

E.1.a.c 1114 Rockland Avenue: Rezoning Application No. 00711 and Development Permit with Variances Application No. 00140 (Fairfield)

Moved By Councillor Alto

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00711

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00711 for 1114 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Secure an amenity contribution in the amount of \$144,021.20 towards the Victoria Housing Reserve Fund (70%) and Local Amenities Fund (30%), to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Secure two one-bedroom units to be sold at a minimum of 10% below market rate (below-market ownership units) in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Preparation and execution of legal agreements for the following:
 - a. to ensure that future strata bylaws cannot restrict the rental of units to non-owners (with the exception of two below-market ownership units), to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one car share membership per dwelling unit;
 - ii. one hundred dollars in car share usage credits per membership;
 - iii. 20 long term bicycle parking stalls in addition to the requirements under Schedule C of the Zoning Regulation Bylaw;
 - iv. a bicycle maintenance area; and
 - v. a BC Transit bus pass subsidy of at least \$22,500 for future residents.

Development Permit with Variances Application No. 00140

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00711, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00140 for 1114 Rockland Avenue, in accordance with:

1. Plans date stamped June 29, 2020.
2. Revisions to the plans to shift the location of the sidewalk to the property line and adjust the landscaping along the street

frontage to the satisfaction of the Director of Sustainable Planning and Community Development.

3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 17 stalls to 12 stalls;
 - ii. reduce the west side setback from 3 metres to 2 metres;
 - iii. reduce the east side setback from 3 metres to 0.35 metres (lobby only)
4. The Development Permit lapsing two years from the date of this resolution.

FOR (6): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Thornton-Joe, Councillor Potts, Councillor Loveday,
OPPOSED (1): Councillor Young

CARRIED (6 to 1)

F.1 1114 Rockland Avenue: Rezoning Application No. 00711 and Development Permit with Variances Application No. 00140 (Fairfield)

Councillor Isitt withdrew from the meeting at 10:26 a.m. and returned at 10:37 a.m.

Committee received a report dated October 22, 2020 from the Director of Sustainable Planning and Community Development regarding a proposal to construct a five-storey building with multiple dwellings on the property located at 1114 Rockland Avenue.

Committee discussed:

- *Concerns with the number of trees that will be lost in the proposal*
- *Concerns with the amount of surface parking*

Moved By Mayor Helps

Seconded By Councillor Loveday

Rezoning Application No. 00711

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00711 for 1114 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Secure an amenity contribution in the amount of \$144,021.20 towards the Victoria Housing Reserve Fund (70%) and Local Amenities Fund (30%), to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Secure two one-bedroom units to be sold at a minimum of 10% below market rate (below-market ownership units) in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Preparation and execution of legal agreements for the following:
 - a. to ensure that future strata bylaws cannot restrict the rental of units to nonowners (with the exception of two below-market ownership units), to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one care share membership per dwelling unit;
 - ii. one hundred dollars in car share usage credits per membership;
 - iii. 20 long term bicycle parking stalls in addition to the requirements under Schedule C of the Zoning Regulation Bylaw;
 - iv. a bicycle maintenance area; and
 - v. a BC Transit bus pass subsidy of at least \$22,500 for future residents.

Development Permit with Variances Application No. 00140

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00711, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00140 for 1114 Rockland Avenue, in accordance with:

1. Plans date stamped June 29, 2020.

2. Revisions to the plans to shift the location of the sidewalk to the property line and adjust the landscaping along the street frontage to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the vehicle parking from 17 stalls to 12 stalls;
 - ii. reduce the west side setback from 3 metres to 2 metres;
 - iii. reduce the east side setback from 3 metres to 0.35 metres (lobby only)
4. The Development Permit lapsing two years from the date of this resolution.

FOR (7): Mayor Helps, Councillor Alto, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (1): Councillor Young

CARRIED (7 to 1)



Committee of the Whole Report

For the Meeting of November 12, 2020

To: Committee of the Whole **Date:** October 22, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00711 for 1114 Rockland Avenue

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00711 for 1114 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Secure an amenity contribution in the amount of \$144,021.20 towards the Victoria Housing Reserve Fund (70%) and Local Amenities Fund (30%), to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Secure two one-bedroom units to be sold at a minimum of 10% below market rate (below-market ownership units) in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Preparation and execution of legal agreements for the following:
 - a. to ensure that future strata bylaws cannot restrict the rental of units to non-owners (with the exception of two below-market ownership units), to the satisfaction of the Director of Sustainable Planning and Community Development.
 - b. to secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:
 - i. one care share membership per dwelling unit;
 - ii. one hundred dollars in car share usage credits per membership;
 - iii. 20 long term bicycle parking stalls in addition to the requirements under Schedule C of the *Zoning Regulation Bylaw*;
 - iv. a bicycle maintenance area; and
 - v. a BC Transit bus pass subsidy of at least \$22,500 for future residents.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building

and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1114 Rockland Avenue. The proposal is to rezone from the R3-A1 Zone, Low Profile Multiple Dwelling District to a new zone in order to increase the density to 2:1 floor space ratio and allow for a five-storey building with multiple dwellings.

The following points were considered in assessing this application:

- the proposed use and density are consistent with the *Official Community Plan, 2012* (OCP) Core Residential Urban Place Designation, which supports multi-unit residential buildings up to six storeys and density ranging from 1.5:1 to 3:1 floor space ratio (FSR)
- the proposal is consistent with the *Fairfield Neighbourhood Plan* (2019), which identifies this site within the Fort Street Corridor and supports additional residential development up to six-storeys (20m) in height and densities ranging from 1.5:1 to 3:1 FSR
- consistent with the Inclusionary Housing and Community Amenity Policy the applicant would provide an amenity contribution of \$144,021.20 with seventy percent allocated to the Victoria Housing Reserve Fund and thirty percent allocated to the Local Amenities Fund
- the proposal includes two below-market ownership units, which would be secured by legal agreement and administered by the Capital Regional District, and would advance the OCP goal of providing a diversity of housing options in each neighbourhood
- a large by-law protected Coast redwood tree on 1126 Rockland Avenue would be retained with this proposal.

BACKGROUND

Description of Proposal

This application is to rezone from the R3-A1 Zone, Low Profile Multiple Dwelling District to a new zone in order to increase the density to 2:1 floor space ratio and allow for a five-storey building with multiple dwelling units (four levels of housing over one level of above-grade parking). The new zone would allow for increased density and height and site coverage, as well as reduced setbacks and open space in comparison to the current zone. It would also include provisions to secure cash-in-lieu and below-market units as community amenity contributions in order to achieve the maximum density specified in the zone. Variances related to parking and side setbacks are also associated with this proposal and will be reviewed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing

The applicant proposes the creation of 22 new residential units (17 one-bedroom and five two-bedroom which would increase the overall supply of housing in the area. In addition, the applicant is offering two below-market one-bedroom units which would be sold at a minimum of 10% below market value for the first and all subsequent sales. The Capital Regional District (CRD) would manage the appraisal and sale of the below-market units in perpetuity (see attached letter from the CRD). This arrangement would be secured through legal agreements on title. The appropriate language has been added to the staff recommendation to secure this arrangement. Further, a Housing Agreement is also being proposed which would ensure that future Strata Bylaws could not prohibit the rental of the remaining units.

In addition, consistent with the Inclusionary Housing and Community Amenity Policy, the applicant proposes an amenity contribution of \$144,021.20 towards the Victoria Housing Reserve Fund (70%) and Local Amenities Fund (30%). This financial contribution would be required as a community amenity provision in order to achieve the maximum permitted density in the new site-specific zone.

Tenant Assistance Policy

The existing building has remained vacant since a fire damaged the building in 2013; therefore, a tenant assistance plan is not required with this proposal.

Sustainability

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation

The application proposes the following features which support active transportation:

- 20 long term bicycle parking stalls in addition to the Zoning Regulation Bylaw requirements
- a bicycle repair room.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings. The building entrance and bicycle repair room are also designed to be accessible.

Land Use Context

The area is characterized by a mix of commercial and residential uses. To the west of the property are two heritage designated houses that have been converted to commercial uses. To the immediate north and east, as well as the opposite side of Rockland Avenue are four-storey multi-unit residential buildings. A five-storey multi-unit residential building was recently approved to the northeast of the subject property at 1015 Cook Street.

Existing Site Development and Development Potential

The site is presently occupied by a vacant house conversion which was damaged by fire in 2013.

Under the current R3-A1 Zone, the property could be developed as a four storey multi-unit residential building with a density up to 1.2:1 FSR.

Data Table

The following data table compares the proposal with the existing R3-A1 Zone, Low Profile Multiple Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the existing zoning. A double asterisk indicates where the proposal is legal non-conforming in relation to the existing zoning. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Existing R3-A1 Zone	OCP and Fairfield Neighbourhood Plan Policy
Site area (m ²) – minimum	669**	920	-
Density (Floor Space Ratio) – maximum	2:1*	1:1	1.5:1 – 3:1
Height (m) – maximum	15.87* (main roof) 18.90* (roof top access)	10.70	20
Storeys – maximum	5* (plus rooftop access)	3	6
Site coverage (%) – maximum	62.40*	33.33	-
Open site space (%) – minimum	28.80*	30	-
Setbacks (m) – minimum			
Front (Rockland Avenue)	3.77*	7.50	Three to five storey buildings define the street wall Buildings with landscaped setbacks in more residential areas
Rear (S)	3.33*	9.00 (for portions of a building less than 7m in height) 10.50 (for portions of a building greater than 7m in height)	
Side (E)	0.35* (to main entry) 3.00* (to building) 1.74* (to balconies)	9.45 (half the building height)	
Side (W)	2.07* (to building) 1.77* (to balconies)	9.45 (half the building height)	

Zoning Criteria	Proposal	Existing R3-A1 Zone	OCP and Fairfield Neighbourhood Plan Policy
Vehicle parking – minimum	12*	17	-
Visitor vehicle parking included in the overall parking – minimum	2	2	-
Bicycle parking stalls – minimum			
Long term	44	24	-
Short term	6	6	-

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on June 27, 2019. A summary of the meeting is attached to this report.

ANALYSIS

Official Community Plan

The subject property is designated as Core Residential in the *Official Community Plan* (OCP, 2012), which supports multi-unit residential development up to six-storeys in height with FSR ranging from 1.5:1 (base density) up to a maximum of 3:1. The proposed use, height and density are consistent with this policy.

The two units of below-market housing secured by a legal agreement with the Capital Regional District would also help advance the OCP housing objectives which encourage the creation of new housing types, forms and tenures that contribute to housing diversity and choice for residents in all neighbourhoods.

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* (2019) identifies the site within the Fort Street Corridor and envisions buildings up to six-storeys (20m) in height and densities ranging from 1.5:1 up to 3:1 FSR consistent with the OCP. The proposed development is considered consistent with these policies.

The Plan supports increased residential densities in close proximity to frequent transit routes, and also encourages more active forms of transportation such as walking and cycling. The subject site is located within approximately 200m of frequent transit along Fort Street, and the applicant proposes a \$22,500 bus pass subsidy for future residents of the building. Further, the proposal includes 20 additional long-term bicycle parking stalls (44 in total) and an at-grade bicycle repair room fronting onto Rockland Avenue, which is identified as a greenway in the Plan.

Tree Preservation Bylaw and Urban Forest Master Plan

There are two bylaw protected trees potentially impacted by the proposed development. A multi-stemmed pear tree proposed for removal is situated on the north property line. The tree is showing signs of dieback and was assessed in poor health with poor structure. The second tree is a 122 cm diameter Coast redwood situated on the neighbouring property to the east. The tree has been assessed in fair health with good structure. An arborist report issued on November 1, 2019 suggests that root growth from the tree is likely restricted to the east by the presence of the neighbor's building and that the majority of the tree's roots are growing in the backyard of the subject lot. The arborist undertook exploratory excavation to determine the location of roots critical to the health and stability of the tree. An addendum to the arborist report issued on August 15, 2020 outlines excavation specifications and mitigation measures to be followed to limit impacts to the tree and ensure its preservation.

The applicant is proposing to plant seven trees on the subject lot, including two replacement trees as per the Tree Preservation Bylaw. All proposed trees have a columnar growth habit.

The municipal sidewalk will be relocated to property line, which will create planting space in the boulevard for a new tree.

Tree Impact Summary

Tree Status	Total # of Trees	Trees to be REMOVED	NEW Trees	NET CHANGE (new trees minus total to be removed)
Subject property trees, protected	1	1	2	+1
Subject property trees, unprotected	0	0	5	+5
City trees	0	0	1	+1
Neighbouring trees, protected	1	0	0	0
Neighbouring trees, unprotected	4	0	0	0
Total	6	1	8	+7

Regulatory Considerations

Variances related to parking and side yard setbacks are associated with this proposal and are reviewed with the concurrent Development Permit with Variances Application.

Resource Impacts

The applicant is proposing one new street tree, which will have an annual maintenance cost of \$60.

CONCLUSIONS

The proposal to rezone the site to construct a five-storey multi-unit building is considered consistent with the use and density envisioned for this location in the OCP and *Fairfield*

Neighbourhood Plan. The provision of two below-market ownership dwellings would help advance the goal of providing a range of housing types and tenures in each neighbourhood. Furthermore, the bus pass subsidy and enhanced bicycle facilities encourage increased usage of transit and cycling as envisioned in the neighbourhood plan. Based on these reasons it is recommended that Council consider approving this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00711 for the property located at 1114 Rockland Avenue.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: October 26, 2020

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 29, 2020
- Attachment D: Letter from applicant to Mayor and Council dated July 31, 2019, amended April 17, 2020
- Attachment E: Community Association Land Use Committee meeting summary dated June 27, 2019
- Attachment F: Letter from the Capital Regional District regarding below-market housing dated January 27, 2020
- Attachment G: Arborist Report dated November 1, 2019
- Attachment H: Arborist Report Addendum dated August 15, 2020
- Attachment I: Advisory Design Panel meeting minutes dated February 26, 2020
- Attachment J: Correspondence (Letters received from residents).



Committee of the Whole Report

For the Meeting of November 12, 2020

To: Committee of the Whole **Date:** October 22, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00140 for 1114 Rockland Avenue

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00711, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00140 for 1114 Rockland Avenue, in accordance with:

1. Plans date stamped June 29, 2020.
2. Revisions to the plans to shift the location of the sidewalk to the property line and adjust the landscaping along the street frontage to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the vehicle parking from 17 stalls to 12 stalls;
 - ii. reduce the west side setback from 3 metres to 2 metres;
 - iii. reduce the east side setback from 3 metres to 0.35 metres (lobby only)
4. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1114 Rockland

Avenue. The proposal is to construct a five-storey building (four levels of housing over one level of parking) with multiple dwellings. The variances are related to decreased parking and side yard setbacks.

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives and guidelines contained in Development Permit Area 16: General Form and Character of the *Official Community Plan, 2012* (OCP) and would integrate new multi-unit development in a manner that compliments and enhances the place character of the area
- the parking variance is considered supportable as the applicant is proposing Transportation Demand Management (TDM) measures to mitigate the potential impacts from this variance which would be secured by legal agreement in conjunction with the concurrent Rezoning Application
- the west side yard setback variance is considered supportable as the majority of the building would be setback three metres, which is similar or greater than side yard setbacks in the immediate context
- the east side yard setback variance is considered supportable as the 0.35m setback would only apply to the building lobby; the majority of the building would be setback three metres, maintaining a setback which is consistent with the context.

BACKGROUND

Description of Proposal

The proposal is to construct a five-storey residential building with approximately 22 dwelling units. Specific details include:

- contemporary architectural expression that incorporates durable and contextually appropriate materials
- under building parking accessed via Rockland Avenue and screened with a secure metal gate
- a common residential entryway located on the east side of the building fronting Rockland Avenue
- a common amenity room located at-grade fronting Rockland and designed as a bike repair and general workspace for residents of the building
- a basement level that accommodates storage and a bike room with 44 bike parking stalls.

Exterior materials include:

- white and grey stucco
- standing seam metal panels
- metal panels with a wood grain finish
- aluminium picket guard rails
- metal fascia, soffits, privacy screens between balconies and parking stall screens.

Landscape features include:

- private balconies for each unit
- extensive front and rear landscaping
- common rooftop amenity space
- outdoor bench seating with trellis located at the main entry

- six-stall bicycle rack located at the front of the building
- unit pavers, concrete slabs and paving with permeable aggregate joints for front yard hardscaped areas
- one new street tree and seven new trees on site
- five neighbouring trees preserved including a large Coast redwood tree located at 1126 Rockland Avenue
- replacement of a Holly hedge located at 1126 Rockland Avenue with new landscaping.

The proposed variance relates to reducing the vehicle parking from 17 stalls to 13 stalls and reducing the side yard setbacks for portions of the east and west elevations.

Sustainability

As indicated in the applicant's letter dated July 31, 2019, the following sustainability features are associated with this proposal:

- use of high performance, durable and resilient exterior materials
- building design and construction that are air-tight and minimizes thermal bridging to reduce heat loss and energy demand
- transportation demand management measures to reduce vehicle use and transportation emissions
- parking stalls with electric vehicle charging capacity.

