

**Heather McIntyre**

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**From:** Barry Mayhew [REDACTED]  
**Sent:** Saturday, June 29, 2019 1:47 PM  
**To:** Victoria Mayor and Council  
**Subject:** Development proposal

Dear Council Members:

I am writing in response to the development proposal for 1114 Rockland Ave. I have two concerns with the current proposal.

1. The developer is proposing five storeys whereas every existing condominium in the 1100 block of Rockland Avenue is four storeys. This variance would, I suggest, set a dangerous precedent.
2. My other concern relates to parking, which is permitted only on the north side of the block and each space is usually occupied both during the day and the evening. I would suggest, therefore, that the developer be required to provide underground parking for a minimum of 15 vehicles.

Yours truly,

Barry W. Mayhew, Ph.D  
retired Urban Geographer  
103, 1149 Rockland Avenue

Strata VIS6672  
1137 Meares Street  
Victoria, BC  
V8V 3J9

July 2, 2019

Mayor and Council  
City of Victoria  
Via Email

Dear Mayor Helps and Council,

On behalf of the Strata for the townhouse complex located at 1137 Meares St, where there are six units, please accept this letter regarding the development proposal for 1114 Rockland Avenue. The 1114 Rockland Avenue site is directly behind our townhouse complex, so we wanted to ensure our common concerns are raised.

One of the developers, Conrad Nyren, along with his architect Heather from Praxis Architects Inc., met with a number of our townhouse complex owners on June 24. We found both of them to be respectful and open to listening to our feedback. While we are in favour of the 1114 Rockland Avenue property being developed, we do have some concerns with the existing proposal.

We have two significant concerns with the current proposal:

1) 1114 Rockland is currently zoned as R3-A1, which allows for a low-profile multiunit dwelling. We do not believe that a 4-storey building built on top of ground level parking is in any way "low profile." A 4-storey building built on top of a parking level is essentially a 5-storey building which we feel is out of character with the neighbourhood and should not be permitted.

In addition, we are concerned that a building of this height will block the natural light in the units facing the proposed development, infringe on the privacy of our townhouse complex and block views of the mountains enjoyed by owners from our rooftop decks.

We would be amenable to a 2-storey or 3-storey building built over ground level parking - not exceeding a total of 4 storeys including ground level parking.

2) Our second concern is the proposal for a rear setback variance from the current zoning distance of 9-10.5 m to 4.9 m (2.4 m @ stair). We feel this set-back would cause our building to feel boxed in, cast significant shadows blocking natural light into our units and infringe on the privacy of owners within our existing building.

We did suggest to the developer that it would be preferable for them to request a reduced street frontage setback rather than a reduced setback at the rear of the building. We understand that they have developed new drawings to include this idea.

While we respect the need for developers to propose a plan that they feel is cost-effective, we are not supportive of a building of this size being built on a 669m<sup>2</sup> lot. We ask that the rezoning to allow for a

4-storey building over ground level parking (essentially 5 storeys) be denied. We also ask that the setback variance requested be denied, unless that is changed to a setback with less impact on our property. We would like to see some models to demonstrate the impact on light under these circumstances.

We are open to additional discussion with the developer and hopefully an alternate proposal can be made that is both economically viable for the developer and amenable to existing residents of the neighbourhood.

Further, we do need to mention construction fatigue. Our tiny portion of this block of Meares St continues to feel the strain of new developments. We ask that you not consider each application in isolation, but that you factor in the overall impact on our community.

Recent Development Impacting 1137 Meares St, directly adjacent to our property

- Black and White 1033 Cook Street – November 2016-November 2019 (current estimate, over a year behind schedule)
- Bell Apartments 1021 Cook Street-Restoration 2018-2019
- 1126 Rockland Avenue-New suites added 2018

We still do not know what the overall impact of the Black and White will be. We will have the addition of the driveway, loading bay, 12 parking spots, and the additional cars from this complex concentrated in this small section of the street.

New proposals currently in the queue, all expecting to begin in spring 2020:

- 1125 Fort Street-four storey condo
- 1015 Cook Street-five storey condo
- 1114 Rockland Avenue-five story condo

With so much going on in our immediate surroundings, ensuring the buildings are not oversized becomes even more crucial.

