

January 12, 2021

To: Mayor and Council  
From: Heather McWhinney  
Re: 1114 Rockland Avenue

It has come to my attention that the city is considering changing its bylaws to allow for the construction of an apartment block at 1114 Rockland Avenue on the site of a derelict structure. The existing structure needs to be renovated or replaced, and I have no objections to the construction of a small apartment block on this site as the city needs additional housing. However, before overriding zoning regulations, I ask that the city consider the streetscape of Rockland Avenue, one of the most beautiful streets in Victoria. Being a nearby resident, I have a strong interest in the Fairfield neighbourhood and its unique character.

Although the architectural plans for the new apartment block depict an attractive contemporary-looking building, I would like to point out that it is too tall for the narrow width of the property and Rockland Avenue's streetscape. A letter from the architect in the file suggests that the other apartment buildings on this part of Rockland Avenue are four and five storeys high. In fact, none are actually higher than four storeys: These buildings are rectangular in shape, considerably wider than the proposed building, and situated on large properties. In contrast, the proposed building will be tall and narrow (a silo shape). Its neighbour to the west—a heritage building at the corner of Rockland and Cook—is less than 10 meters high, while the building to the east is about 13 meters. In between these rectangular buildings, then, will stand a tall, modern building of almost 19 meters. There will thus be no natural transition from the lower heritage building to the apartment blocks to east. The new building will look totally out of place.

One only needs to walk along Rockland Avenue to the east and west of Cook to see that the new building will be taller than all the other apartment buildings on Rockland Avenue. I have attached a photograph of an apartment building at 1015 Rockland Avenue for Council to get a sense of what will happen if 1114 Rockland is permitted to be 18.9 meters in height. 1015 Rockland, a four-story building, was built in 2016 on a lot of similar width between Cook and Vancouver Street. As you can see from this photograph, if 1015 Rockland had been any taller, its height would have been completely out of proportion to its width and not in keeping with its neighbours.



Aside from its height and small footprint, the other problem I see with the proposed building at 1114 Rockland is the lack of greenspace in the front of the building. From a pedestrian's perspective, the current greenspace will be replaced with a driveway and a hard surface, and the building will be constructed very close to sidewalk, with no room for mature trees. The other neighbouring buildings are set back further back from the street and have space for trees. The developers have perhaps tried to make up for this removal of greenspace by supplying a rooftop garden. But this only adds to the height of the building.

I was disappointed when 1015 Cook Street, a similarly tall building on a narrow lot, was approved this summer, but I consider the proposed building at 1114 Rockland an even greater affront to the aesthetics of the Fairfield neighbourhood for two reasons: First, this proposed building is even taller than the building at 1015 Cook will be and, second, Rockland is a residential street, whereas Cook Street is a main thoroughfare. Before using spot zoning to approve this proposed building on Rockland Avenue, I ask that you (council members) walk along Rockland from Linden Street to Quadra Street and that you try to visualize what a five-plus-storey building on this narrow lot on a residential street will do to the character of the neighbourhood.

Yours truly,

Heather McWhinney  
1033 Cook Street  
Unit 601

December 7, 2020

Dear Mayor and Council,

I am writing about the new apartment block proposed for 1114 Rockland Avenue, which I understand will soon come before council. Although something must definitely be done with the derelict property at this address and although I support the densification of Victoria, I have grave concerns about the developer's proposal.

The developer is proposing a building of 62 feet in height—five stories plus roof garden structures. As presented, the proposed building appears attractive and the architects have tried to hide the height by setting the fifth story back. Yet, standing between heritage properties and lower scale neighbours, a building of this height on a frontage of only 60 feet will surely look out of place. What is more, this building will not meet two of the recommendations from the Fairfield Community Plan: It will not provide a sensitive transition in scale from the surrounding buildings, nor will it be comparable to its neighbours in form or in character.

For the developer, more height means more units and thus more profits; for the community, higher scale buildings on narrow lots could compromise the integrity of the neighborhood. There is a reason that most buildings with a 60-foot frontage are no more than four stories. I draw your attention to the recently built apartment blocks at 1015 Rockland and 1121 Fort, both of which are four stories and have visual street appeal because they are in proportion.

I am sure that many people are eager to replace the derelict building on this site. I concur; however, I ask that the City not approve the proposal for 1114 Rockland for the reasons presented in this letter.

Your sincerely,

  
Sharen Warde  
12 1020 Richardson Street  
Victoria, BC V8V 3C5

**Pamela Martin**

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**From:** Garnet Barlow [REDACTED]  
**Sent:** December 1, 2020 7:48 AM  
**To:** Public Hearings  
**Subject:** Letter below

Dear Mayor and Council,

I am writing to register my concern about the new apartment building planned for 1114 Rockland Avenue. I am not opposed to increasing Victoria's housing stock, but I do object to development plans that contravene the city's own bylaws. If the city allows buildings of almost 19 meters to go ahead on Rockland Avenue east of Cook Street, it would be choosing to ignore its own bylaws for the Fairview Gonzales/Cook Village area.