Data Table

The following data table compares the proposal with the existing R3-A1 Zone, Low Profile Multiple Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the existing zoning. A double asterisk indicates where the proposal is legal non-conforming in relation to the existing zoning. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard	OCP and Fairfield Neighbourhood Plan Policy
Site area (m ²) – minimum	669**	920	-
Density (Floor Space Ratio) – maximum	2:1*	1:1	1.5:1 – 3:1
Height (m) – maximum	15.87* (main roof) 18.90* (roof top access)	10.70	20
Storeys – maximum	5* (plus rooftop access)	3	6
Site coverage (%) – maximum	62.40*	33.33	-
Open site space (%) – minimum	28.80*	30	-

Zoning Criteria	Proposal	Zone Standard	OCP and Fairfield Neighbourhood Plan Policy
Setbacks (m) – minimum			
Front (Rockland Avenue)	3.77*	7.50	Three to five storey buildings define the street wall Buildings with landscaped setbacks in more residential areas
Rear (S)	3.33*	9.00 (for portions of a building less than 7m in height) 10.50 (for portions of a building greater than 7m in height)	
Side (E)	0.35* (to main entry) 3.00* (to building) 1.74* (to balconies)	9.45 (half the building height)	
Side (W)	2.07* (to building) 1.77* (to balconies)	9.45 (half the building height)	
Vehicle parking – minimum	12*	17	-
Visitor vehicle parking included in the overall parking – minimum	2	2	-
Bicycle parking stalls – minimum			
Long term	44	24	-
Short term	6	6	-

ANALYSIS

Development Permit Area and Design Guidelines

The subject property is located in Development Permit Area 16: General Form and Character. This DPA seeks to integrate new multi-unit residential development in a manner that is complementary to the place character of the neighbourhood. Enhancing the character of the streetscape through high quality, human-scaled architecture, landscape and urban design is also a key objective of this DPA. The applicable design guidelines are the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006) and the *Guidelines for Fences, Gates and Shutters* (2010). The proposal is consistent with these Guidelines as follows:

- the building height, massing and setbacks are generally consistent with other multi-unit residential buildings in the immediate context
- building entrances and windows face the street
- the proposed building is setback from the street to allow for some landscaping and enhanced pedestrian space

- the contemporary design incorporates materials and colours that are contextually appropriate, durable, and add to the character of the street
- common outdoor space has been landscaped with a combination of native, edible and pollinator plants
- parking is located under the building and screened from view. While underground parking is typically preferable, the provision of at-grade, screened parking is supportable as it limits the depth of excavation within the critical root zone of the large Coast redwood tree located on the adjacent property.

Fairfield Neighbourhood Plan

The subject site is located within the Fort Street corridor in the northwest portion of the Fairfield Neighbourhood. The Fairfield Neighbourhood Plan (2019) provides policy for land development in this area consistent with the OCP. The area is characterized by low-rise residential buildings with mixed-use and commercial buildings fronting onto more major roads (e.g. Fort Street and Cook Street). To reinforce the existing pattern and rhythm of small-scale commercial, residential and heritage character in the area, the plan envisions a continuation of this mix of uses with increased densities, building heights up to six-storeys and front yard landscaping that provide attractive walking environment along residential streets such as Rockland Avenue. The proposed development is generally consistent with these policies.

Regulatory Considerations

A variance is requested to reduce the required number of parking stalls from a total of 17 (as per Schedule C of the *Zoning Regulation Bylaw*) to 12 (see table below).

Zoning Criteria	Proposal	Schedule C
Vehicle parking stalls – minimum		
Parking	10*	15
Visitor Parking	2	2
Bicycle parking stalls – minimum		
Long Term	44	24
Short Term	6	6

This variance is considered supportable because the applicant is proposing the following Transportation Demand Management (TDM) measures to mitigate the potential impacts from this variance:

- car share memberships (one for each dwelling unit)
- \$100 car share credit per membership
- additional long-term bike parking beyond what is required in the *Zoning Regulation Bylaw*
- a bicycle maintenance area
- a BC Transit bus pass subsidy of at least \$22,500 for future residents.

These TDM measures would be secured by legal agreement as a condition of the Rezoning Application. It is also worth noting that the location of the site is in close proximity to services in the Downtown and Cook Street Village and is close to major transit routes.

Variances are also requested to reduce the east side yard setback from 3.00m to 0.35m and the west side yard setback from 3.00m to 2.00m. The east side yard setback variance would accommodate the ground floor lobby, while the majority of the building would be setback 3.00m from the property line. To help mitigate the impact of the reduced setback, the applicant will provide landscaping on the neighbouring property at 1126 Rockland Avenue. The west side yard setback would accommodate a projection portion of the building which provides articulation that helps break up the massing as encouraged by the Design Guidelines. The heritage designated buildings to the west of the subject site front onto Cook Street and have parking located in the rear yard. Separation between the heritage buildings and the proposed building, which ranges from 12.8m (1009 Cook Street) and 13.7m (1005 Cook Street), provides sufficient breathing room with the heritage buildings, and minimizes privacy impacts and shadowing.

Advisory Design Panel

The proposal was presented to the Advisory Design Panel (ADP) at a meeting on February 26, 2020. The meeting minutes are attached to this report. The ADP motion recommended that the application be declined due to the proposed setbacks.

In response to the ADP motion the applicant has updated the application to include:

- supplementary drawings including a setback diagram and south elevation detail
- additional context renderings of the proposed building.

These updates provide a better understanding of how the proposed massing, setbacks and character are appropriate given the surrounding Core Residential context which includes several existing or recently approved multi-unit residential developments with similar or lesser setbacks.

CONCLUSIONS

The proposal to construct a five-storey multi-unit residential building is considered consistent with Development Permit Area 16: General Form and Character. The building would integrate with the existing residential context, be sympathetic to the adjacent heritage buildings and provide pedestrian interest. The proposal includes appropriate mitigation measures to off-set the proposed variances and is considered supportable. Therefore, staff recommend that council consider approving the application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00140 for the property located at 1114 Rockland Avenue.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

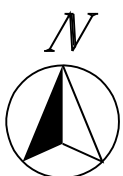
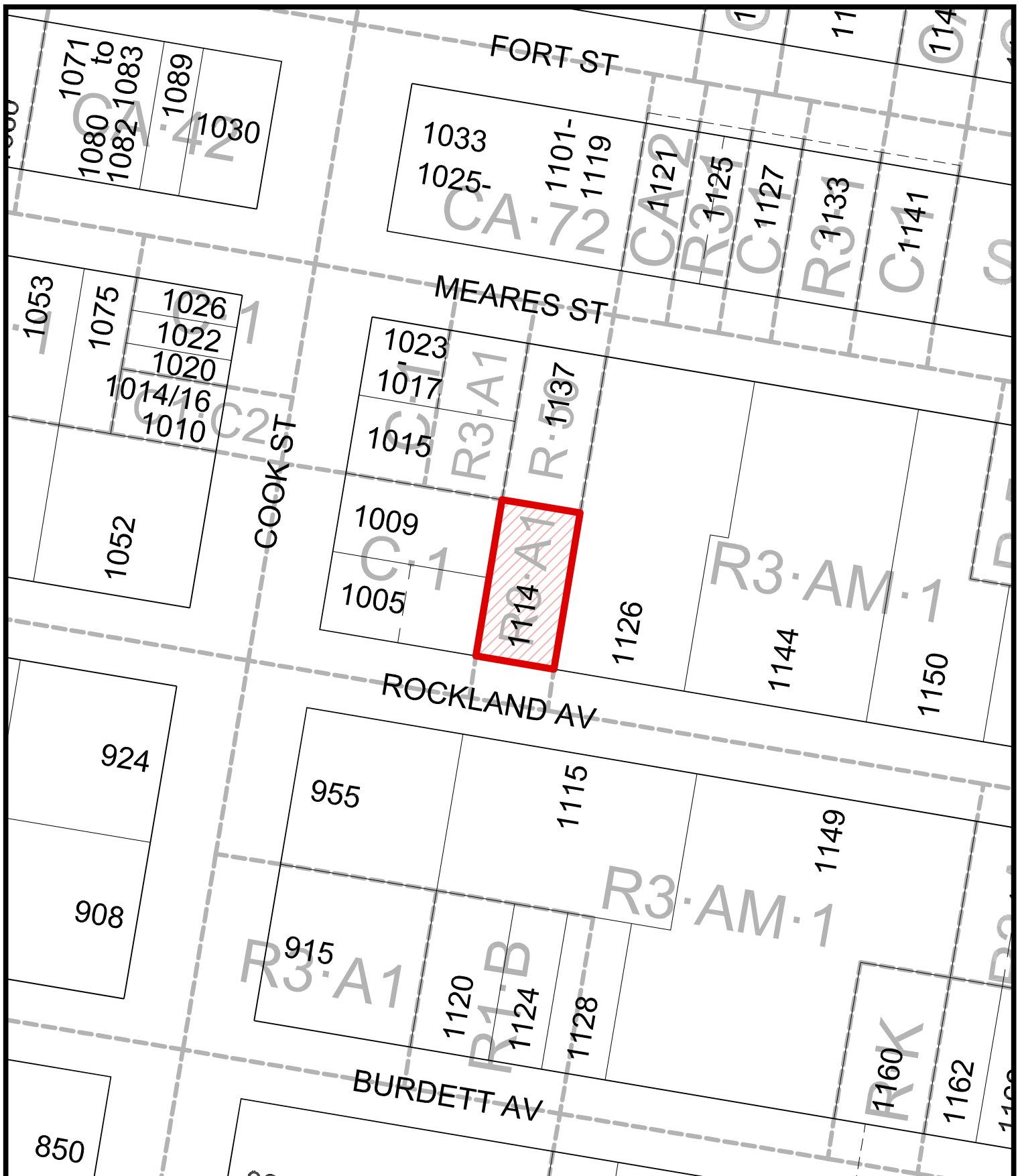
Report accepted and recommended by the City Manager:



Date: October 26, 2020

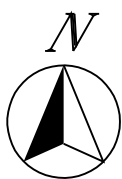
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 29, 2020
- Attachment D: Letter from applicant to Mayor and Council dated July 31, 2019, amended April 17, 2020
- Attachment E: Community Association Land Use Committee meeting summary dated June 27, 2019
- Attachment F: Letter from the Capital Regional District regarding below-market housing dated January 27, 2020
- Attachment G: Arborist Report dated November 1, 2019
- Attachment H: Arborist Report Addendum dated August 15, 2020
- Attachment I: Advisory Design Panel meeting minutes dated February 26, 2020
- Attachment J: Correspondence (Letters received from residents).



1114 Rockland Avenue
Rezoning No.00711

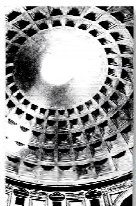




1114 Rockland Avenue
Rezoning No.00711



ROCKLAND REDEVELOPMENT



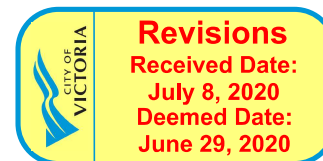
PRAXIS
architects inc.

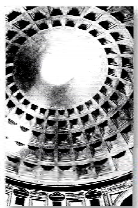
ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

STREET DETAIL

2020.04.14 - REVISED REZONING / DP





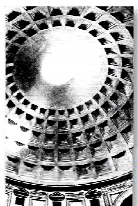
PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SOUTH / WEST VIEW

2020.04.14 - REVISED REZONING / DP



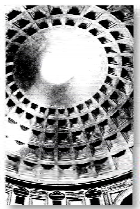
PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SOUTH / EAST VIEW

2020.04.14 - REVISED REZONING / DP



PRAXIS
architects inc.

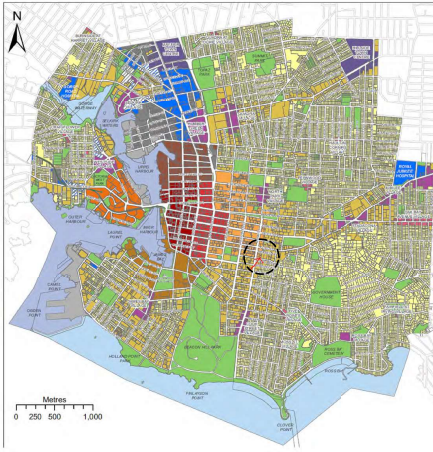
ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

AERIAL CONTEXT

2020.04.14 - REVISED REZONING / DP

Urban Place Designations extend to the centerlines of adjacent streets.



MAP 21



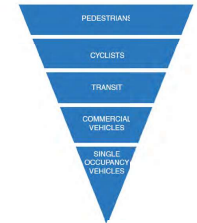
Public Facilities

-  Existing Public School
-  Community Centre
-  Seniors Centre

*Urban Place Designations are provided for information purposes only. Please refer to Map 2 and Fig. 1 for designation information.



Figure 10: Hierarchy of Transportation and Mobility Priorities



CONCEPTUAL VIEW FROM SOUTH / WEST

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

Designation	Built Form	Place Character Features	Uses	Density
Core Residential	<p>Multi-unit residential, commercial and mixed-used buildings from three storeys up to approximately 20 storeys.</p> <p>Large floor-plate commercial and institutional buildings oriented to the street.</p> <p>Buildings up to approximately eight storeys for the area east of Cook Street/ the area west of Meares Street.</p> <p>Buildings up to approximately three storeys for streets south of Meares Street east of Quadra Street; and, north of Pandora Avenue east of Cook Street.</p>	<p>Three to five storey building facades define the street wall with upper storeys set back above.</p> <p>Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas, wide sidewalks, regularly spaced tree planting.</p> <p>Building heights are greatest along Yates Street and Blinhard Street.</p> <p>Off-street parking structured, underground or located at the rear</p>	<p>Diverse housing types, including low, mid, and high-rise multi-unit residential and mixed-use.</p> <p>Commercial, including office and visitor accommodation.</p> <p>Institutional and complementary uses.</p> <p>Home occupations.</p>	<p>Total floor space ratios generally ranging from a base of 1:1 to a maximum of 5.5:1 for the area south of Mason Street/ east of Quadra Street/ west of Vancouver Street; and, east of Vancouver Street/ west of Cook Street/ on Pandora Avenue.</p> <p>Total floor space ratios ranging from a base of 1:1 to a maximum of 2:1 for areas on Meares Street east of Vancouver Street/ west of Cook Street.</p> <p>Total floor space ratios ranging from 2:1 up to approximately 2.5:1 for the areas: east of Cook Street; and, south of Meares Street/ east of Quadra Street/ west of Cook Street.</p> <p>Total floor space ratios ranging from a base of 3:1 to a maximum of 5:1 for the area west of Quadra Street/ north of Pandora Avenue/ south of Calcedonia Avenue.</p> <p>Total commercial floor space ratios up to 1:1 except along Pandora Avenue (base of 1:1 to a maximum of 3:1), and Yates Street and Fort Street (base of 3:1 to a maximum of 5.5:1 west of Cook Street and a base of 2:1 to maximum of 3.5:1 east of Cook Street).</p>



CONTEXT PLAN



PROPOSED PROJECT INFORMATION

EXISTING ZONING	R3-A1 LOW PROFILE MULTIPLE DWELLING DISTRICT		
PROPOSED ZONE	NEW COMPREHENSIVE ZONE		
SITE AREA	0.067 Ha / 0.165 AC / 669 m ² / 7,201 ft ²		
TOTAL FLOOR AREA	1,337 m ² (14,391 ft ²)		
FLOOR SPACE RATIO	2.0 : 1		
SITE COVERAGE	62.4 %		
OPEN SITE SPACE	28.8 %		
HEIGHT	18.9m		
NO. STOREYS	5 STOREYS WITH ROOFTOP ACCESS		
PARKING PROVIDED	13		
BIKE PARKING	44 CLASS 1 (2 / UNIT) 6 CLASS 2 (RACK FOR 6 @ BIKE REPAIR ZONE) 4 POSSIBLE ADDITIONAL ON SOULEVARD		
BUILDING SETBACKS	FRONT (ROCKLAND AVE.) REAR (INTERIOR SIDE (WEST)) INTERIOR SIDE (EAST)	4.1m (13.5) 5.0m (16.4) 3.0m (9.8) 3.0m (9.8)	SITING EXCEPTION @ FRAME 0.33m (1.1) SITING EXCEPTION @ STAIR 3.33m (11.0) SITING EXCEPTION @ PROJECTION 2.08m (6.8) SITING EXCEPTION @ BALCONY 1.77m (5.8) SITING EXCEPTION @ ENTRY 0.35m (1.2) SITING EXCEPTION @ BALCONY 1.75m (5.7)

RESIDENTIAL USE DETAILS:

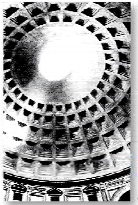
NO. UNITS	22 (1BR = 17 2BR = 5)
MIN. UNIT FLOOR AREA	34.58 m ² (372.18 ft ²)
MAX. UNIT FLOOR AREA	68.9 m ² (741.6 ft ²)
TOTAL RES. FLOOR AREA	944 m ² (10,161 ft ²)

DRAWING LIST

ARCHITECTURAL

- A0** COVER + PROJECT INFO
- A1** SITE
- A2** PRELIMINARY PLANS (BSMT + L1 + L2)
- A3** PRELIMINARY PLANS (L3-L5 + ROOF)
- A4** 3D CONCEPTUAL VIEWS
- A5** ELEVATIONS
- A6** STREET VIEWS
- A7** SECTIONS
- A8** SHADOW STUDY

LANDSCAPE
LANDSCAPE CONCEPT PLAN
SURVEY



P R A X I S
architects inc.

