

Richard Elliott

From: Zoning
Sent: July 9, 2020 3:54 PM
To: Chloe Tunis; John O'Reilly; Victoria Mayor and Council
Subject: FW: Fwd:
Attachments: IMG_7117.jpg; IMG_7118.jpg; IMG_7124.jpg; IMG_7151.jpg; IMG_7152.jpg; IMG_7233.jpg; IMG_7234.jpg; IMG_7235.jpg; IMG_7237.jpg; IMG_7239.jpg; IMG_7147.jpg

Hello,

Please see the second email regarding 1171 Rockland Ave below.

Thank you,

Samantha Cole
Planning Technician
Development Services Division
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0710 F 250.361.0386



From: Lois Harbour [REDACTED]
Sent: July 9, 2020 12:17 PM
To: Zoning <zoning@victoria.ca>
Cc: info@keayarchitecture.com
Subject: Fwd:

Re: Proposed Rezoning and Outside Alterations to 1171 Rockland Ave

To The Mayor and Council

This is the second email from us showing photos of outside areas under consideration for alterations to 1171 Rockland Ave. Our first email also dated July 9, 2020 explains our opposition to the proposal.

The photos below show:

- The area between the properties (912 Linden Ave and 1171 Rockland Ave) where the proposed door would be located.
- Our sunroom which is across from the proposed door.
- The historic stone wall surrounding 1171 Rockland.
- A photo taken from the proposed electrical pole where the owners' wires would be attached. It is kitty-corner to their property across Rockland Ave and is far from their property.
- Photos of the pole where their current wiring is attached which is close to their house.
- The current view from our front garden across the owner's garden looking out onto Rockland Ave.

- A view of the 2 houses from Linden Ave.
- The owner's current dormer.

Thank you for your kind consideration.

Best regards
Lois Harbour and Chris Parsons
912 Linden Avenue
Victoria BC V8V 4H1

