserve Oak Bay's history and heritage.” 4.7.1.1**

Other historic features on the property are an equally important stone wall on York Place and a surviving 1897 Carriage House associated with next door *Annandale* (considered one of the most historically significant homes in Oak Bay).

We understand that the developer proposes to restore the Carriage House but remove it from this site.

Concerns (continued)

- **“Encourage all new development and redevelopment to respect and enhance Oak Bay's 'sense of place' through sensitive and innovative responses to existing form and character.” 4.2.1.1**

The proposed residence is neither a sensitive nor complementary response to the historic nature of the area. A contextual design would respect and enhance Oak Bay's “sense of place” as epitomized in this established neighbourhood.

- **“Retain existing trees, other vegetation, natural features and topography where possible as a reflection of Oak Bay's character and for environmental values.” 4.2.1.3**

The topography and historic Prospect Place stone wall are character-defining elements of the neighbourhood, contributing to the streetscape's rural ambience. Their destruction would adversely impact the streetscape and harm the environment.

Extensive blasting and excavation means thousands of tons of rock would be shattered and trucked away. Major loss of bedrock would leave the natural topography permanently changed.

Blasting behind and driveway cuts through the Prospect wall would endanger a stand of landmark Garry Oaks, whose deep and expansive root system includes the area behind the Prospect Place wall which acts as a water catchment at the bottom of the hillside.

ARE THERE CREATIVE AND INNOVATIVE SOLUTIONS? YES.

The developer and new homeowners could access any proposed subdivision through the York Place gateway, leaving the historic Prospect wall and adjacent topography intact for the benefit of visitors, the community and future generations.

(continued next page)

You can make a difference

Whether you live in the neighbourhood or not, **please write an email to Oak Bay's mayor and council**, saying you'd like respectful and sensitive development appropriate for a property in Oak Bay's first Heritage Conservation Area (HCA). Your email will be read and counted. And **when this proposal comes before council for public review—please attend**. Your voice and your presence will make a difference.

Call to action

Do you like to: walk, cycle or drive past the iconic wall on Prospect Place? Take out of town visitors through the HCA area? Enjoy the country lane atmosphere? **Please express your appreciation in your email. Then state your concerns, and end by asking mayor and council to SAY NO to the development proposal for 1561 York Place.** Thank you.

Setting up your email

In the "To:" line, load all the email addresses listed below. In the "Subject:" line put: "Abstract Developments, HRA application, 1561 York Place." Address your email: "Dear Mayor and Council." By rule, you must include your full name and residential address in any letter or email correspondence.

Oak Bay Council:

obcouncil@oakbay.ca

Mayor Kevin Murdoch:

mayor@oakbay.ca

Councillor Andrew Appleton:

aappleton@oakbay.ca

Councillor Hazel Braithwaite:

hbraithwaite@oakbay.ca

Councillor Cairine Green:

cgreen@oakbay.ca

Councillor Tara Ney:

tney@oakbay.ca

Councillor Esther Paterson:

epaterson@oakbay.ca

Councillor Eric Zhelka:

ezhelka@oakbay.ca

Chief Administrative Officer, Lou Varela:

lvarela@oakbay.ca