Our tolerance is wearing thin for all the noise, garbage and constant dust that all this development in such a concentrated area brings. Are there any concessions that developers could bring to the table to make things more bearable?

Thank-you for hearing and carefully considering our concerns.

Ellen Henry and David Rittenhouse

Co-Presidents

The residents of 1137 Meares Street are grappling with construction fatigue. Here's why.

Recent Development Impacting 1137 Meares St, directly adjacent to our property

- Black and White 1033 Cook Street – November 2016-November 2019 (current estimate, over a year behind schedule)
- Bell Apartments 1021 Cook Street-Restoration 2018-2019
- 1126 Rockland-New suites added 2018
- Upgrading of pipes and road reconstruction 2017

The Black and White will have the largest impact on our complex. We still do not know how much of an impact the addition of the driveway, loading bay, 12 parking spots and all the additional cars from this oversized building will have on traffic at this end of Meares Street. We would like a pause to see what the impact will be, but are now facing three new development proposals adjacent to our property.

New proposals currently in the queue, all expecting to begin in spring 2020:

- 1125 Fort Street-four storey condo
- 1015 Cook Street-five storey condo
- 1114 Rockland Street-five story condo
- Completion of road upgrades and repaving from our property to Cook Street

This is a lot of pressure on our small area and our tolerance for the chaos that accompanies such construction has worn thin. We would like the City to consider the impact on neighbours when it reviews such applications.

## Lucas De Amaral

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**From:** Steven Ogram [REDACTED]  
**Sent:** July 8, 2019 9:09 PM  
**To:** Victoria Mayor and Council; [REDACTED]  
**Subject:** Development proposed for 1114 Rockland St

Dear Mayor Helps and Council,

I live in the townhouse complex located at 1137 Meares St, which is directly behind the proposed development for 1114 Rockland. In fact, my balcony and living room windows look out at the derelict property. I'm glad to see a development for this site has been proposed as the current property is in a very neglected state and I actually believe it's a fire hazard; however, I'm not excited about the size of the proposed development.

I recently moved to Victoria from Vancouver where the over-densification of downtown and the surrounding neighbourhoods have led to it becoming a crowded, noisy and congested place to live. I'm thoroughly enjoying the contrast I've experienced in Victoria so far and I'd hate to see Victoria become like Vancouver. Right now, when I look out my windows it feels like I live in an "urban forest" and it would be a shame to destroy that with a large development project.

I believe a building of the proposed height will block the natural light in my home and my neighbours' homes and cause us to feel closed in. I also currently enjoy a view of the mountains from my rooftop deck and would hate to see that view blocked by a tall building. I feel that the proposed We set-back would infringe on my privacy - I'd literally have a building only a few feet away from my deck.

Lastly, I attended the community meeting that was held by the Fairfield Community Association with the developer and following that meeting the developer emailed my Strata Council President with an update. He stated that out those attending, "Essentially 17 [were] in favour or neutral and 1 opposed..." I feel that is a gross misrepresentation of the facts as just because every person attending didn't specify all concerns, it in no way meant that they were in favour or neutral in their opinions - myself included. I wanted to ensure you were aware of that in case you receive the same story.

While I would like to see 1114 Rockland developed, I respectfully ask that this current proposal be denied and that the developer be asked to come back with a proposal for a smaller building that is more in keeping with the neighbouring buildings.

Thank-you for hearing my concerns.

Steven Ogram  
#6 -1137 Meares St

## Heather McIntyre

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**From:** Colleen [REDACTED]  
**Sent:** August 13, 2019 7:07 PM  
**To:** Victoria Mayor and Council  
**Subject:** 1111 Rockland Ave Victoria

Dear Mayor and Council,

I am writing this letter as a response to a development proposal at 1111 Rockland Ave, in Victoria. This proposal is for a 23 unit 5 story condo building, containing primarily 1 bedroom 400 sq ft units, and a few 600 and 800 sq ft units. It proposes 13 parking spaces at ground level.