Sent from my iPhone







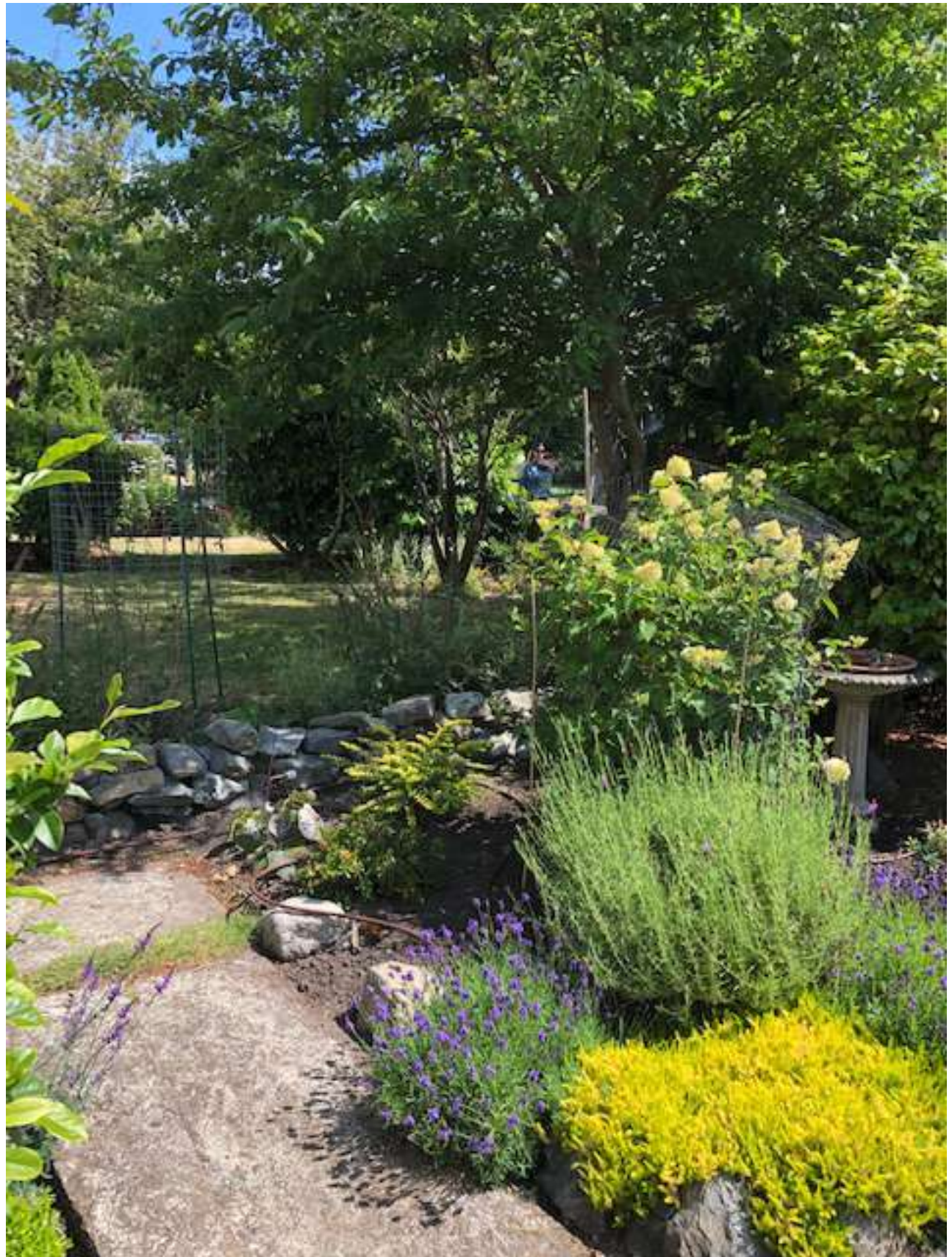
















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From: Zoning
Sent: July 9, 2020 3:53 PM
To: Chloe Tunis; John O'Reilly; Victoria Mayor and Council
Subject: FW: Proposed rezoning and outside alterations for 1171 Rockland Avenue

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Thank you,

Samantha Cole
Planning Technician
Development Services Division
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0710 F 250.361.0386



From: Lois Harbour [REDACTED]
Sent: July 9, 2020 11:44 AM
To: Zoning <zoning@victoria.ca>
Cc: [REDACTED]
Subject: Fwd: Proposed rezoning and outside alterations for 1171 Rockland Avenue

Subject: Proposed rezoning and outside alterations for 1171 Rockland Avenue

To The Mayor and Council

We are writing to you regarding the proposed rezoning and outside alterations proposed by Mikal Baker and Lisa French to 1171 Rockland. My husband and I live next door at 912 Linden Ave. I've owned our 1909 home for 40 years and we very much appreciate living in such a historical part of the city and taking care of our home and garden.

In September of 2018 we met the new absentee and off Island owners and they asked us not to block their proposal to make 2 of their illegal suites legal for a total of 8 legal suites. Being good neighbours we agreed and signed their petition. There was no mention of outside alterations that would affect us. Parking in this area is a real challenge even though their petition stated it wasn't an issue. They do not allow their tenants to use their one allocated parking spot even though it is large enough to accommodate two vehicles. Other owners have allowed this. Our house sits between two mansions with 17 suites in total with nearly everyone owning a car. One tenant has three vehicles. Again, the owner on our south side also does not allow tenants to park in their parking area. Between the two houses there could

be enough parking space for seven cars. We have never complained about this issue to the previous owner or to our other neighbour.

On May 31, 2020 we received a letter from the owners regarding rezoning and minor alterations and a request to sign it and forward to Keay Architecture Ltd. We were quite shocked after reading the proposal and spoke briefly with them the next day. I told them I was against the additional entrance off Linden Ave and new entrance for Unit 1 and when they showed me a photo of a solid modern fence I said I would be open to having an iron heritage style fence between the properties for security but only if they agreed to not proceed with the Linden entrance. There was no mention of any wiring changes in this letter. We only found out about it when we looked at the city website.

PROPOSED OUTSIDE ALTERATIONS WE ARE NOT IN AGREEMENT WITH

The following changes will directly affect us as they run the length of the north side of our home and property. They only have 5 feet from their house to the property line and we have 9 feet from the property line to our house. As we do not have a backyard we use our front yard often. These changes will impact our privacy, security, noise level and historical character.

1. Unit 8. Increasing the existing dormer on the south side of the roof by 45 sq. ft.

-This dormer would alter the heritage character of their house and we would lose our privacy along the entire north side of our house and garden. We are already overshadowed by their house and the large mansion on the other side of us which contains another 9 suites. This dormer would only make us feel even more hemmed in.

