



100 – 3185 TILlicum RD. VICTORIA, B.C. V9A 0C7

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. The signature is fluid and cursive.

Ernest Yakimovich,
President.

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]

SA

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

From: **Steven Ogram** basicblue75@yahoo.ca
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 conradnyren01@gmail.com, Hugh Ruthven hugh@intuitionbrandplanning.com, Stuart Adamson stuartadamson45@gmail.com



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,

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

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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:

Nice to see some reasonably sized vertical development

NAME

Andrew Diba / Bobby Ross's Bakery

ADDRESS

1022 Cook St

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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 6th 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.

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ADDRESS 1025 COOK STREET.

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COMMENTS:

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

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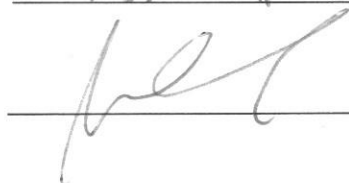
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