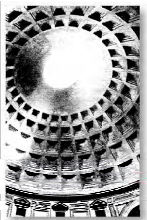
ROCKLAND REDEVELOPMENT

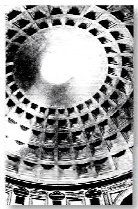
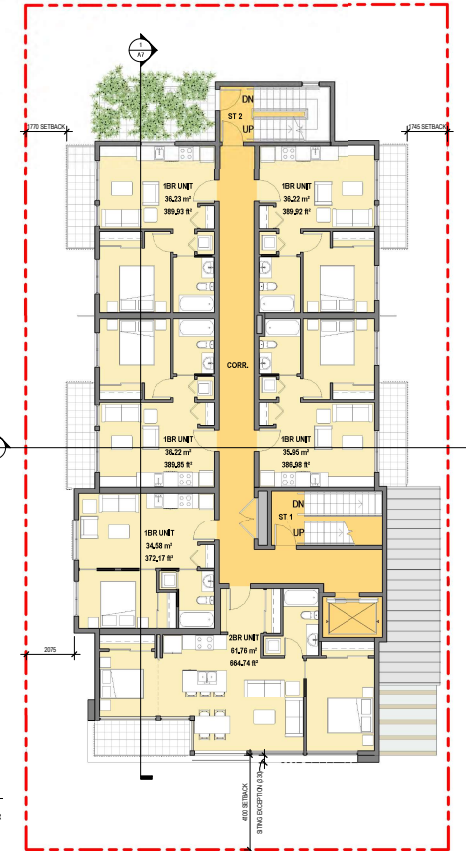
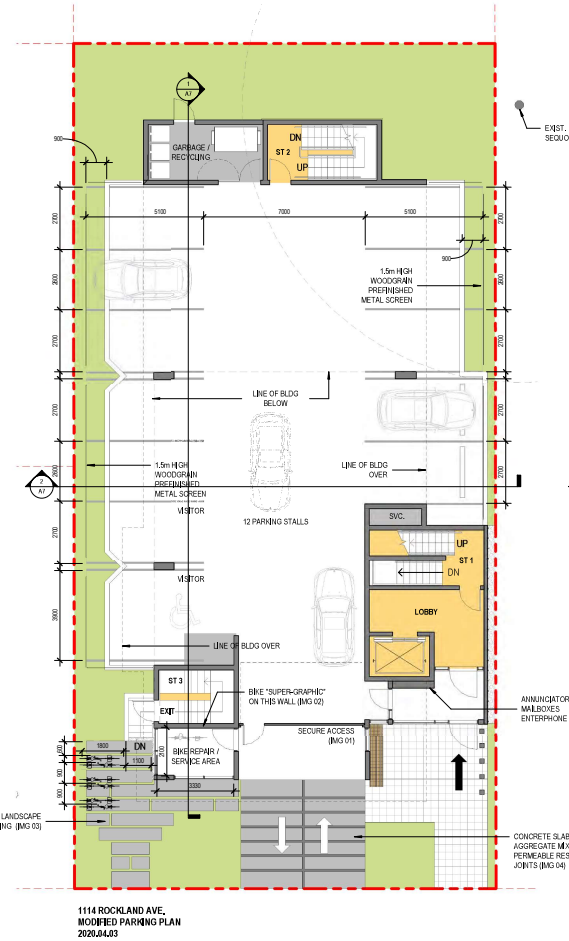
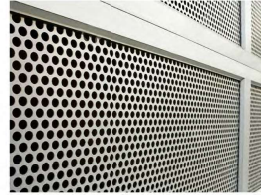
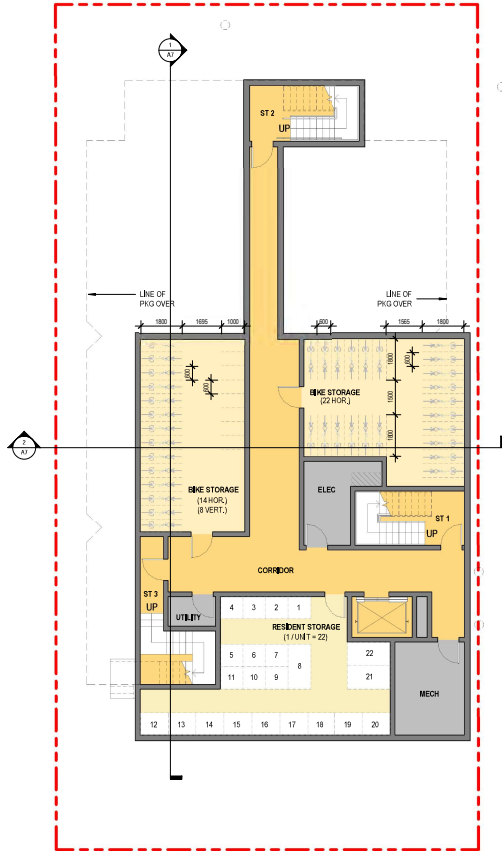
1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

PROJECT INFO + CONTEXT

2020.06.16 - IN RESPONSE TO COMMENTS FROM PLANNING

A0





① BASEMENT
1:100

PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

② LEVEL 1 / PARKADE
1:100

③ LEVEL 2
1:100

PRELIMINARY PLANS (BSMT + L1 + L2)
2020.04.14 - REVISED REZONING / DP

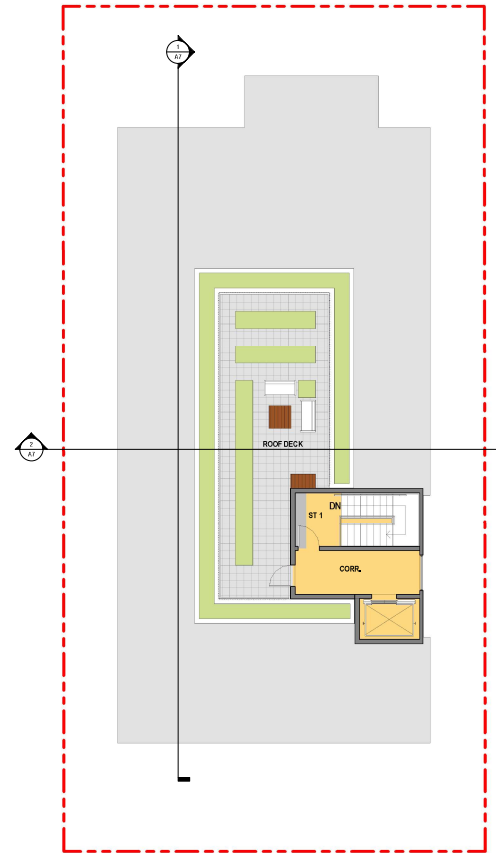
A2



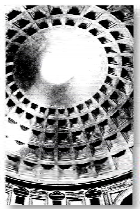
④ LEVELS 3-4
1 : 100



⑤ LEVEL 5
1 : 100



③ ROOF DECK
1 : 100



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

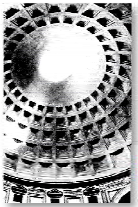
PRELIMINARY PLANS (L3-L5 + ROOF)
2019.10.29 - REVISED PER PLANNING

A3



MATERIAL FINISH LEGEND

- ① STUCCO - WHITE
- ② STUCCO - GRAY
- ③ WOOD GRAIN - PREFIN. METAL
- ④ STANDING SEAM METAL
- ⑤ PRIVACY SCREEN / TRELLIS
- ⑥ SBS MEMBRANE ROOF
- ⑦ ALUMINUM GUARD
- ⑧ PVC WINDOWS
- ⑨ PREFIN. METAL SOFFIT
- ⑩ PREFIN. METAL FASCIA



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

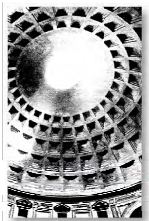
1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

ELEVATIONS

2020.04.14 - REVISED REZONING / DP

A5





PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO. 18-016

SOUTH ELEVATION (DETAIL)

2020.04.14 - REVISED REZONING / DP

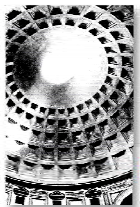
5 → **A5.1**



① STREET VIEW - EXISTING



② STREET VIEW - PROPOSED



PRAXIS
architects inc.

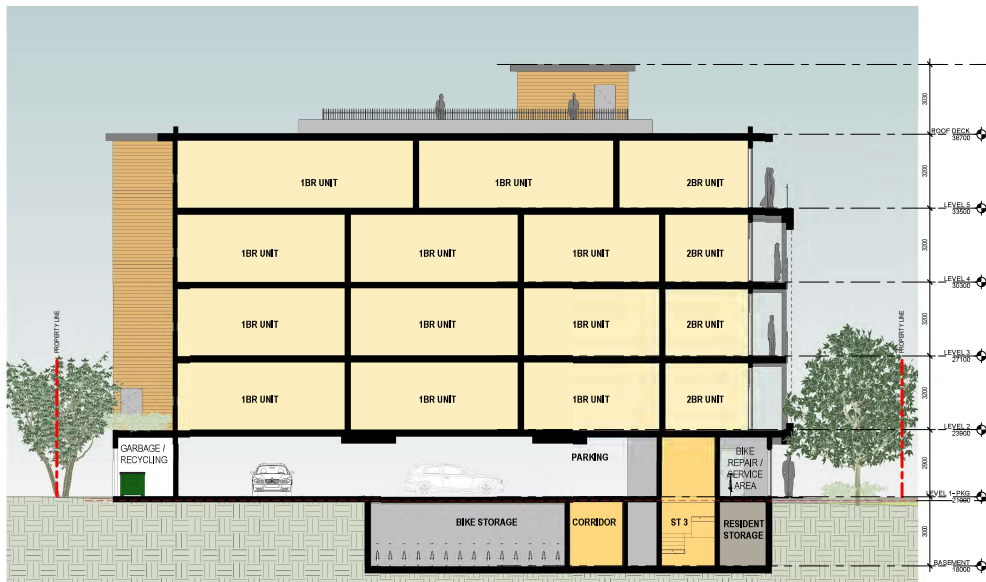
ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

STREET VIEWS

2019.09.30 - REVISED PER PLANNING

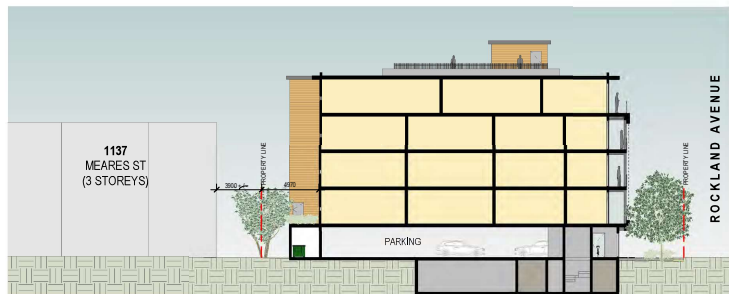
A6



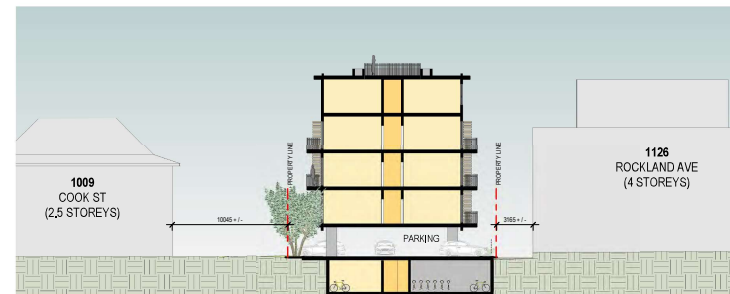
① SECTION - LONG
1 : 100



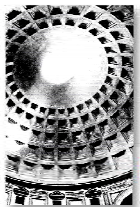
② SECTION - SHORT
1 : 100



③ SITE SECTION - LONG
1 : 200



④ SITE SECTION - SHORT
1 : 200



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SECTIONS

2020.04.14 - REVISED REZONING / DP

A7



① SUMMER 6:42AM
1 : 1000



② SUMMER 12PM
1 : 1000

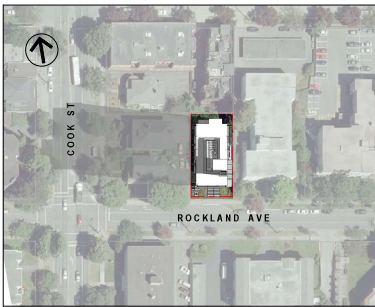


③ SUMMER 4PM
1 : 1000



④ SUMMER 7:42PM
1 : 1000

SUMMER SOLSTICE - JUNE 21



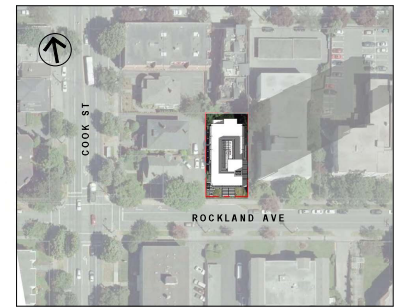
⑤ SPRING / FALL 8:31AM
1 : 1000



⑥ SPRING / FALL 12PM
1 : 1000

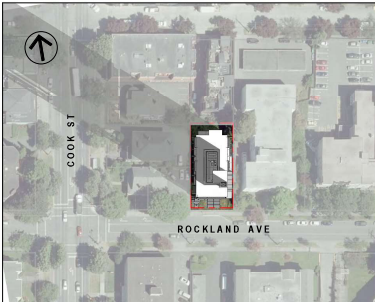


⑦ SPRING / FALL 3PM
1 : 1000



⑧ SPRING / FALL 5:39PM
1 : 1000

SPRING / FALL EQUINOX - MARCH 21 / SEPTEMBER 21



⑨ WINTER 9:32AM
1 : 1000



⑩ WINTER 11AM
1 : 1000



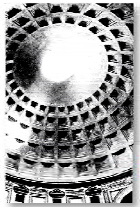
⑪ WINTER 1PM
1 : 1000



⑫ WINTER 2:51PM
1 : 1000

WINTER SOLSTICE - DECEMBER 21

NOTE: ALL SHADOWS SHOWN 1.5 HOURS AFTER SUNRISE AND 1.5 HOURS BEFORE SUNSET



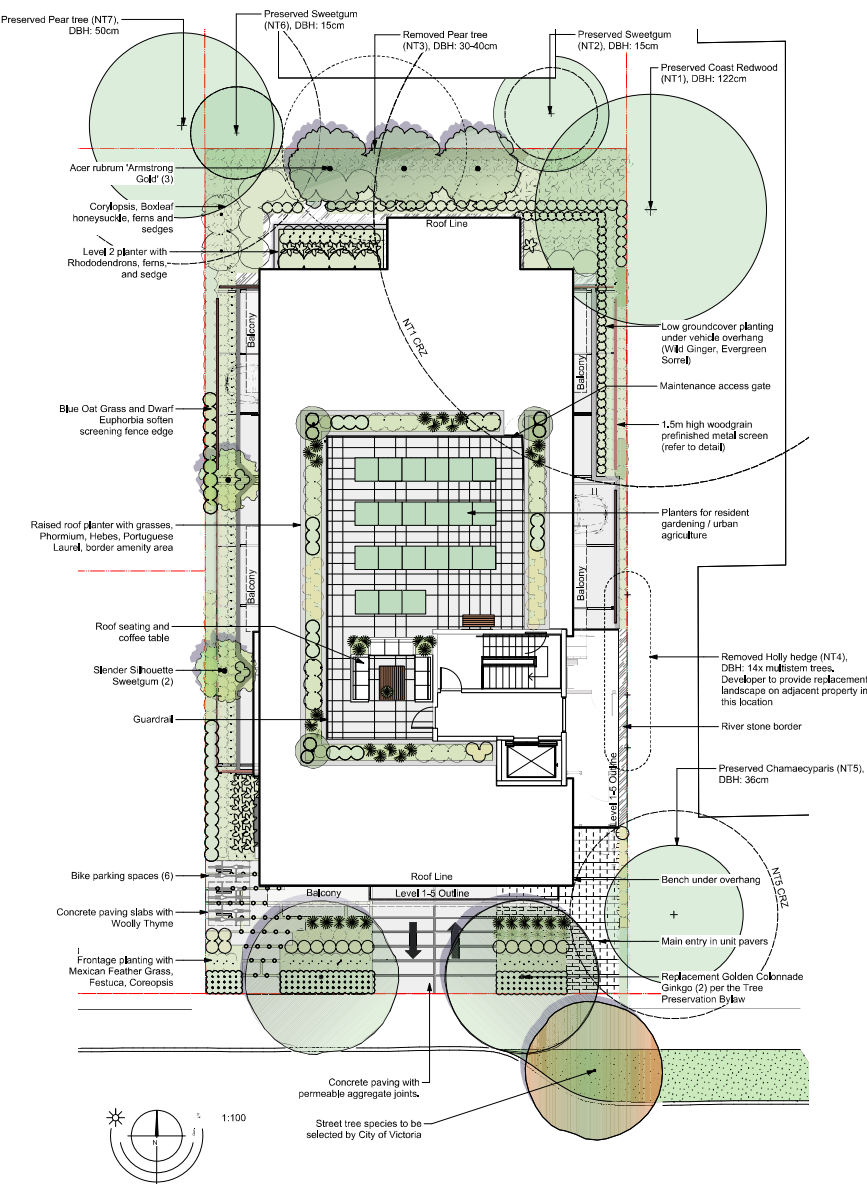
PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SHADOW STUDY
2019.07.24 - REZONING APPLICATION

A8



Reference Images



Ginkgo biloba 'Golden Colonnade'



Acer rubrum 'Armstrong Gold'