I am a co-owner of the building next door, at 1005 Cook St, and this development will significantly impact my property in several ways.

My building, as well as the one beside me on Cook St are designated heritage buildings. They are commercial professional office buildings rented primarily by health care professionals and accounting firms. These buildings create and maintain the character of the neighbourhood, and we hope their role in the neighbourhood will be respected in the design of any future development of the Rockland St site.

My primary concern with the development is the height variance that the developer is requesting, as well as a property line variance which will bring a portion of their development directly up to our property line. As well, the balcony's on the west side of the building will go up to the border of the property line.

At the community development meeting in July, I felt the summary of the meeting did not adequately reflect the concerns of the public regarding the development. At the time, I did not recognize how important this summary is to the city's decision regarding this development. I would like to point out that the above concerns were brought up by several community members, as well as other concerns regarding congestion and parking. Another concern was the amount of small units that are not family friendly, resulting in a large turnover of transient residents in the building and neighbourhood.

On a personal note, I have worked in the building since 2002 and have been a co-owner since 2016. Thought I am not opposed to development of the site next door, one in keeping with the character of the neighbourhood would be more appropriate. That would be a smaller building with mixed units that could house families as well as single people and be designed with a smaller foot print on the lot. I feel this development is too ambitious for this particular lot and would be better suited to a different location.

Sincerely

Colleen Rode

101-1005 Cook St  
Victoria BC V8V 3Z6

[REDACTED]

## Richard Elliott

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**From:** Colleen [REDACTED]  
**Sent:** August 16, 2020 8:43 AM  
**To:** Victoria Mayor and Council  
**Cc:** [REDACTED]; Geoff Young (Councillor); Fairfield Community Place;  
[REDACTED]  
**Subject:** 1114 Rockland Ave Victoria  
**Attachments:** mayor and council.pdf

Dear Mayor and Council.

Please note the following letter in regards to the proposed development at 1114 Rockland Avenue in Victoria.

Regards,

Colleen Rode

Dear Mayor and Council

I am writing this letter to express my opposition to the proposed development at 1114 Rockland Ave in Victoria.

I am co-owner of 1005 Cook St, which is the heritage building on the corner of Cook and Rockland, adjacent to the proposed development. The developers are seeking a change in zoning which would allow them to increase height and density. I strongly oppose these changes.

My primary concern is that these changes will ultimately undermine the residential community in the area, which is already being assailed by multiple large developments nearby. Though I agree that this lot would benefit from residential development, the one proposed is not appropriate for the lot size or neighbourhood.

The current development proposes 22 units, of which the majority are 400 sq foot units beginning in "the mid 300s" -meaning above \$350,000, (note, in the letter to mayor and council they quoted "low 300's", but in the letter to us they quoted "mid 300s") Just so you can picture, 400 sq feet is 20ft by 20ft. They wish to increase zoning density so they can increase their profits from the project. The argument that without the increased density the development would not be what they consider financially viable is moot. The neighbourhood has already determined the parameters of development. They should then find a more suitable location for their proposed development.

The current practice of creating developments outside of zoning bylaws, and then lobbying to change the zoning after the fact shows cynical disregard for the neighbourhoods in which these developments are proposed. Most of these developers are not local, and are, in fact, simply investment tools to increase wealth for those who already have money to invest. Often these units are sold at a profit before they are even occupied. Overall this practice is driving the price of housing up in the city.

The developer's offer to pay the city \$150,000 towards affordable housing is very concerning, as it could be construed, in my opinion, as pay to play. That amount of money will do little to affect affordability in a city where investors are driving up prices of local housing. It would barely pay the wages of a single bureaucrat studying affordable housing for one year.

I have worked as a midwife at 1005 Cook St since 2002. In 2016, when the building came up for sale, myself and my co-workers at Cook St Community Midwives bought the building as an investment, and to insure that we would not be evicted by a new owner. Not only have I worked with over a 1000 young families in Victoria over the last 18 years at 1005 Cook St, I have also grown to love the neighbourhood and the building we occupy. I am aware of the needs and concerns of young families in the city, and care about the neighbourhood in which I work.