The following proposals are being made because the owners believe vagrants are congregating in the SW corner of their property. We believe the vagrants referred to are current tenants in the house and their visitors who sit outside of Unit 1 and smoke. They are good tenants and have never been a problem. Bottle collectors do walk down their driveway to their recycling bins. A locked gate could easily be installed past this area to prevent anyone entering beyond if there is a concern. The major changes proposed seem extreme for just one small suite.

1. Unit 1. Relocate front entry door on west side to south side.

-The current door is logical as it allows the tenant to enter off Rockland Ave. and pass the bike storage on the way to their suite. Re-locating the door to the south side is not convenient to the bike storage area which they are trying to promote.

-The new door would be in a narrow corridor between our houses with steps down to it and could be a privacy and potential noise problem. The steps could be used as a smoking area.

2. Break through the existing heritage stone wall on Linden Ave and install a gate.

-Cutting into this beautiful stone wall would alter its character

- A third entrance onto the property is not necessary as they already have two entrances. It would impact us considerably and could become a security issue for us and their other main floor tenants. Over the years we have had bikes, garden seating and Japanese stone lanterns stolen from our front garden even though we had a gate at the time. Our car has also been broken into several times. Because the owners do not live on the property they are unaware of what goes on in this area at night.

-It could cause a noise issue if people congregate outside the gate as our bedroom is close by.

3. Create an entrance path from the new gate to the suite.

-This would pose a privacy and noise problem for us as there would now be people walking down the side of our front garden and narrow corridor between the houses at any time of the day or night

- It's completely an unnecessary alteration for the sake of one basement suite.

4. Build a tall fence along the entire south side of our adjoining properties from the gate in the stone wall to the back of the property. The original plan was to have their gate right beside our gate with the fence and path located at the property line. Apparently now they are considering moving the gate further away from ours with a winding path running along their garden. This option would also pose privacy and security issues for us.

- If the proposed path is installed from the stone gate to the proposed entrance between our homes then a fence would need to be installed for security. A tall fence would be unsightly running along the garden of a heritage property. A short fence would be a privacy and security issue for us. When we use our front garden there could be people walking down the length of it just a few feet away.

-We would propose building a solid tall fence only between the houses and not across their yard and up to Linden Ave. If there was no new entrance on Linden Ave we would also agree to a shorter fence between the gardens.

5. Move the current electrical wires from the NW corner of the house to an existing pole close by and relocate to the SE corner of the house where a large electrical panel will be placed on the south side of the house. Apparently the owners are amending the location of the electrical meters but are still planning on running their wires across Rockland and Linden Avenues.

-The owner has stated that he thinks wires are hideous and does not want them at the front of his house so he wants to move them to the back of his house which is the front of our house. They currently cross 2 driveways to a pole close by. He declined Hydro's offer of a new pole closer to his house on Rockland Ave. The relocation would be very unsightly for us as the electrical box for 8 units would be very near our front door. The wires would cross the entire east side of his property, attach to a pole on Linden Ave and then travel across Rockland Ave to another pole which is a great distance away and would impact many neighbours. We believe that wires come with living in this beautiful part of the city. We already have 2 poles in front of our house. It does not seem neighbourly to impose your wiring on others because you don't like it. Whatever option he chooses to pursue we believe the wires should run to the closest pole being used currently on Rockland Ave.

In conclusion the owners tell us they are running out of money due to all the inside upgrades. Then why not make the following cost effective changes to the outside of Unit 1. An attractive surround could enclose the garbage and recycling bins and would disguise them. A locked security gate outside the unit's cement patio area could enhance the area. Adding floor tiles and a few other features could make a very pleasant entry and seating area.

Their house has always attracted younger tenants who tend not to be long term renters. We plan on staying in our home for many years and will have to endure their proposed changes on a long term basis.

We hope you will acknowledge our concerns as we genuinely believe they are legitimate and will impact not only the security but the historical character of our home and neighbourhood. Please see a second email from us dated July 9, 2020 showing photos of the outside areas under consideration for alterations to 1171 Rockland Ave.