Slender Silhouette Sweetgum



Dwarf New Zealand Flax



Boxleaf Honeysuckle



Spurge



Mexican Feather Grass



Blue oat Grass

Recommended Nursery Stock

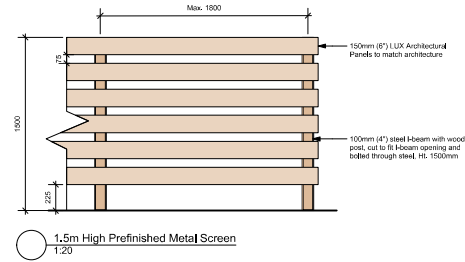
Trees 8	Botanical Name Acer rubrum 'Armstrong Gold' Ginkgo biloba 'Golden Colonnade' Liquidambar styraciflua 'Slender Silhouette' TBD	Common Name Armstrong Gold Red Maple Maidenhair Tree Slender Silhouette Sweetgum Typical Street Tree	Size 6cm cal. 6cm cal. 6cm cal. 6cm cal.
Large Shrubs 3	Botanical Name Prunus lauracea	Common Name Portugal Laurel	Size #10 pot
Medium Shrubs 23	Botanical Name Cornifolia pauciflora Lonicera pileata Rhododendron 'Nancy Evans' Rhododendron 'Rosa Mundi'	Common Name Buttercup Winterhaz Boxleaf Honeysuckle Nancy Evans Rhododendron Rosa Mundi Rhododendron	Size #5 pot #3 pot #3 pot #5 pot
Small Shrubs 30	Botanical Name Hebe pinnatifida 'Sutherland' Mahonia repens	Common Name Sutherland Hebe Creeping Oregon Grape	Size #2 pot #1 pot
Perennials, Annuals and Ferns 664	Botanical Name Calamagrostis x acutiflora 'Karl Foerster' Carex oshimensis 'Evergold' Chamaenerium bulbilum Coreopsis verticillata 'Moonbeam' Dryopteris erythrosora Euphorbia characias ssp. characias 'Shorty' Heliconia scabra Nassella tenuissima Phormium tenax 'Tiny Tiger' Polystichum munitum Thymus praecox arcticus	Common Name Foerster's Feather Reed Grass Evergold Sedge Northern Sea Cane Moonbeam Threadleaf Tickseed Autumn Fern Dwarf Spurge Blue Oat Grass Mexican Feather Grass Dwarf Variegated New Zealand Flax Sword Fern Woolly Thyme	Size #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot #1 pot
Groundcovers 181	Botanical Name Aristida arbuscula 'Vancouver Jade' Asarum canadense Oxalis reginae Thymus pseudolanuginosus	Common Name Vancouver Jade Kinnikinnick Woolly Ginger Evergreen Sorrel Woolly Thyme	Size #1 pot SP4 SP4 SP3

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



Resident gardening planters



1114 Rockland - Landscape Concept Plan

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1114 Rockland Avenue

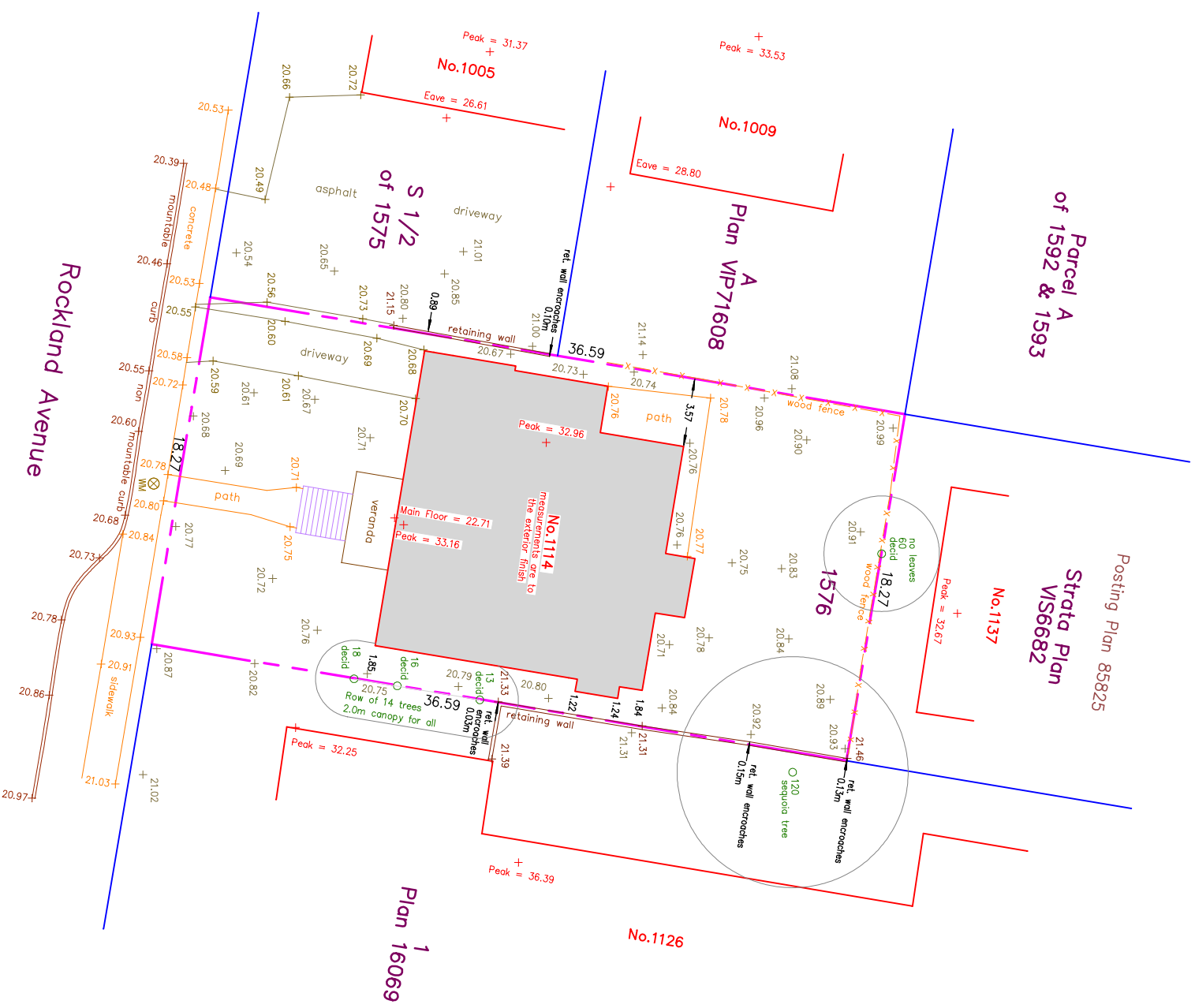
Legal Lot 1576, Victoria City

Parcel Identifier: 005-212-332 in the City of Victoria

Scale - 1 : 200 Distances are in metres.



The intended print size is 11" by 17".



LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

WM - denotes - Water Meter

Tree diameters are in centimetres.

Lot Area = 668.5 m²

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

The following non-financial charges are shown on the current title and may affect the property.

M76301 - Undersurface Rights

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.



P R A X I S
architects inc.

Rockland Redevelopment

401–1245 Esquimalt Road, Victoria, B.C. V9A 3P2
Ph. (250) 475-2702
Fax (250) 475-2701

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

July 31, 2019

Amended April 17, 2020 (italicized text)

RE: 1114 ROCKLAND AVENUE - REZONING APPLICATION

Dear Mayor and Council,

According to the current Official Community Plan, the Urban Place Designation for this site is Core Residential which permits buildings up to approximately 6 storeys south of Meares Street and east of Cook Street with total floor space ratios ranging from 2:1 up to 3.5:1. The property is currently zoned R-3 A1: Low Profile Multiple Dwelling District which identifies a maximum of 3 storeys and a density of 1:1. We are proposing a new comprehensive development zone to allow for increased density and increased height.

The proposed project at 1114 Rockland Avenue will be a new market multiple residential building with 22 units in a combination of 1 and 2 bedroom suites. The building will be 5 storeys, plus access to a roof deck with a proposed density of approximately 2:1.

Following is a list of detailed information about the proposal as outlined in the Rezoning Information package:

GOVERNMENT POLICIES:

• OCP + Neighbourhood Precinct

Urban Place Designations (Map 2) – Core Residential

- Buildings up to approx. 6 storeys south of Meares Street and east of Cook Street
- Place Character features include 3 – 5 storey building facades defining the street with upper storeys set back above.
- Off-street parking structured, underground or located at the rear
- Diverse housing types including low, mid and high-rise multi-unit residential and mixed use are envisioned for this area.
- Total floor space ratios ranging from 2:1 up to 3.5:1 are permitted for the areas east of Cook Street and south of Meares Street.

30 Year Growth Management Concept (Figure 3)

- Site is located within the Urban Core which is expected to see 50% of the population growth (10000ppl)

Regional Growth Strategy

- Keep urban settlement compact
- Improve housing affordability (starting in low \$300K incl GST)

Fairfield Strategic Directions (Map 21)

- Maintain neighbourhood population to support viability of community and commercial services and schools

Climate Change and Energy

- Based on information contained in the City of Victoria's Climate Leadership Plan, in 2017, 50% of Victoria's greenhouse gas emissions came from buildings and 40% came from transportation
- In order to potentially reduce the impact from building emissions, we must design and build well by embracing these principles:
 - use high performing durable and resilient materials to protect building envelope
 - ensure building is airtight to reduce heat loss and energy demand



- minimize thermal bridging
- ensure insulation is adequate and continuous as possible
- consider ductless dryers to reduce air leakage and heat loss
- TDM Measures can contribute toward lower parking demand and potentially reduce the impact from transportation emissions. Some measures that are proposed for this project :
 - Subsidized Transit Passes
 - Car Share Membership & Credit
 - Additional Secured Resident Bicycle Storage & Bike Maintenance Station
 - Marketing & Promotions
- All parking stalls will be “energized” for EV

PROJECT BENEFITS AND AMENITIES:

- Supply of desperately needed housing in a variety of unit types
- Improvements to streetscape – enhanced boulevard, street trees and front yard landscaping
- Roof top deck, including planters for residents, providing habitat for pollinators
- *the Developer will provide two (2) Affordable Ownership Units (below market housing) through a covenant with the City of Victoria and the CRD to be administered by Capital Regional District (approximate value of \$70,000)*
- *Under the Inclusionary Housing and Community Amenity Policy, the Developer will contribute a total of \$144,021.20 in Community Amenity Contributions (both level A and B apply to this application).*
- *As part of Traffic Demand Management strategy, the Developer will be supplying MODO care share membership to every housing unit and will be providing 1year transit passes to all residents. (Approximate value of \$40,000)*

NEED AND DEMAND:

- In order to help support expected population growth, the property needs to be rezoned to allow for greater density.

NEIGHBOURHOOD:

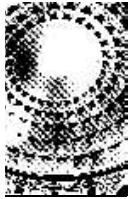
- appropriate scale within the context of adjacent buildigs
- with the exception of the 3 properties on Cook Street, the site is entirely surrounded by multi-residential
- Rockland is a designated greenway (Map 9) – the proposal is helping to enhance the street edge by providing new street trees and front yard landscaping.

IMPACTS:

- We feel the development will improve the existing neighbourhood by adding much needed housing stock, as well as providing a positive and meaningful connection to the street edge
- The development will have an obvious impact primarily on the neighbour to the north at 1137 Meares Street. Views have been oriented towards east and west in order to maintain privacy as much as possible, and the top floor has been set back from the levels below. The developer and the architect met with the residents of 1137 Meares Street on 24, 2019, prior to the Neighbourhood Meeting that was scheduled for June 27, 2019. As a result of this meeting and comments received by the residents, two units that are at the north end of the building were modified so that their decks and views were also oriented to the east and west, and winows on the north elevation have been minimized.

SAFETY AND SECURITY:

- CPTED – Crime Prevention Through Environmental Design (5 key principles)
 - Natural Surveillance – maximize visibility to be able to identify suspicious behaviour
 - Territorial Reinforcement – clear distinction between public and private areas
 - Natural Access Control – discourage access to private areas



- Maintenance – appropriate care of property for continued intended use
- Activity Support – engage and interact on property as appropriate to discourage criminal acts

TRANSPORTATION:

• Requesting parking supply variance of 4 (total = 13 incl. 2 for visitor) as outlined in the Parking Supply and Transportation Demand Management (TDM) Review prepared by Bunt & Associates dated December 21, 2018 (included with this application). TDM Measures as follows:

- Subsidized Transit Passes
- Marketing & Promotions
- Car Share Membership & Credit
- Additional Secured Resident Bicycle Storage & Bike Maintenance Station

• All parking stalls will be “energized” for EV

HERITAGE:

- Respectfully acknowledging the neighbouring properties at 1005 and 1009 Cook Street by avoiding mimicry
- These properties are zoned C-1: Limited Commercial District and contain a number of small business / service occupancy types.
- There are no other notable heritage buildings along this part of the street

GREEN BUILDING FEATURES:

- Rating System: Built Green or better / BC Energy Step Code as applicable
- Building Retention and Reuse: the property is quite derelict at the moment – it will be a great improvement for the neighbourhood to have something more vibrant
- Transportation: subsidized bus passes, car share vehicle + memberships provided; double req'd long term bike parking provided; all parking stalls will be “energized” for EV
- Energy Efficiency: BC Energy Step Code compliant; high performance building envelope; resilient exterior finishes; minimize thermal bridging and air leakage
- Renewable Energy: solar hot water / PV panels
- Water: water conservation measures – low flow fixtures will be included; developer is reviewing the possibility of collecting water for irrigation
- Site Permeability: unit pavers will be considered for entry walkway as well as a bioswale where feasible.
- Landscaping and Urban Forest: no trees will be removed from site (exist. trees are either on property line or adjacent property); additional trees will be added
- Urban Agriculture: there will be planters on the roof for resident use, also providing habitat for pollinators

EXISTING INFRASTRUCTURE

- there are existing services and sidewalk on the property frontage
- community / recreation services are within 2 blocks

If additional information or explanation is required, please do not hesitate to request.
Otherwise, we trust the above is sufficient for submission requirements.

Sincerely,

Heather Spinney, Architect AIBC, Certified Passive House Designer
Principal, Praxis Architects Inc.

CALUC Meeting Report: June 27th, 2019

Address: 1114 Rockland

Developer: Magellan Holdings Ltd.
(Conrad Nyren) (Gerald Hartwig)

Architect: Praxis Architects Inc.
(Heather Spinney)

CALUC Members: Alice J. Albert,
Robin Jones, David Wales, Don Monsour, Kevin White



16 Members of the Public signed in and a couple not signed in.

Rezoning Requested	Current	Proposed	
	R-3A1: Low Profile Multiple Dwelling	Comprehensive Development	
Variances: Parking	1	4 (13 parking stalls)	
OCP Amendment Requested		5 Storeys (4 over surface parking)	
Number of Units	? (commercial and rental)	22 Micro Units	
	Current Zone	Proposed	
Site Coverage	33%	56%	
Number of parking stalls	1*	13 Parking Stalls Incl. 2 visitor stalls	
Set Back* east			
Set Back* West			
Set Back* South			
Set Back* North * Set Backs:	To be written into	Comprehensive	Zoning

	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	2.1-3.5	1.86	
Height	3.5 storeys	5 storeys	

* existing building derelict

Further Comments:

Parking Access: will be from Meares St. Privacy Gate

Bike Parking: two (2) per unit; maintenance unit; exterior bike parking

Amenities Being Considered: subsidized Transit Passes; car share membership

Below OCP allowance (6 storeys in OCP)

Landscape: additional boulevard trees; create habitat for pollinators; Community garden(s) on roof

Possible Green initiatives: ductless dryers; good insulation; if possible, capture water—'bio swale'; solar PV; high performance building materials; EV wiring for all parking stalls

Privacy to neighbours—E – W facing balconies; top floor set back; privacy screening

Neighbourhood Comments Feedback on development proposal:

Query: timeline for development—18 months approx. What communication will be provided? Necessary for neighbours/construction noise.

Height: Why five (5) storeys? A few opposed to the height—'no 6 storeys in immediate vicinity'; consider 4 storeys?

Geotechnical Study? Not yet done and will be undertaken. Questions about blasting and impact to dwellings around. Explained.

Current Building—demolished or salvageable? Most likely to be demolished. One comment: 'will be glad when it's gone.'

Size and Number of Units: 17 1-bedroom units and 5 2-bedroom units, about 400 and 600 sq ft respectively.

Air bnb units? No short term/transient resident: strata bye-laws—no air bnbs. Will be long term rentals. Zoned residential.

Three (3) bedroom units? None and does not address the lack of family housing.

Parking: there is never enough and always an issue and will be an issue with this development.

Hot Water/Heating: electric; common hot water and supplemented by solar voltaic panels.

Safety/Security: 'eyes on the street.' Gate to parking



Housing Planning and Programs
625 Fisgard Street, PO Box 1000
Victoria, BC V8W 1R7

T: 250.360.3081
F: 250.361.4970
www.crd.bc.ca

January 27, 2020

Conrad Nyren
Magellan Holdings Ltd
1271 Mt Newton Cross Road
Saanichton BC. V8M 1S1

Dear Conrad Nyren,

RE: 1114 Rockland Ave

This letter confirms that the Capital Regional District is prepared to act as administrator for two affordable ownership units within a property to be developed by Magellan Holdings Ltd at 1114 Rockland Ave in Victoria, BC. To support this initiative a Housing Agreement will be registered on title that will outline the parameters related to the purchase and resale of the units over time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Reilly', is written over the word 'Sincerely,'.