Our property is heritage designation, as is the house beside us on Cook St. As heritage property owners, we are contributing to the neighbourhood by keeping the aesthetic and historic aspects of our city alive. In this climate, having a heritage designation becomes a disadvantage when we are restricted on development while at the same time being used by developers to highlight the ambiance of the neighbourhood. With that in mind, we would like to see more effort in creating a sympathetic and considerate development for this space that does not require zoning changes.

There are many examples of appropriate developments nearby that would be better suited to this space, including the development directly behind this property, on Meares St. This is a



three story multi unit town house with various outdoor terraces. It is the kind of place someone would want to make their long term home, as opposed to a 400 sq.ft space which is transient in nature.

The current proposed development will fundamentally impact the quality of life of those living behind this proposed 5 story building. It fills the entire property and the setbacks seem to be inadequate, being less than 3 meters from our own property line. The rooftop garden they are proposing will only benefit those who live in the building, leaving no green space other than the roof.

These developers will make their money and move on, while those left with the reality will have no recourse. Why should we accept this? A neighbourhood is what one makes it, not what developers would like it to be.

People are busy. Young families are busy. Not everyone has the time and energy to attend council meetings where the decisions regarding their neighbourhoods are made. The idea that people with money and power can pay to have bylaws and zoning changed to meet their own needs is unacceptable. This development will only further erode the existing neighbourhood plans and create more pressure to develop further down the road. Please do not approve of these changes. A more suitable development is possible.

Sincerely

Colleen Rode

101-1005 Cook St  
Victoria BC V8X 2Z8



[REDACTED]

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**From:** Xane St. Phillip [REDACTED]  
**Sent:** January 30, 2020 5:08 PM  
**To:** Victoria Mayor and Council; Alec Johnston  
**Subject:** 1114 Rockland Development Proposal Letter of Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor and Council City of Victoria

Planning and Sustainable Development City of Victoria  
Per: Alec Johnston

We are long term owners of 1015 Cook St, a residential/commercial rental building facing onto Cook St. The South East corner of our property is contiguous with the North West corner of 1114 Rockland, so we are very close neighbours.

We have had an opportunity to review the proposal drawings for a 5 storey, 22 unit market condominium ( drawings prepared by Praxis Architects )

We would like to **express our support** to Mayor and Council and the Planning department for this development.

The property is designated Core Residential in the current OCP which contemplates development of up to 6 floors in height and densities of between 2.0:1 to 3.5:1.

This proposal is for a 5 storey building with a density of 2.0:1 , so its not “too much”.

We appreciate the contemporary design of the building and particularly how the ground floor front of the building relates to Rockland Ave and pedestrian traffic, it is, in our view a very attractive building that will fit in well with the surrounding neighbourhood .

We also think the smaller suites are a great idea in this area and will probably appeal to younger people getting into the market.

We understand there is a MODO care share program and a Transit Pass program, which is great, and the location is very convenient to downtown- a 5 to 10 minute walk.

We understand there is an “inclusive housing” component to the development as well, possibly below cost market housing.

We encourage Council to vote for this proposal which is supplying 22 new much needed modest homes in the Fairfield/ Downtown neighbourhood.

Yours Truly

Xane St Phillip  
Raymond Creurer

From: Steven Ogram [REDACTED]  
Subject: Attn: Alec Johnston re: 1114 Rockland Avenue rezoning & redevelopment  
Date: September 8, 2020 at 8:29 PM  
To: Victoria Mayor and Council mayorandcouncil@victoria.ca  
Cc: ajohnston@victoria.ca, Conrad Nyren [REDACTED] Hugh Ruthven [REDACTED]  
Stuart Adamson [REDACTED]



Dear, Mayor and Council,

Please accept this email as a letter of support for the proposed plans for the redevelopment of 1114 Rockland Ave by Magellan Holdings Ltd. labeled Praxis Architects-revised 2020.04.14, for a 5-level (4 floor above parking), 22-unit residential building.