Kind regards
Lois Harbour and Chris Parsons
912 Linden Ave
Victoria, BC V8V 4H1

From: Lois Harbour <[REDACTED]>

Sent: July 9, 2020 12:17 PM

To: Zoning <zoning@victoria.ca>

Cc: info@keayarchitecture.com

Subject: Fwd:

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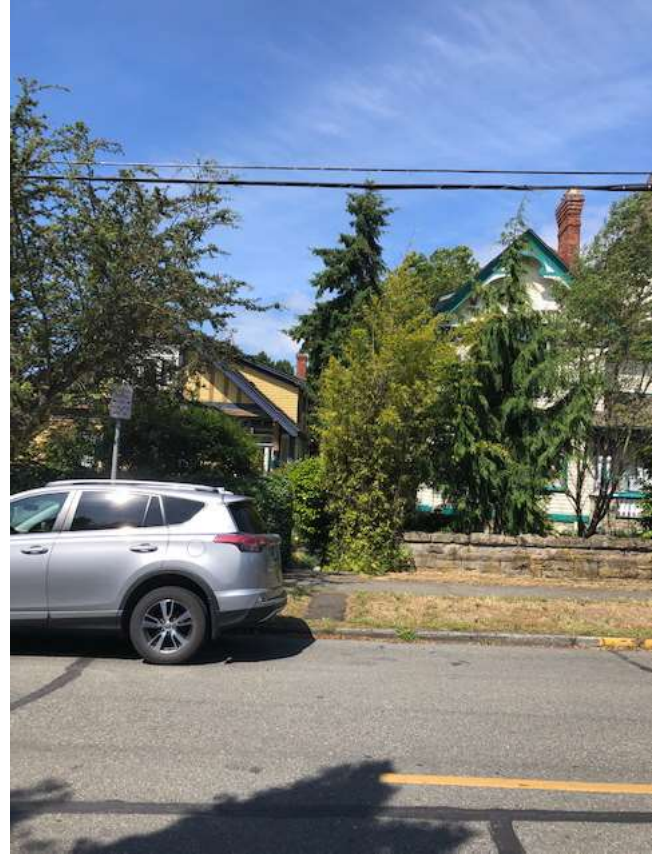
912 Linden Avenue

Victoria BC V8V 4H1

Sent from my iPhone







Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I Corinne Stampees (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: #4 - 1171 Rockland Ave.
Victoria, BC, V8V 3H8

Signature: C Stampees

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I Douglas Curran (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: 1161 BURDETT AVE

Signature: Douglas Curran

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I JAMES EDWARD BUSBY (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: 815 LINCOLN AVE.

Signature: 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I, Jean DeBernardo (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Owner:

Address: 911 Linden Avenue
Victoria BC V8V 4G8

Signature: Jean DeBernardo

May 8, 2019

Letter of Support


To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I **Lyle Schultz** (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: **3-1171 Rockland Ave.**
Victoria, BC
V8V 3H8

Signature:  may 21-2019

May 8, 2019

Letter of Support

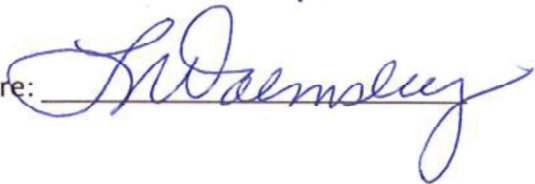
To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I Lynn Walmsey (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: 821 Linden Ave
Victoria, B.C. V8V 4G8

Signature: 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I Tim Stemp (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: 1153 Burdett
Victoria BC

Signature: 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I TRUDY MARIE DAVID (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: 1165 Burdett Ave.
Victoria, V8V3H3

Signature: Trudy M. David

May 8, 2019

Letter of Support


To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I Violet Jones ^{LAWRENCE-P. JONES} (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: 1165 Rockland Avenue
~~VICTORIA~~ Victoria, BC, V8V 3A8

Signature: Violet Jones 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I Douglas Curran (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

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Signature: Douglas Curran

May 8, 2019

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Victoria BC V8V 4G8

Signature: Jean DeBernardo

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Address: 815 LINCOLN AVE.

Signature: 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I LOIS HARBOUR (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: 912 LINDEN AVE
VICTORIA, BC V6V 4H1

Signature: K. Harbour

May 8, 2019

Letter of Support


To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

I, **Lyle Schultz** (full name), am in support of the Rezoning application for 1171 Rockland to update the building's safety systems and to allow the home to retain its existing eight units to maintain modest density around downtown.

Address: **3-1171 Rockland Ave.**
Victoria, BC
V8V 3H8

Signature:  may 21-2019

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

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Address: 821 Linden Ave
VICTORIA, B.C. V8V 4G8

Signature: L Walmsey

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

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Address: 1165 Burdett Ave.
Victoria, V8V3H3

Signature: Trudy M. David

May 8, 2019

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To: City of Victoria

Project: 1171 Rockland Ave.

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May 8, 2019

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Signature: Violet Jones 