John Reilly
Manager, Housing Planning & Programs

JR:mk





Talbot Mackenzie & Associates

Consulting Arborists

1114 Rockland Ave, Victoria

Construction Impact Assessment &

Tree Preservation Plan

Prepared For: Praxis Architects Inc.
401-1245 Esquimalt Road
Victoria, BC
V9A 3P2

Prepared By: Talbot, Mackenzie & Associates

Noah Borges
ISA Certified # PN-8409A
TRAQ – Qualified

Date of Issuance: November 1, 2019

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6
Ph: (250) 479-8733
Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 1114 Rockland Ave, Victoria, BC

Date of Site Visits: October 17, 2019

Site Conditions: Vacant building. No ongoing construction activity.

Summary: Pear NT3 and Holly hedge NT4 will be removed. Both of these are shared trees.

Construction of the new building will also likely impact Redwood NT1. The severity of impacts will depend on the number and size of roots encountered for construction of foundation walls, the footing for the nearest support beam, and the at-grade parking area. Root loss could be minimized if the parking area does not require excavation down to bearing soil and a portion of it can be suspended over the root system. If no roots are retained underneath the parking area, we anticipate the health of this tree could be moderately impacted.

If excavation down to bearing soil occurs within the walkway footprint, roots from Chamaecyparis NT5 are likely to be encountered. To mitigate health impacts, the depth of excavation will have to be minimized and the walkway constructed overtop this tree's root system. If any excavation is required within this tree's critical root zone for the installation of underground services, we recommend the project arborist be on site to supervise and less invasive digging methods be used (e.g. hydro-vac in combination with hand digging).

Scope of Assignment:

- Inventory the existing bylaw protected trees and any trees on municipal or neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line
- Review the proposal to demolish the existing building and construct a new five-storey building with underground parking
- Comment on how construction activity may impact existing trees
- Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts

Methodology:

- We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet.
- Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged.

- Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory.
- The conclusions reached were based on the information provided within the attached plans from Praxis Architects Inc. (dated September 30, 2019).

Limitations:

- No exploratory excavations have been conducted and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.
- No servicing plans were provided for this assessment. If any services are to be installed near the east property line, *Chamaecyparis* NT5 may be impacted. We recommend the project arborist review the site servicing plan once available.
- Where trees were not surveyed on the plans provided, we have added their approximate locations (green numbers). The accuracy of our estimated locations has not been verified by a professional surveyor.

Summary of Tree Resource: There are no trees on the subject property. We inventoried 7 trees located on adjacent properties, including a large Coast Redwood (*Sequoia sempervirens*) near the northeast corner of the lot.

Trees to be Removed:

- **Pear NT3** (~40, 40, 30, 30cm DBH) is a shared, by-law protected tree. It is identified for removal on the attached site plans. In our opinion, this is a reasonable option given the tree's poor health and structural condition. The neighbour must first approve before this tree is removed. This tree is bylaw protected.
- **Holly hedge NT4** (multistem): This is a shared hedge of 15 trees with stems up to 16cm DBH. It is identified for removal on the attached site plans. The new building will be constructed immediately adjacent to the hedge.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Coast Redwood NT1 (122cm DBH):** This tree is growing immediately adjacent to the east property line. Though it is separated by a concrete retaining wall, we expect roots from this tree grow onto the subject property. The attached site plans indicate two rooms will be constructed at the north end of the property at level 1. Foundation walls are proposed to be constructed as near as 3.5m away. An at-grade parking area will also be constructed, which we estimate will be within 3m from the base of the tree. Based on discussions with the applicant, it is our understanding that either a strip footing or thickened slab will be required at the perimeter of the parking area. If excavation down to bearing soil is required at the perimeter

of the parking area, we anticipate most of the roots from this tree will be severed (most roots are usually found in the upper 30-90cm of soil).

If the parking area does not require excavation down to bearing soil, there may be an opportunity to retain additional roots if a portion of it could be suspended over the tree's roots system. However, even if these roots were to be retained underneath the parking area, they would be covered by an impermeable surface where a permeable one exists currently.

Slightly less than one-quarter of this tree's CRZ will be disturbed, though root growth from this tree is likely restricted to the east by the presence of the neighbour's building, and the majority of the root system may be in the back yard of the subject property. Though this species typically exhibits good tolerance to root loss, without conducting an exploratory excavation, we anticipate the health of this tree could be moderately impacted (the tree will likely show some signs of health stress, but we expect it will recover in the long-term).

It should be noted that this tree is not growing in an ideal location given the proximity of the building on the neighbour's property and that a large portion of its root system is covered by pavement. The neighbour should be informed of the proposed impacts to their tree.

- **Chamaecyparis NT5 (36cm DBH):** This tree is growing approximately 2m from the property line, where a paved walkway is proposed to be constructed. If excavation down to bearing soil occurs within the walkway footprint, roots from this tree are likely to be encountered. To mitigate health impacts, the depth of excavation will have to be minimized and the walkway constructed overtop this tree's root system (see "Paved Surfaces Above Tree Roots" section below). We recommend the project arborist supervise all excavation within the CRZ of this tree. The neighbour should be informed of the proposed impacts to their tree. It should be noted that the tree is not by-law protected.
- **Service Connections:** No servicing plans were provided for this assessment. If any services are to be installed near the east property line, Chamaecyparis NT5 may be impacted. Less invasive digging methods will be recommended if any excavation is required within the CRZ of this tree (e.g. hydro-vac in combination with hand digging). We recommend the project arborist review the site servicing plan once available.
- **Trees NT2, NT6, and NT7:** These trees are located on the north neighbour's property. We do not anticipate excavation will be required within the CRZs of the Sweetgum trees (NT2 and NT6) and only a small portion of the pear tree's (NT7) CRZ will be disturbed. If excavation can be limited to 1m outside the building footprint, we anticipate excavation will not occur within 4m of the base of the tree and do not anticipate its health will be impacted.
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. This includes (but is not limited to) the following activities within CRZs:
 - Any excavation within the CRZ of Redwood NT1

- **Pruning Roots:** Any severed roots must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. Backfilling the excavated area around the roots should be done as soon as possible to keep the roots moist and aid in root regeneration. Exposed roots should be kept moist until the area is backfilled, especially if excavation occurs during a period of drought. This can be accomplished in a number of ways, including wrapping the roots in burlap or installing a root curtain of wire mesh lined with burlap, and keeping the area moist throughout the construction process.
- **Barrier Fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones.

The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

- **Minimizing Soil Compaction:** In areas where construction traffic must encroach into the critical root zones of trees to be retained, efforts must be made to reduce soil compaction where possible by displacing the weight of machinery and foot traffic. This can be achieved by one of the following methods:
 - Installing a layer of hog fuel or coarse wood chips at least 20 cm in depth and maintaining it in good condition until construction is complete.
 - Placing medium weight geotextile cloth over the area to be used and installing a layer of crushed rock to a depth of 15 cm over top.
 - Placing two layers of 19mm plywood.
 - Placing steel plates.
- **Demolition of the Existing Building:** The demolition of the existing house and any services that must be removed or abandoned, must take the critical root zone of the trees to be retained into account. If any excavation or machine access is required within the critical root zones of trees to be retained, it must be completed under the supervision and direction of the project arborist. If temporarily removed for demolition, barrier fencing must be erected immediately after the supervised demolition.
- **Paved Surfaces Above Tree Roots:**

If the new paved surfaces within the CRZs of trees to be retained require excavation down to bearing soil and roots are encountered in this area, their health or stability could be impacted. If tree retention is desired, a raised and permeable paved surface should be constructed in the

areas within the critical root zone of the trees. The “paved surfaces above root systems” diagram and specifications is attached.

The objective is to avoid root loss and to instead raise the paved surface and its base layer above the roots. This may result in the grade of the paved surface being raised above the existing grade (the amount depending on how close roots are to the surface and the depth of the paving material and base layers). Final grading plans should take this potential change into account. This may also result in soils which are high in organic content being left intact below the paved area.

To allow water to drain into the root systems below, we also recommend that the surface be made of a permeable material (instead of conventional asphalt or concrete) such as permeable asphalt, paving stones, or other porous paving materials and designs such as those utilized by Grasspave, Gravelpave, Grasscrete and open-grid systems.

It could also be constructed as a “ribbon driveway” with an unpaved area between the two-tracks.

- **Mulching:** Mulching can be an important proactive step in maintaining the health of trees and mitigating construction related impacts and overall stress. Mulch should be made from a natural material such as wood chips or bark pieces and be 5-8cm deep. No mulch should be touching the trunk of the tree. See “methods to avoid soil compaction” if the area is to have heavy traffic.
- **Blasting:** Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Scaffolding:** This assessment has not included impacts from potential scaffolding including canopy clearance pruning requirements. If scaffolding is necessary and this will require clearance pruning of retained trees, the project arborist should be consulted. Depending on the extent of pruning required, the project arborist may recommend that alternatives to full scaffolding be considered such as hydraulic lifts, ladders or platforms. Methods to avoid soil compaction may also be recommended (see “Minimizing Soil Compaction” section).
- **Landscaping and Irrigation Systems:** The planting of new trees and shrubs should not damage the roots of retained trees. The installation of any in-ground irrigation system must take into account the critical root zones of the trees to be retained. Prior to installation, we recommend the irrigation technician consult with the project arborist about the most suitable locations for the irrigation lines and how best to mitigate the impacts on the trees to be retained. This may require the project arborist supervise the excavations associated with installing the

irrigation system. Excessive frequent irrigation and irrigation which wets the trunks of trees can have a detrimental impact on tree health and can lead to root and trunk decay.

- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances
- **Review and Site Meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.

Thank you,



Noah Borges
ISA Certified #PN- 8409A
TRAQ – Qualified

Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page site survey, 9-page site and building plans, 1-page specification for constructing paved areas above tree roots, 1-page barrier fencing specifications, 2-page tree resource spreadsheet methodology and definitions

Disclosure Statement

The tree inventory attached to the Tree Preservation Plan can be characterized as a limited visual assessment from the ground and should not be interpreted as a “risk assessment” of the trees included.

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

1114 Rockland Ave
Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations
NT1	Coast Redwood	<i>Sequoia sempervirens</i>	122	10	12.0	Good	Fair	Good	Neighbours tree, separated by retaining wall
NT2	Sweetgum	<i>Liquidambar styraciflua</i>	15	5	2.0	Moderate	Good	Fair	1.5 from property line
NT3	Pear	<i>Pyrus spp.</i>	~40, 40, 30, 30	8	10.0	Moderate	Poor	Poor	Shared, decay and dieback
NT4	Holly hedge	<i>Ilex spp.</i>	Multistem	4	2.0	Good	Fair	Fair	Row of 15 holly stems, shared, up to 16cm DBH
NT5	Chamaecyparis	<i>Chamaecyparis spp.</i>	36	6	4.5	Moderate	Fair	Fair	2 meters from property line
NT6	Sweetgum	<i>Liquidambar styraciflua</i>	15	4	2.0	Moderate	Good	Fair	
NT7	Pear	<i>Pyrus spp.</i>	50	8	6.0	Moderate	Fair	Fair	1 meter from property corner

BC LAND SURVEYORS SITE PLAN OF:

Civic: 1114 Rockland Aveue

Legal Lot 1576, Victoria City

August 06, 2019

File : 12,873 - 9

POWELL & ASSOCIATES

B C Land Surveyors

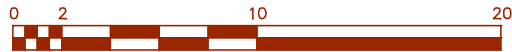
250-2950 Douglas Street

Victoria, BC V8T 4N4

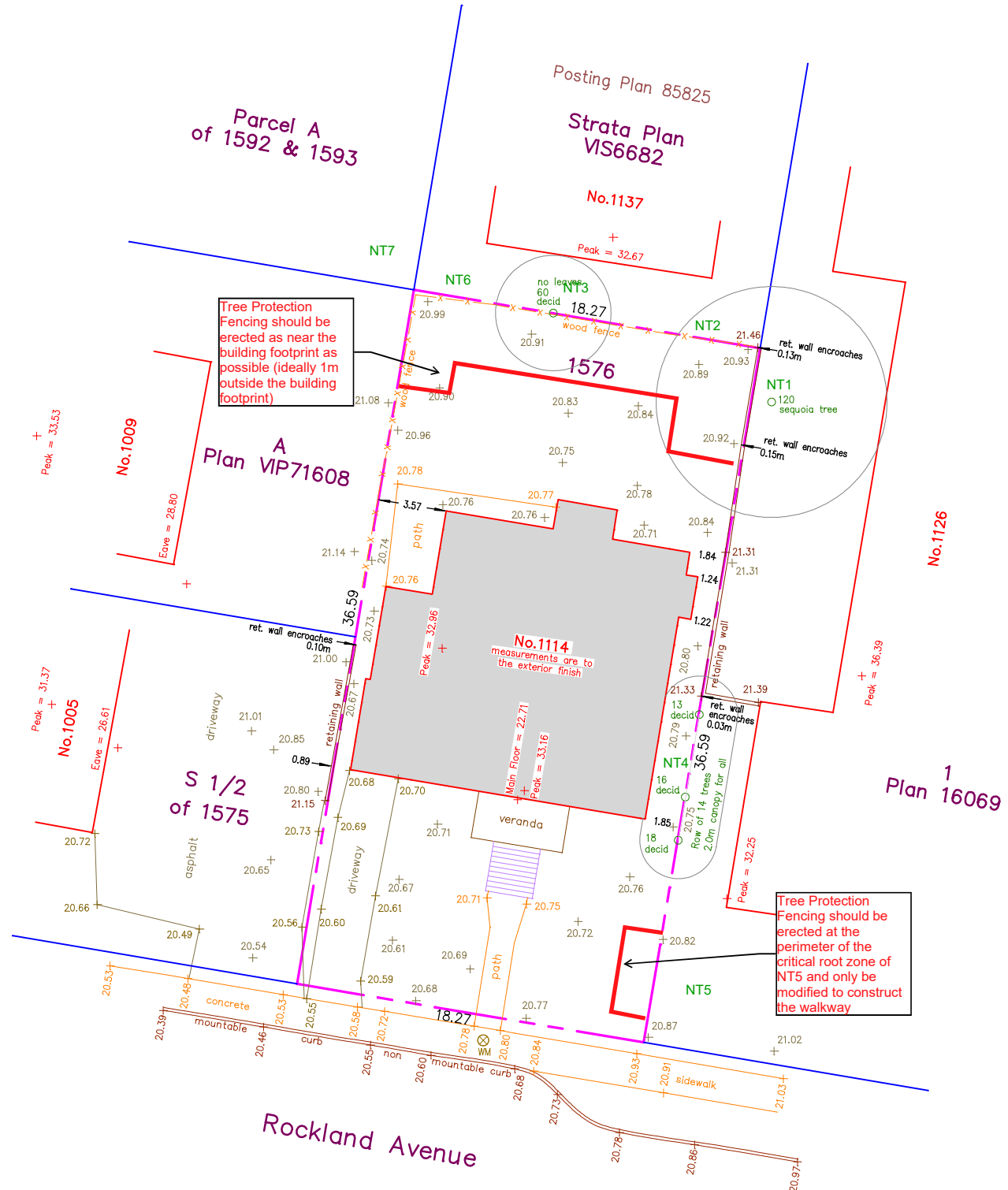
phone (250) 382-8855

Parcel Identifier: 005-212-332 in the City of Victoria

Scale - 1 : 200 Distances are in metres.



The intended print size is 11" by 17".



LEGEND

Elevations are to geodetic datum.

+ - denotes - existing elevation

WM - denotes - Water Meter

Tree diameters are in centimetres.

Lot Area = 668.5 m²

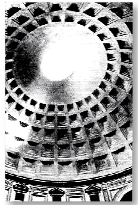
The following non-financial charges are shown on the current title and may affect the property.
M76301 - Undersurface Rights

Setbacks are derived from field survey.

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

ROCKLAND REDEVELOPMENT



ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

STREET DETAIL

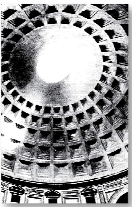
2019.09.30 - REVISED PER PLANNING



SECTION 21: NEIGHBOURHOOD DIRECTIONS



146 Official Community Plan | CITY OF VICTORIA



PRAXIS
architects inc.

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

MAP 2
Urban Place
Designations

- Core Historic
- Core Business
- Core Employment
- Core Inner Harbour/Legislative
- Core Employment
- Core Residential
- Core Employment
- Employment-Residential
- Industrial Employment
- Industrial Employment-Residential
- Marine Industrial
- Town Centre
- Large Urban Village
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Rail Corridor
- Working Harbour
- Marine



Urban Place Designations extend to the corners of adjacent streets.