I've appreciated the developers, Conrad and Hugh, taking the time to meet with me as one of the neighbours whose townhouse unit directly faces the north side of the proposed development. I'm supportive of the steps they've taken to minimize the impact on my unit and the townhouse complex at 1137 Meares.

I feel that the proposed redevelopment is appropriate for 1114 Rockland and will improve the overall neighbourhood.

Sincerely,

Steven Ogram  
#6 - 1137 Meares St  
Victoria, BC  
V8V 3J9

From: **Stuart Adamson** [REDACTED]  
Subject: 1114 Rockland Ave. Development proposal (Letter of Support)  
Date: September 7, 2020 at 8:12 PM  
To: [ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)  
Cc: **Conrad Nyren** [REDACTED] [mayorandcouncil@victoria.ca](mailto:mayorandcouncil@victoria.ca)



Mayor and Council

Alec Johnston  
Planning and Sustainable Planning

We have had an opportunity to meet with a representative of Magellan Holdings Ltd to look at, and consider, the proposed plans for the redevelopment of 1114 Rockland Ave. labeled Praxis Architects-revised 2020.04.14, for a 5 level (4 floor above parking), 22-unit residential building.

After three meetings with the developer and a careful review of the plans we wish to express to Mayor and Council our full support for this application. After discussing some of our concerns with the developer we were encouraged to see their proactive approach with city staff to move the building one-meter forward toward Rockland Ave, this was especially of interest to us as our unit (#5-1137 Meares St.) backs directly onto the proposed development.

We feel a condominium development such as this, with a good balance of vehicle and bicycle parking, will be a great addition and add vibrancy to the community.

Sincerely,

Sherri-Lynn Yazbeck and Stuart Adamson  
5-1137 Meares St.  
Victoria, BC  
V8V 3J9

City of Victoria

Mayor and Council

Alec Johnson  
Planning and Sustainable Planning

Re: 1114 Rockland Avenue rezoning and redevelopment

I/we have had an opportunity to meet with a representative of Magellan Holdings Ltd and look at and consider the plans for the redevelopment of 1114 Rockland, plans labelled Praxis Architects -revised 2020.04.14 , for a 5 level, 22 unit residential building and wish to express to Mayor and Council our **support for this application.**

COMMENTS:

I live in a townhouse directly North of the proposed development, and I'm in full support of this rezoning application. This city needs more housing, and I can't think of a better example than replacing a boarded up, unused house, with 22 times the amount of housing.

This rezoning application is exactly what we need to see more of.

NAME Marc Foucher

ADDRESS 2-1137 Meares Street

SIGNATURE MZ

City of Victoria

Mayor and Council

Alec Johnson  
Planning and Sustainable Planning

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COMMENTS:

*Nice to see some reasonably sized vertical development*

NAME

Andrew Diba / Bobby Ron's Bakery

ADDRESS

1022 Cook St

SIGNATURE



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COMMENTS:

I believe the proposed development will add vibrancy to the neighbour hood, and whilst modern, I believe it will fit in well to the surrounding area.

choosing 5 stories when a 6<sup>th</sup> was possible shows the developers lack of greed, and a focus of quality over quantity.

22 new neighbours will be a welcomed addition to all local businesses, including mine - Bear & Joey.

NAME PETER WOOD

ADDRESS 1025 COOK STREET.

SIGNATURE 

City of Victoria

Mayor and Council

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COMMENTS:

NAME

Suusa Kim Owner of Poppet

ADDRESS

1017 Cook Street

Creative

SIGNATURE





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COMMENTS:

So glad the old building is going. We are supportive of the development & pleased it will provide new homes.

NAME

Lucinda Hatt - The Wet Cleaner

ADDRESS

1019 Cook Street

SIGNATURE

Lucinda Hatt

City of Victoria

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COMMENTS: *Look forward for new building  
with new resident, on their bike  
program..*

NAME

*Guillermo Ruiz Herceen*

ADDRESS

*1014 Cook St*

SIGNATURE

*[Handwritten Signature]*

City of Victoria

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COMMENTS:

URGE STUDIOS - BUSINESS  
OWNER


NAME

MARIL ADAMS

ADDRESS

4321 SAVOY PL.

SIGNATURE



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COMMENTS:

NAME

Mark Castor

ADDRESS

3-1137 Mowat Street Victoria

SIGNATURE



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COMMENTS:

I am in favor of this development after review of the proposed plans.