MAP 21
Fairfield Strategic
Directions

- Core Residential
- Small Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities, Institutions, Parks and Open Space
- Marine

- Public Facilities**
- Existing Public School
 - Community Centre
 - Seniors Centre

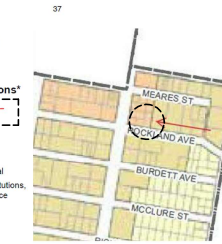
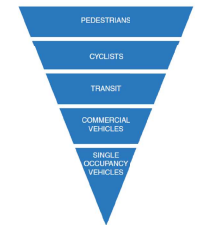


Figure 10: Hierarchy of Transportation and Mobility Priorities



CONCEPTUAL VIEW FROM SOUTH / WEST

SECTION 6: LAND MANAGEMENT AND DEVELOPMENT

Designation	Built Form	Place Character Features	Uses	Density
Core Residential	Multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys. Large floor-plate commercial and institutional buildings oriented to the street. Buildings up to approximately eight storeys for the area east of Cook Street/south of Pandora Avenue/north of Meares Street. Buildings up to approximately six storeys for areas south of Meares Street/east of Quadra Street, and north of Pandora Avenue/east of Cook Street.	Three to five storey building facades define the street wall with upper storeys set back above. Buildings set close to the street to define the public realm along retail streets, with landscaped setbacks in more residential areas, wide sidewalks, regularly spaced tree planting. Building heights are greatest along Yates Street and Blanchard Street. Off-street parking structured, underground or located at the rear	Diverse housing types, including low, mid, and high-rise multi-unit residential and mixed-use. Commercial, including office and visitor accommodation. Institutional and complementary uses. Home occupations.	Total floor space ratios generally ranging from a base of 3:1 to a maximum of 5.5:1 for the area south of Mason Street/east of Quadra Street/west of Vancouver Street/west of Cook Street/ on Pandora Avenue. Total floor space ratios ranging from a base of 1:1 to a maximum of 2:1 for areas on Mason Street/east of Vancouver Street/west of Cook Street. Total floor space ratios ranging from 2:1 up to approximately 3.5:1 for the areas east of Cook Street, and south of Meares Street/east of Quadra Street/west of Cook Street. Total floor space ratios ranging from a base of 3:1 to a maximum of 5:1 for the area west of Quadra Street/north of Pandora Avenue/south of Caledonia Avenue. Total commercial floor space ratios up to 1:1 except along Pandora Avenue (base of 1:1 to a maximum of 3:1), and Yates Street and Fort Street (base of 3:1 to a maximum of 5.5:1 west of Cook Street and a base of 2:1 to maximum of 3.5:1 east of Cook Street).



CONTEXT PLAN



PROPOSED PROJECT INFORMATION

EXISTING ZONING	RS-1 LOW PROFILE MULTIPLE DWELLING DISTRICT
PROPOSED ZONE	NEW COMPREHENSIVE ZONE
SITE AREA	0.067 Ha / 0.165 Ac / 669 m ² / 7,201 ft ²
TOTAL FLOOR AREA	1,337 m ² (14,391 ft ²)
FLOOR SPACE RATIO	2.0: 1
SITE COVERAGE	56.8 %
OPEN SITE SPACE	30.4%
HEIGHT	18.9m
NO. STOREYS	5 STOREYS WITH ROOFTOP ACCESS
PARKING PROVIDED	13
BIKE PARKING	44 CLASS 1 (2 / UNIT) 6 CLASS 2 (RACK FOR 6 @ BIKE REPAIR ZONE) 4 POSSIBLE ADDITIONAL ON BOULEVARD
BUILDING SETBACKS	FRONT (ROCKLAND AVE) 4.1m (13.5') REAR 5.9m (19.4') INTERIOR SIDE (WEST) 3.0m (9.8') INTERIOR SIDE (EAST) 3.0m (9.8')
RESIDENTIAL USE DETAILS	NO. UNITS 22 (1BR + 17 2BR = 5) MIN. UNIT FLOOR AREA 34.58 m ² (372.18 ft ²) MAX. UNIT FLOOR AREA 68.9 m ² (741.6 ft ²) TOTAL RES. FLOOR AREA 944 m ² (10,161 ft ²)

DRAWING LIST

- ARCHITECTURAL**
- A0 COVER + PROJECT INFO
 - A1 SITE
 - A2 PRELIMINARY PLANS (BSMT + L1)
 - A3 PRELIMINARY PLANS (L2-L5 + ROOF)
 - A4 3D CONCEPTUAL VIEWS
 - A5 ELEVATIONS
 - A6 STREET VIEWS
 - A7 SECTIONS
 - A8 SHADOW STUDY

- LANDSCAPE**
- LANDSCAPE CONCEPT PLAN
 - SURVEY

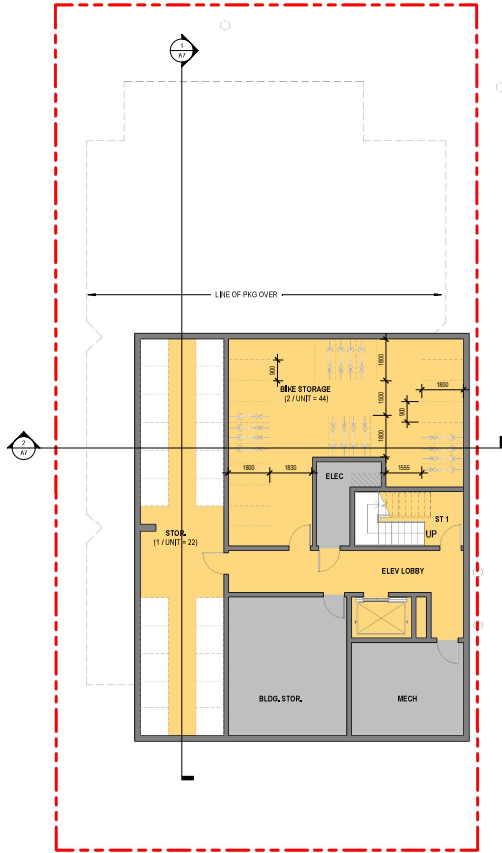
ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

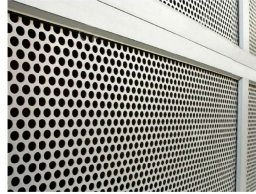
PROJECT INFO + CONTEXT

2019.09.30 - REVISED PER PLANNING

A0



① BASEMENT
1: 100



IMG 01: EXAMPLE OF POSSIBLE OVERHEAD DOOR WITH MESH



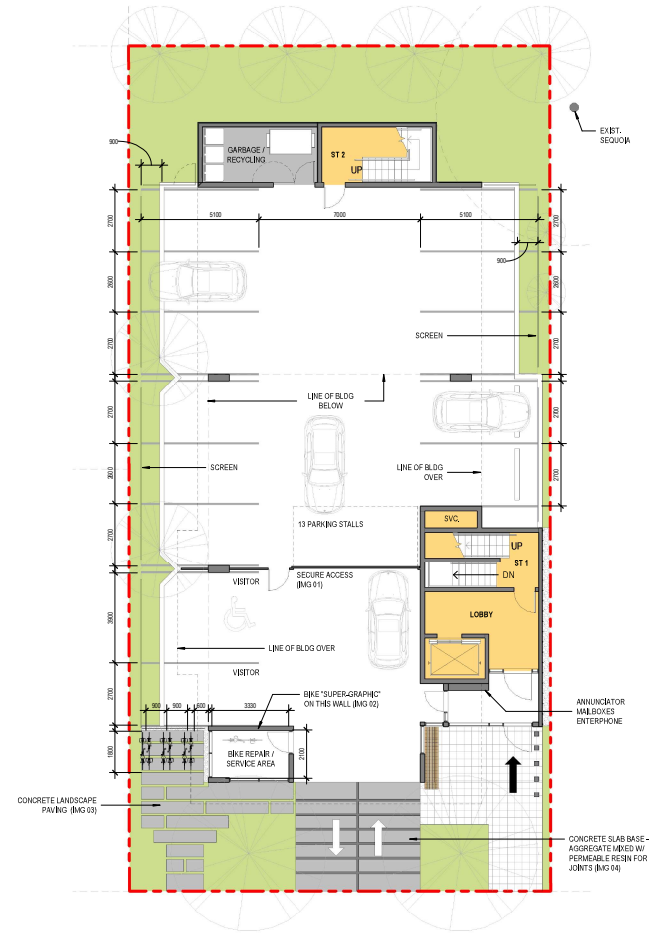
IMG 02: EXAMPLE OF POSSIBLE BIKE "SUPER-GRAPHIC"



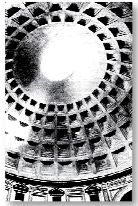
IMG 03: EXAMPLE OF POSSIBLE CONCRETE LANDSCAPE PAVING



IMG 04: EXAMPLE OF POSSIBLE CONCRETE DRIVEWAY PAVING



② LEVEL 1 / PARKADE
1: 100



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

PRELIMINARY PLANS (BSMT + L1)
2019.09.30 - REVISED PER PLANNING

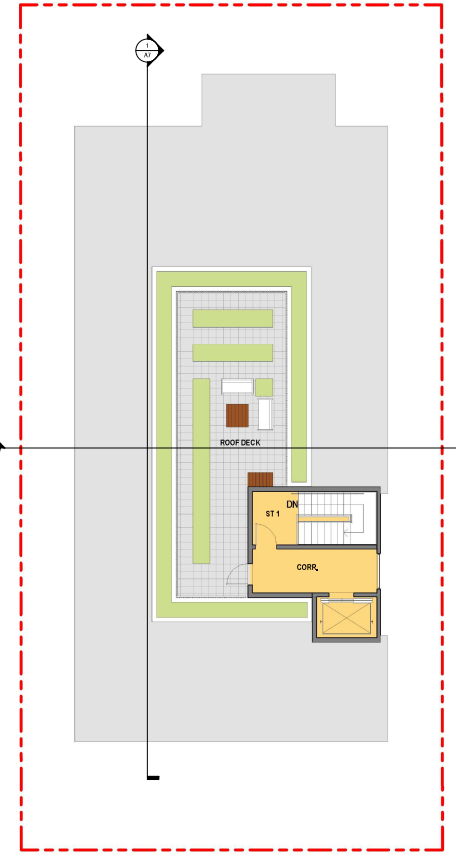
A2



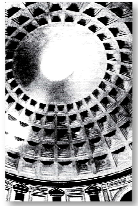
① LEVELS 2-4
1 : 100



② LEVEL 5
1 : 100



③ ROOF DECK
1 : 100



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

PRELIMINARY PLANS (L2-L5 + ROOF)
2019.09.30 - REVISED PER PLANNING

A3



① 3D VIEW SW



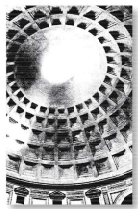
② 3D VIEW S/E



③ 3D VIEW NW



④ 3D VIEW N/E



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

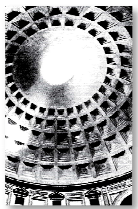
3D CONCEPTUAL VIEWS

20' 9.09.30 - REVISED PER PLANNING

A4



- MATERIAL FINISH LEGEND**
- ① STUCCO - WHITE
 - ② STUCCO - GRAY
 - ③ WOOD GRAIN - PREFIN. METAL
 - ④ STANDING SEAM METAL
 - ⑤ PRIVACY SCREEN / TRELLIS
 - ⑥ SBS MEMBRANE ROOF
 - ⑦ ALUMINUM GUARD
 - ⑧ PVC WINDOWS
 - ⑨ PREFIN. METAL SOFFIT
 - ⑩ PREFIN. METAL FASCIA



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

ELEVATIONS

2019.09.30 - REVISED PER PLANNING

A5

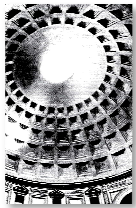




① STREET VIEW - EXISTING



② STREET VIEW - PROPOSED



PRAXIS
architects inc.

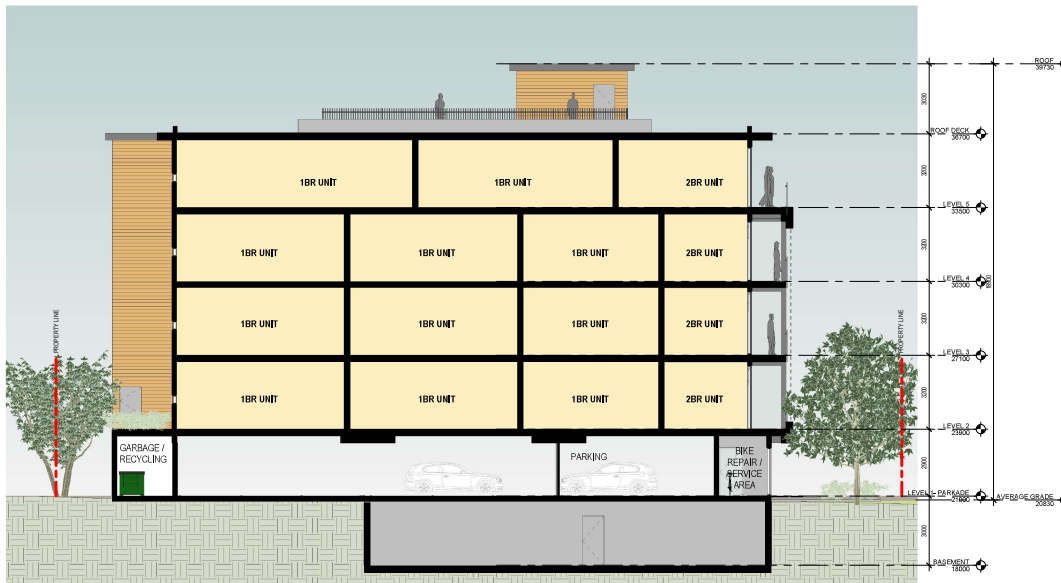
ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

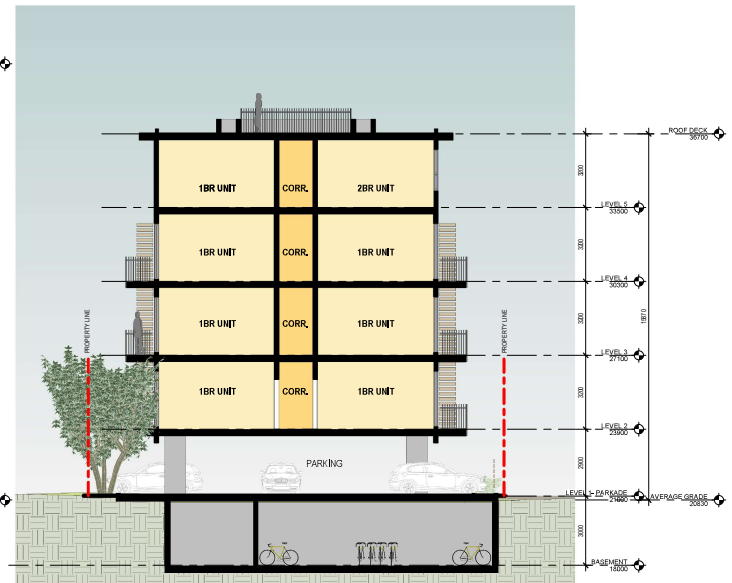
STREET VIEWS

2019.09.30 - REVISED PER PLANNING

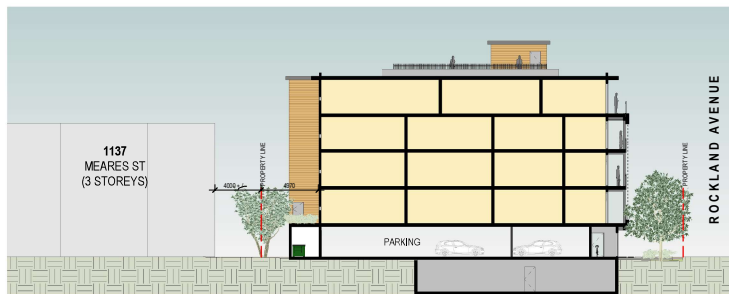
A6



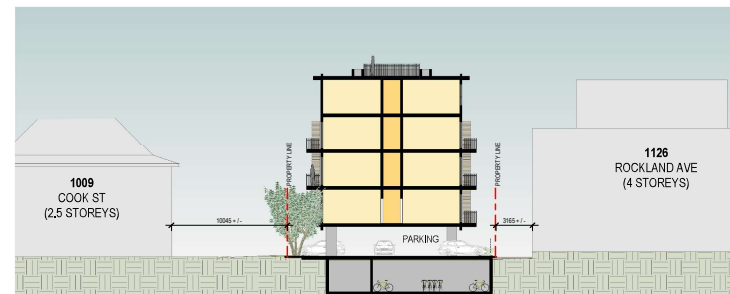
SECTION - LONG
1:100



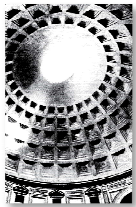
SECTION - SHORT
1:100



SITE SECTION - LONG
1:200



SITE SECTION - SHORT
1:200



PRAXIS
architects inc.

ROCKLAND REDEVELOPMENT

1114 Rockland Ave Victoria, BC
PROJECT NO.18-016

SECTIONS

2019.09.30 - REVISED PER PLANNING

A7

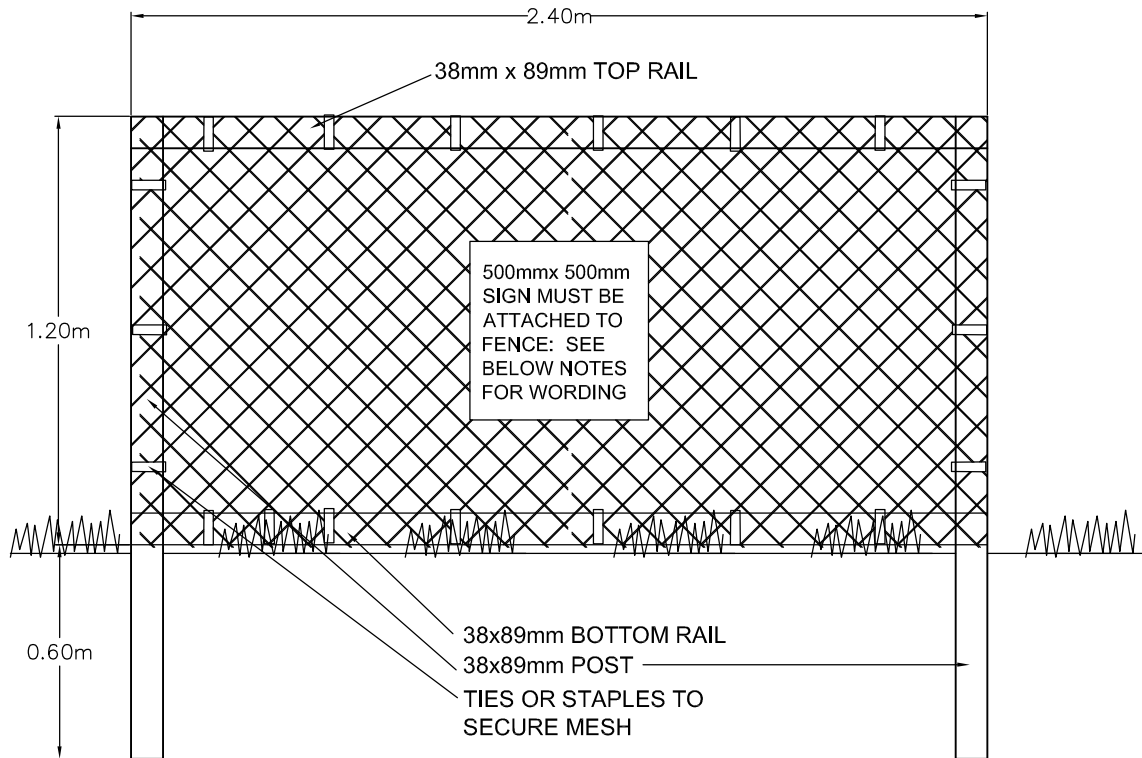
Consulting Arborists

Diagram illustrating the layers of a drainage system:

- Surfacing material
- Base layer
- Filter cloth layer
- Crushed or drain rock layer

Felted Geotextile fabric (Nilex 4535, or similar) Covered by a layer of woven Tensar BX 1200 or Amoco 2002.

1. Excavation for construction of the driveway/parking/walkway areas must remove only the top layer of sod and not result in root loss
2. A layer of medium weight felted Geotextile fabric (Nilex 4535, or similar) is to be installed over the entire area of the critical root zone that is to be covered by the paved surface. Cover this Geotextile fabric with a layer of woven Amoco 2002 or Tensar BX 1200. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric (depth dependent on desired finished grade).
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.
6. Two-dimensional (such as CombiGrid 30/30 or similar) or three-dimensional geo-grid reinforcements can be installed in combination with, or instead of, the geotextile fabric specified in the attached diagram.
7. Ultimately, a geotechnical engineer should be consulted and in consultation with the project arborist may specify their own materials and methods that are specific to the site's soil conditions and requirements, while also avoiding root loss and reducing compaction to the sub-grade.



TREE PROTECTION FENCING

1. FENCE WILL BE CONSTRUCTED USING 38 mm X 89mm WOOD FRAME: TOP, BOTTOM AND POSTS * USE ORANGE SNOW-FENCING MESH AND SECURE THE WOOD FRAME WITH "ZIP" TIES OR GALVANIZED STAPLES.
 2. ATTACH A 500mm X 500mm SIGN WITH THE FOLLOWING WORDING: WARNING- TREE PROTECTION AREA. THIS SIGN MUST BE AFFIXED ON EVERY FENCE OR AT LEAST EVERY 10 LINEAR METERS.
- * IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED



Talbot Mackenzie & Associates

Consulting Arborists

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com

Tree Resource Spreadsheet Methodology and Definitions

Tag: Tree identification number on a metal tag attached to tree with nail or wire, generally at eye level. Trees on municipal or neighboring properties are not tagged.

NT: No tag due to inaccessibility or ownership by municipality or neighbour.

DBH: Diameter at breast height – diameter of trunk, measured in centimetres at 1.4m above ground level. For trees on a slope, it is taken at the average point between the high and low side of the slope.

* Measured over ivy

~ Approximate due to inaccessibility or on neighbouring property

Crown Spread: Indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Relative Tolerance Rating: Relative tolerance of the tree species to construction related impacts such as root pruning, crown pruning, soil compaction, hydrology changes, grade changes, and other soil disturbance. This rating does not take into account individual tree characteristics, such as health and vigour. Three ratings are assigned based on our knowledge and experience with the tree species: Poor (P), Moderate (M) or Good (G).

Critical Root Zone: A calculated radial measurement in metres from the trunk of the tree. It is the optimal size of tree protection zone and is calculated by multiplying the DBH of the tree by 10, 12 or 15 depending on the tree's Relative Tolerance Rating. This methodology is based on the methodology used by Nelda Matheny and James R. Clark in their book "Trees and Development: A Technical Guide to Preservation of Trees During Land Development."

- 15 x DBH = Poor Tolerance of Construction
- 12 x DBH = Moderate
- 10 x DBH = Good

To calculate the critical root zone, the DBH of multiple stems is considered the sum of 100% of the diameter of the largest stem and 60% of the diameter of the next two largest stems. It should be noted that these measures are solely mathematical calculations that do not consider factors such as restricted root growth, limited soil volumes, age, crown spread, health, or structure (such as a lean).

Health Condition:

- Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen
- Fair - signs of stress
- Good - no visible signs of significant stress and/or only minor aesthetic issues

Structural Condition:

- Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited
- Fair - Structural concerns that are possible to mitigate through pruning
- Good - No visible or only minor structural flaws that require no to very little pruning

Retention Status:

- X - Not possible to retain given proposed construction plans
- Retain - It is possible to retain this tree in the long-term given the proposed plans and information available. This is assuming our **recommended mitigation measures are followed**
- Retain * - See report for more information regarding potential impacts
- TBD (To Be Determined) - The impacts on the tree could be significant. However, in the absence of exploratory excavations and in an effort to retain as many trees as possible, we recommend that the final determination be made by the supervising project arborist at the time of excavation. The tree might be possible to retain depending on the location of roots and the resulting impacts, but concerned parties should be aware that the tree may require removal.
- NS - Not suitable to retain due to health or structural concerns



Talbot Mackenzie & Associates

Consulting Arborists

August 15, 2020

Magellan Holdings Ltd.
1271 Mt. Newton Cross Road
Saanichton, BC
V8M 1S1

Re: 1114 Rockland Avenue - Addendum for November 01, 2019 Tree Protection report

Summary: : Based on our observations and findings from our exploratory excavation, it is our opinion that it will be possible to mitigate the impacts on the subject Sequoia tree if the excavation can be limited to the depth and location of our exploratory excavation and adheres to the precautions outlined in the conclusion section of this report.

Should excavation be required that extends beyond or is deeper or closer to the tree, than is outlined in the conclusions section additional mechanical excavation will be required under arborist supervision to determine if additional excavation is possible or if alternate methods of construction will be required to limit further encroachment into the root zone area of this tree.

Exploratory Excavation Completed: During our July 31, 2020 site visit, we conducted an exploratory excavation within the defined critical root zone area of a single 122 cm d.b.h. Coast Redwood that is located on the adjacent property at 1126 Rockland Avenue. The excavation that was performed was conducted using hand implements.

Limitations:

1. The property boundaries had not been marked out onsite, but we assume from the plans reviewed that the existing fencing and retaining walls are located on these boundaries and all measurements were taken from the fence locations.
2. The layout for the building footprint was not located or marked on the site. For our purpose, the building footprint location was measured from the existing fence lines, based on the setbacks indicated on the architectural drawings.
3. The depth of bearing materials required to support the depth and width of the footings had not been determined by a geotechnical engineer at the time we conducted our exploratory work, therefore the location of our excavation was based on our best estimation of the area of excavation required. Should footings or excavation be required that extend beyond the parameters of our exploratory excavation or are deeper or closer to the tree, additional mechanical exploratory excavation will be required under arborist supervision.

Observations: From our review of the drawings we determined that the setbacks for the building footprint are:

- From the rear property line, the setback to the above grade parking slab is 5.90 metres and 3.33 metres to the stair well structure.
- From the east property line, the setback is over 3.0 metres to the building, 1.3 metres to the above grade parking slab and approximately 5.0 metres to the stairwell structure with a strip footing that extends from this structure to approximately 3 metres from this property boundary
- The other footings are located at the edge of the underground portion of the building and within the footprint of the existing building. The upper level of the building is to be suspended above the above grade parking area between the footing locations in the basement and the stairwell/corridor. No other pier or strip footings were indicated within the critical root zone of this tree.
- A Corridor at the basement level of the building extends between the basement area and the stairwell structure and where it is approximately 8.5 metres from the east property boundary.

Findings: Our exploratory excavation was conducted with hand implements and was offset from the parking slab, strip footing and stairwell wall to account for working room around these structures:

- Our excavation was 1.3 metres from the east fence line and 5.0 metres from the north fence line at the north east building corner. It extended several metres to the south and extended along the north side of the building, up to the stairwell structure. The excavation was offset 1.0 metre outside the strip footing and stairwell structure wall.
- The excavation was to a depth of 60 cm below the existing grade. A permeable topsoil layer comprised this upper layer of soil. At 60 cm in depth, a hard clay layer was encountered that made hand excavation difficult. This layer should be sufficient to provide bearing beneath the parking slab and may be suitable for bearing beneath the strip footing (suitability to be determined by a geotechnical engineer).
- There were few Sequoia (Redwood) roots encountered in the upper soil layers; 1 x thirteen 13 cm diameter root was encountered 20 cm below grade at the north east corner of the excavation, 2.8 metres from the subject tree and one 1 x six 6 cm diameter surface root was encountered along the east side of the excavation 3.5 metres from the subject tree. There were no other roots over 1 cm diameter encountered in the upper soil layer. Small root growth was visible within the upper surface of the clay layer that was encountered at the 60 cm depth, but we did not excavate deeper into this layer until it is known whether it is a suitable bearing layer for the strip footing and parking grade.
- The underground corridor is located at the edge of and outside the critical root zone of the sequoia tree and where it should not impact this tree significantly. It may be necessary to use shoring or sheet piles along the east side of the corridor wall if roots are visible and stability is an issue, requiring a cut slope along this soil cut.

Conclusions: Based on our observations and findings from our exploratory excavation, it is our opinion that it will be possible to mitigate the impacts on the subject Sequoia tree if:

- The excavation for the strip footing that extends from the stairwell is limited to a depth of 60 cm below the existing grade and 1-metre outside the footing location.
- The excavation for the stairwell is limited to the footprint of this stairwell and 1 metre outside the stairwell footprint.
- The excavation for the above-grade parking beneath the portion of the building that extends from the north and east sides of the parking footprint and up to the underground and underground corridor footprints would be limited to a maximum depth of 60 cm beneath the existing grade and less if possible. The depth of excavation to be determined by the project arborist at the time of excavation. The parking surface is to be permeable to air and water. Pruning of the 13 cm and 6 cm roots encountered at the north east corner of the parking footprint will be acceptable if additional roots critical to the tree survival are not pruned to accommodate the footing locations.
- The excavation for the underground corridor between the stairwell and the underground level is to be limited to the east wall of this corridor with no additional excavation for a cut-slope, if critical root structures are encountered at the edge of the excavation. The project arborist will advise at the time of excavation, based on the number, size and density of roots encountered, whether a cut-slope is possible or whether the use of shoring or sheet piles is required to limit the excavation.

Should excavation be required that extends beyond or is deeper or closer to the tree, than is outlined in the preceding conclusions section additional mechanical excavation will be required under arborist supervision to determine if a wider or deeper excavation is possible or if alternate methods of construction will be required to limit further encroachment into the root zone area of this tree.

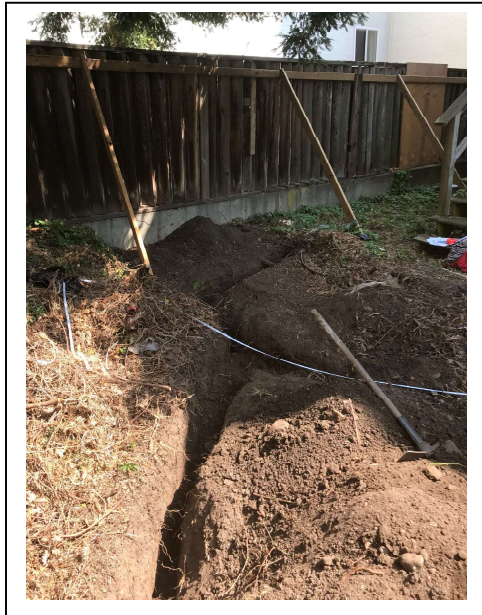
Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank You.

Yours truly,
Talbot Mackenzie & Associates

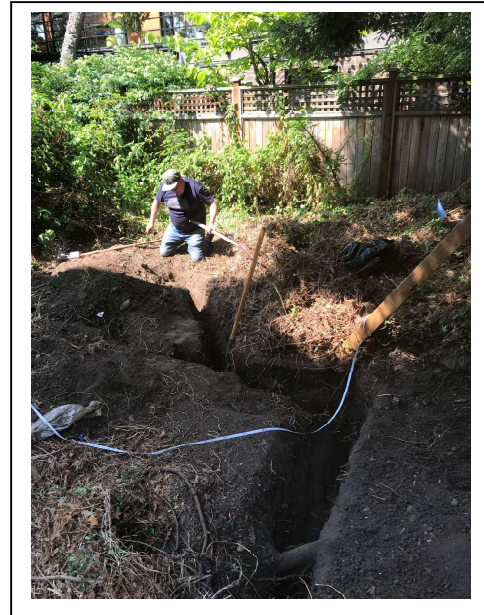


Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists
PN 0211A – TRAQ Qualified

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmtreehelp@gmail.com



Excavation viewed from north west



Excavation viewed from south east



Roots encountered at north east corner

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: tmtreehelp@gmail.com

3.4 Development Permit with Variance Application No. 00140 for 1114 Rockland Avenue

The City is considering a Rezoning Application for a five-storey multi-unit residential building.

Applicant meeting attendees:

HEATHER SPINNEY
CONRAD NYREN
MEGAN WALKER

PRAXIS ARCHITECTS INC
MAGELLAN HOLDINGS LTD
LADR LANDSCAPING

Alec Johnston provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- integration with context
- street relationship
- any other aspects of the proposal on which the ADP chooses to comment.

Heather Spinney provided the Panel with a detailed presentation of the site and context of the proposal, and Megan Walker provided the Panel with details of the proposed landscape plan.

Pam Madoff returned: 3:35pm

The Panel asked the following questions of clarification:

- the neighbours to the west have a 10m separation setback from properties. Why is there not a greater setback on the proposed property?
 - the site is extremely narrow so to have the units be functional we have made it so that we have equal setbacks on either side
- what are the items down the side of the building?
 - they are a form of separation to create privacy between balconies
- is there any proposed use of the backyard area?
 - no
- what material is being used for the privacy screens?
 - metal with a wood pattern
- what is the detailing on the top level (north elevation) at the back units? how is that detail going to work?
 - it's currently to be determined, maybe a framing system.

Pam Madoff and Jason Niles left the meeting at 3:55pm

Panel members discussed:

- concern the proposal is not neighbourly
- concern with on grade parking and bike repair area not being a safe area
- appreciation of the roof garden
- strong building form
- concern with the expression of the building
- concern with liveability
- appreciation of the thoughtfulness put into units

- the unique aspect of this site regarding the heritage houses beside
- appreciation of the architecture at the front entry
- need for better renderings for context
- appreciation of wonderful sustainability aspects

Motion:

It was moved by Sorin Birliga, seconded by Carl-Jan Rupp that Development Permit Application No.000140 for 1114 Rockland Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined.

- Due to setbacks

Carried

For: Sorin Birliga, Jessi-Anne Reeves, Carl-Jan Rupp, Brad Forth, Karen Sanders

Opposed: Stefan Schulson, Elizabeth Balderston

4. ADJOURNMENT

The Advisory Design Panel meeting of February 26, 2020 was adjourned at 4:00 pm.

Stefan Schulson, Chair

Heather McIntyre

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 669m² 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

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

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

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]

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
Cc: **Conrad Nyren** [REDACTED] 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

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 Ron's Bakery

ADDRESS

1022 Cook St

SIGNATURE



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 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.

NAME PETER WOOD

ADDRESS 1025 COOK STREET.

SIGNATURE 

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:

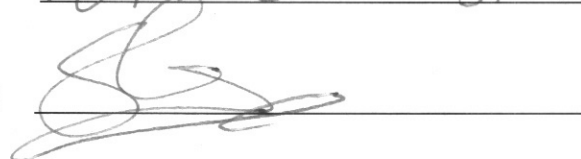
NAME

Suusa Kim Owner of Poppet

ADDRESS

1017 Cook Street Creative

SIGNATURE



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:

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

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: *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

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:

URGE STUDIOS - BUSINESS
OWNER


NAME

MARIL ADAMS

ADDRESS

4321 SAVOY PL.

SIGNATURE



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:

NAME

Mark Castor

ADDRESS

3-1137 Mowat Street Victoria

SIGNATURE



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 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
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 [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

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:

Nice to see some reasonably sized vertical development

NAME

Andrew Diba / Bobby Ron's Bakery

ADDRESS

1022 Cook St

SIGNATURE



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 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.

NAME PETER WOOD

ADDRESS 1025 COOK STREET.