NAME MAREK HAWEL

ADDRESS 1-1137 McAREE

SIGNATURE 

From: **Stuart Adamson** [REDACTED]  
Subject: 1114 Rockland Ave. Development proposal (Letter of Support)  
Date: September 7, 2020 at 8:12 PM  
To: [REDACTED]  
Cc: Conrad Nyren [REDACTED]



Mayor and Council

Alec Johnston  
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Planning and Sustainable Planning

Re: 1114 Rockland Avenue rezoning and redevelopment

I/we have had an opportunity to meet with a representative of Magellan Holdings Ltd and look at and consider the plans for the redevelopment of 1114 Rockland, plans labelled Praxis Architects -revised 2020.04.14 , for a 5 level, 22 unit residential building and wish to express to Mayor and Council our **support for this application.**

COMMENTS:

URGE STUDIOS - BUSINESS  
OWNER


NAME

MARIL ADAMS

ADDRESS

4321 SAVOY PL.

SIGNATURE



City of Victoria

Mayor and Council

Alec Johnson

Planning and Sustainable Planning

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COMMENTS:

NAME

Mark Castor

ADDRESS

3-1137 Mowbray Street, Victoria

SIGNATURE



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COMMENTS:

I am in favor of this development after review of the proposed plans.

NAME MAREK HAWEL

ADDRESS 1-1137 McAREE

SIGNATURE 



October 19, 2020

City of Victoria  
Mayor and Council  
Development Services  
Mr. Alec Johnston

**Re: 1114 Rockland 22 Unit Condominium Proposal – Magellan Holdings Ltd.**

We have owned the 35 suite rental apartment building at 1126 Rockland Avenue immediately east of this proposed redevelopment for many years. E Y Properties has reviewed the development plans and details of the application for rezoning and wish to advise the City of Victoria we are in full support of it.

We find the design to be very attractive and find the setbacks and building height to be appropriate and in keeping with the official community plan for this area.

The current building on the site was badly damaged in a fire some six or seven years ago and is in derelict condition, vacant and offering nothing of value to the area.

This proposed redevelopment will be a welcome addition to this neighbourhood and provide 22 units of much needed moderately priced housing.

Sincerely,

E Y Properties Ltd.

A handwritten signature in black ink, appearing to read 'Ernest Yakimovich', is written over a horizontal line. Below the signature, the name 'Ernest Yakimovich,' and the title 'President.' are printed.

Ernest Yakimovich,  
President.



City of Victoria

Mayor and Council

Alec Johnson  
Planning and Sustainable Planning

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COMMENTS:

GREAT REHABILITATION OF A TROUBLED  
SITE. GOOD TO SEE PEOPLE CREATING  
AN OPPORTUNITY FOR FOLKS TO LIVE  
HERE AGAIN AFTER THE FIRE.

NAME ELIZABETH MEARS - OAK BAY RENTAL INVESTMENTS

ADDRESS 1024 MEARES STREET

SIGNATURE 

Dear Mayor and Council,

Re: folder number DPV00140

I am writing in regards to the above proposed development. I am co-owner of 1005 Cook St, which is the heritage property adjacent, on the corner of Cook and Rockland.

I have serious concerns and reservations regarding this planned proposal, particularly due to its monolithic design with 5 stories which will endanger and diminish the flow and scale of the heritage features of this neighbourhood.

Myself and the three other co-owners met with the developers in September, but there was no attempt on their part to discuss modifications of design or re-assurances that the development would not impact us significantly. This was a discouraging meeting. We felt frustrated and powerless to contribute to this development and our neighbourhood in a meaningful way.

Though I am aware that the city is pro-development and wants to create homes for newcomers, I believe this development is too ambitious for the size and location of the lot, and that it will impact the existing neighbourhood in a negative way.

Regards,

Colleen Rode  
101-1005 Cook St  
Victoria. BC