SIGNATURE 

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:

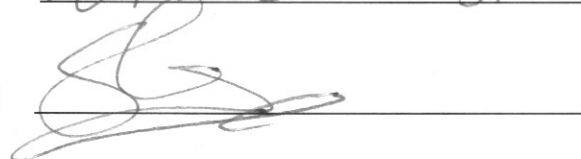
NAME

Suusa Kim Owner of Poppet

ADDRESS

1017 Cook Street Creative

SIGNATURE



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:

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

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: *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

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:

URGE STUDIOS - BUSINESS
OWNER


NAME

MARIL ADAMS

ADDRESS

4321 SAVOY PL.

SIGNATURE



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:

NAME

Mark Castor

ADDRESS

3-1137 Mowat Street Victoria

SIGNATURE



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 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

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:

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

1

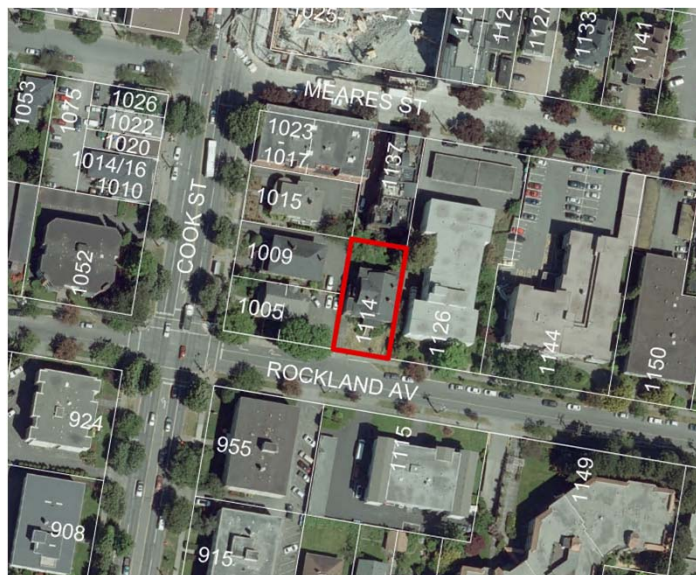
Rezoning & Development Permit with Variances Application for 1114 Rockland Avenue



1

Aerial View

2



2

3



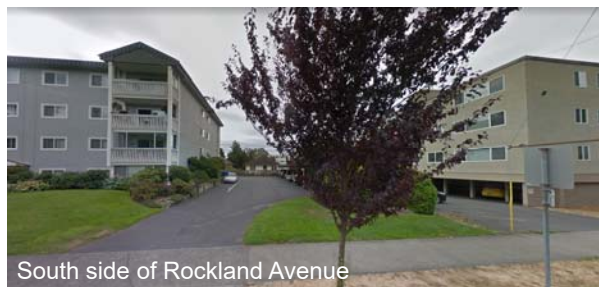
3

Site and Context

4



North side of Rockland Avenue



South side of Rockland Avenue



4

Context

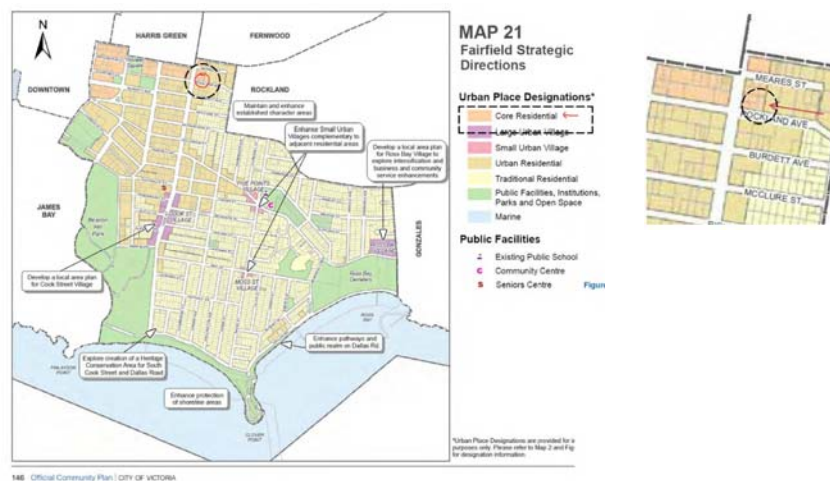
5



5

Policy Context

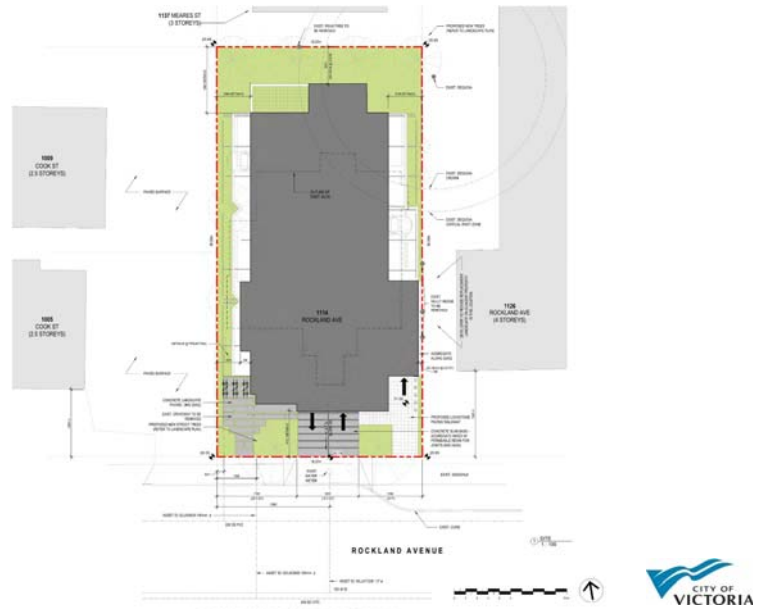
6



6

Site Plan

7



7

Floor Plans

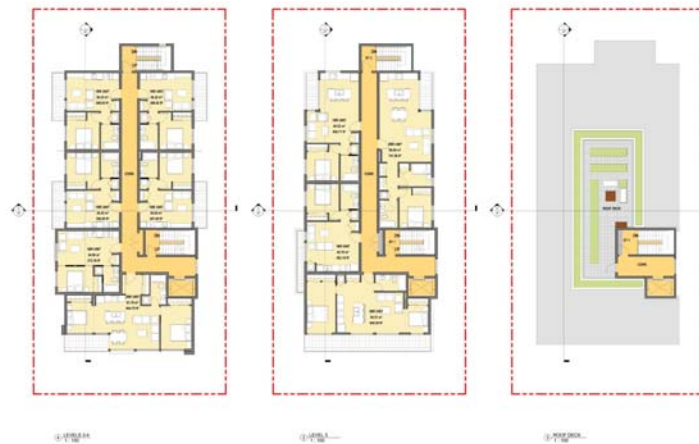
8



8

Floor Plans

9



9

Elevations

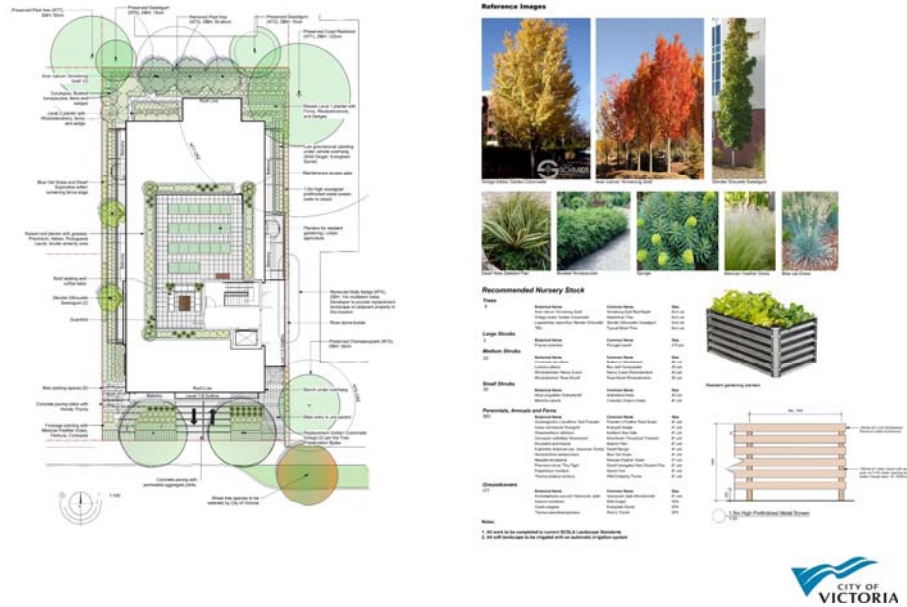
10



10

Landscape

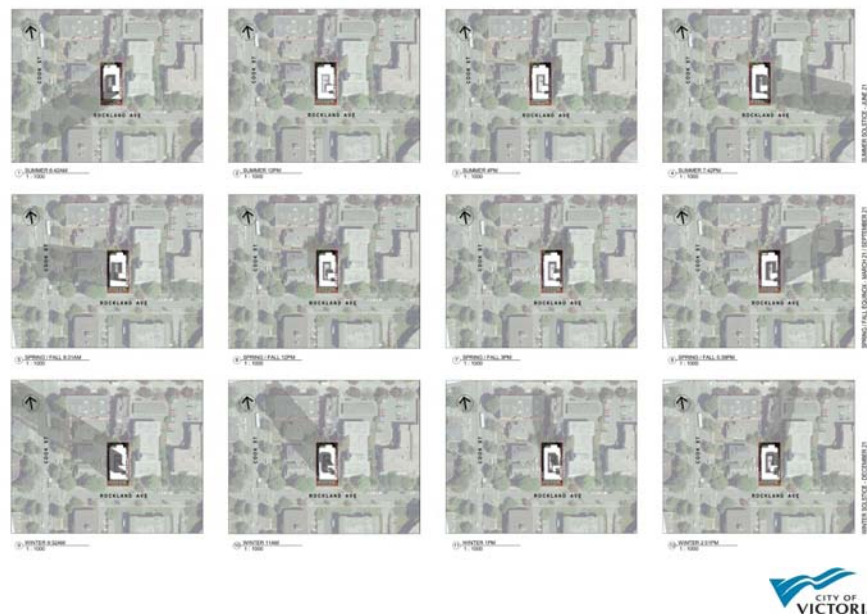
11



11

Shadow Analysis

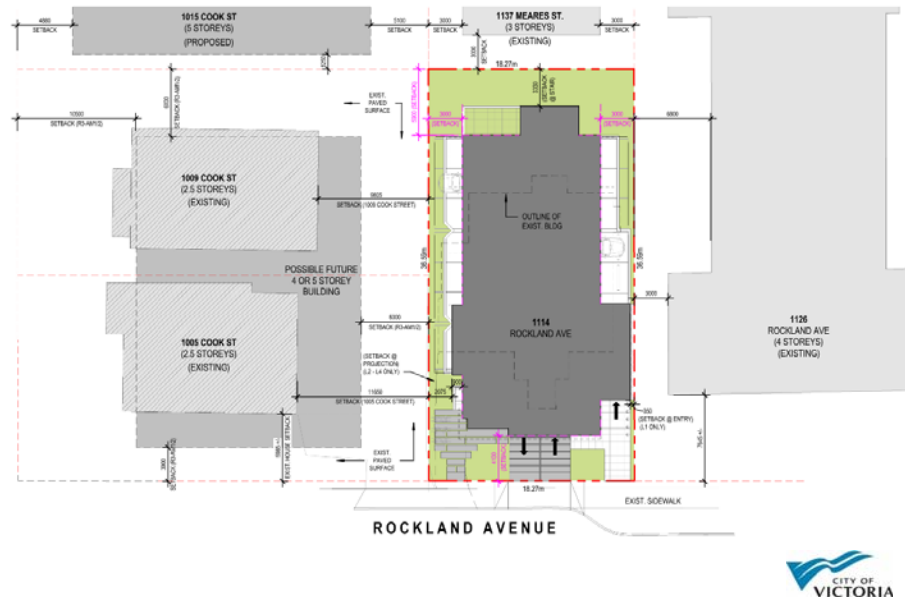
12



12

Setbacks

13



13

Context

14



14

15



15

16



16



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.

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: ajohnston@victoria.ca
Cc: **Conrad Nyren** [REDACTED] 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

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

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:

Nice to see some reasonably sized vertical development

NAME

Andrew Diba / Bobby Ron's Bakery

ADDRESS

1022 Cook St

SIGNATURE



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 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.

NAME PETER WOOD

ADDRESS 1025 COOK STREET.

SIGNATURE 

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:

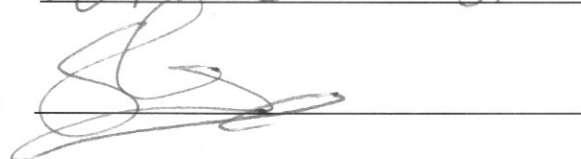
NAME

Suusa Kim Owner of Poppet

ADDRESS

1017 Cook Street Creative

SIGNATURE



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:

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

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: *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

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:

URGE STUDIOS - BUSINESS
OWNER


NAME

MARIL ADAMS

ADDRESS

4321 SAVOY PL.

SIGNATURE



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:

NAME

Mark Castor

ADDRESS

3-1137 Mowbray Street, Victoria

SIGNATURE



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 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
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 [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: [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

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:

Nice to see some reasonably sized vertical development

NAME

Andrew Diba / Bobby Ron's Bakery

ADDRESS

1022 Cook St

SIGNATURE



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 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.

NAME PETER WOOD

ADDRESS 1025 COOK STREET.

SIGNATURE 

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:

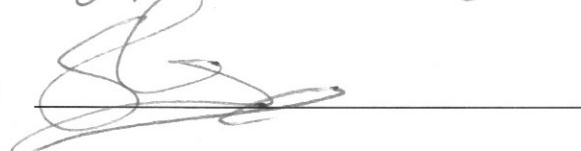
NAME

Suusa Kim Owner of Poppet

ADDRESS

1017 Cook Street Creative

SIGNATURE



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:

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

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: *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

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:

URGE STUDIOS - BUSINESS
OWNER


NAME

MARIL ADAMS

ADDRESS

4321 SAVOY PL.

SIGNATURE



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:

NAME

Mark Castor

ADDRESS

3-1137 Mowat Street Victoria

SIGNATURE



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

NAME MAREK HAWEL

ADDRESS 1-1137 McAREE

SIGNATURE 



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,

Steven Ogram
#6 - 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:

Nice to see some reasonably sized vertical development

NAME

Andrew Diba / Bobby Ross's Bakery

ADDRESS

1022 Cook St

SIGNATURE



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 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.

NAME PETER WOOD

ADDRESS 1025 COOK STREET.

SIGNATURE 

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:

NAME

Suusa Kim Owner of Poppet

ADDRESS

1017 Cook Street

Creative

SIGNATURE



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:

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

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

NAME

Guillermo Ruiz Herce

ADDRESS

1014 Cook St

SIGNATURE

Guillermo

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:

URGE STUDIOS - BUSINESS
OWNER

NAME

MARIL ADAMS

ADDRESS

4321 SAVOY PL.

SIGNATURE



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:

NAME

Mark Castor

ADDRESS

3-1137 Meares Street Victoria

SIGNATURE



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

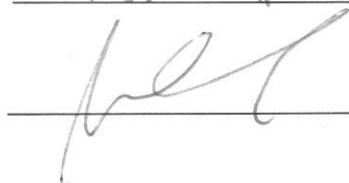
NAME

MAREK HAWEL

ADDRESS

1-1137 MARREZ

SIGNATURE



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
Cc: **Conrad Nyren** [REDACTED] 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

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

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:

Nice to see some reasonably sized vertical development

NAME

Andrew Diba / Bobby Ross's Bakery

ADDRESS

1022 Cook St

SIGNATURE



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 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.

NAME PETER WOOD

ADDRESS 1025 COOK STREET.

SIGNATURE 

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:

NAME


Suusa Kim Owner of Poppet

ADDRESS

1013 Cook Street

Creative

SIGNATURE



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:

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

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

NAME

Guillermo Ruiz Herera

ADDRESS

1014 Cook St

SIGNATURE

[Handwritten Signature]

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:

URGE STUDIOS - BUSINESS
OWNER


NAME

MARIL ADAMS

ADDRESS

4321 SAVOY PL.

SIGNATURE



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:

NAME

Mark Castor

ADDRESS

3-1137 Meares Street Victoria

SIGNATURE



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

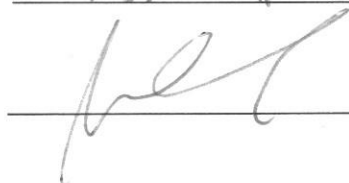
NAME

MAREK HAWEL

ADDRESS

1-1137 MARREZ

SIGNATURE



November 5th, 2020

Mayor and Council City of Victoria

1 Centennial Square Victoria, BC

Mayor and Members of Council,

Subject: Redevelopment of 1114 Rockland Avenue

As the strata president (VIS6672), and on the behalf of the other strata owners of the townhouse complex located at 1137 Meares Street, please accept this letter asking that Mayor and Council disregard/retract a letter that was submitted on July 2nd, 2019 from our strata in regards to the proposed development at 1114 Rockland Avenue. At that time, the strata had some concerns with the proposed development, and as such were not in support.

However, since that time, the developers for 1114 Rockland Avenue have worked tirelessly to satisfy the strata's concerns. The strata owners at 1137 Meares Street are now in full support of the proposed development, and as such, we are requesting that the letter dated July 2nd, 2019 please be disregarded as it no longer reflects the views and opinions of strata VIS6672.

We hope to see this proposed condo development approved in due course.

Sincerely,

A handwritten signature in black ink, appearing to be 'MF' or 'M F' with a stylized flourish.

Marc Foucher

Strata President – VIS6672

#2-1137 Meares Street

Victoria, BC, V8V 3J9

Dear Mayor and Council,

Further to my email below I would like to retract my email sent on July 8, 2019, where I had noted concerns I had at that time.

As noted below, I am now supportive of the proposed development at 1114 Rockland.

Thanks very much.

Steven Ogram

Sent from my iPhone

On Sep 8, 2020, at 8:29 PM, Steven Ogram wrote:

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