This neighborhood is characterized by low-rise apartment buildings of 3 to 4 stories and older character homes, whether they be on the main artery of Cook Street or on side streets like Rockland. The proposed building on a very small lot is 6 stories' high, contradicting the bylaw allowing for buildings of up to 3 stories. While a structure of 4 stories—to correspond with the other buildings on Rockland and on Cook—would work, a narrow building of 18.9 meters will stick out like a sore thumb.

I have been concerned about other buildings that have been proposed and approved with little opposition from council, most notably 1015 Cook Street this past summer. I ask that this time the city consider the views of the people who live in the neighborhood and approve a smaller building of no more than 4 stories.

Yours Sincerely,  
Garnet Barlow

## **Pamela Martin**

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**From:** Dale Cournoyer [REDACTED]  
**Sent:** December 2, 2020 12:15 PM  
**To:** Public Hearings  
**Subject:** Redevelopment proposal of 1114 Rockland Ave.

To: Mayor and Council  
From: Dale Cournoyer

I am writing about the 22-unit redevelopment that has been submitted to council for 1114 Rockland Avenue. I concur with the need to replace the rundown building on this site but not with the building proposed by the developer.

I expect council is well aware that the proposed development does not conform with the zoning bylaws for this area: R-3 A1: Low Profile Multiple Dwelling District, which allows buildings of a maximum of three storeys. Council will no doubt argue that the building should go ahead as planned because it corresponds with the Official Community Plan, the Urban Place Designation, Map 2, (core residential), which permits buildings up to approximately six storeys south of Meares Street, including this section of Rockland.

My question to council is this: Should the Official Community Plan be used to justify developers' proposals, no matter how small the lot? Knowing the lot was only 60 feet wide, the developers clearly knew that the only way to incorporate 22 units was to build up. They are therefore proposing a building of 18.9 meters. Their new building will be much taller than any of the neighboring buildings, yet it will also be much narrower. It will look like a building that should be on Fort Street, not on a residential street like this.

I agree with the vision laid out in the Official Community Council plan for greater density. However, this goal should not blind council from other issues such as aesthetics and character. They should either ask the developer to present a building more in keeping with the character of the neighborhood or start again with another developer.

Sincerely yours,

Dale Cournoyer  
401 - 1033 Cook St.  
Victoria, B.C. V8V 0E1  
[REDACTED]

**Pamela Martin**

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**From:** Dale Cournoyer [REDACTED]  
**Sent:** December 2, 2020 12:17 PM  
**To:** Public Hearings  
**Subject:** Redevelopment of 1114 Rockland Ave

Re: Development proposal for 1114 Rockland Avenue

Dear Mayor and Council,

I am writing to ask you not to approve the new multi-unit building under consideration for 1114 Rockland Avenue. The proposal for the building suggests that insufficient thought has gone into the kind of building that would reflect the character of this part of Rockland Avenue.

The large houses on Rockland east of Lyndon were long ago converted into apartments, and this part of the street features mainly three-story multi-unit apartment buildings with a few heritage homes remaining. What I object to about the proposed building is its height relative to the plot of land on which it will be built and relative to the other buildings, particularly to the heritage building next door. The developers envision a building of 18.9 metres. If council members were to take a quick walk up Rockland to Vancouver Street and then go back east to Moss, they would find that the new building will be at least four metres taller than any other building on this part of Rockland, and yet it will be built on one of the narrowest lots.

I recognize the city's wish to provide housing in this part of town to accommodate the increasing population. However, surely this can be done without sacrificing the aesthetic integrity of the neighborhood. Thank you.

Dale Cournoyer  
401 - 1033 Cook St.  
Victoria, B.C. V8V 0E1  
[REDACTED]

To: The Mayor and Victoria City Council

**Re: 1114 Rockland Avenue, Victoria**

I understand that the City is considering an application for a new apartment building at 1114 Rockland Avenue east of Cook Street. I have looked at the developer's proposal, and I am disappointed that the Council might allow a 6 story building on such a narrow lot and on a residential street where the tallest existing building is only four stories high. I also objected to the plan for 1115 Cook Street, which went ahead in the summer despite objections from people in the neighbourhood. Following are my concerns about granting a developer permission to construct this relatively tall building on such a narrow lot in the Cook/Meares area.

Firstly, I'm concerned about the increasing traffic congestion and lack of offstreet parking in our neighbourhood. Will the proposed development actually provide affordable and practical housing for people including young families who can live and work in Victoria?...Or will it be another collection of very expensive, small, crowded apartments that are not amenable to mixed use?

To have aesthetic appeal, the building must first be in proportion to the size of the lot on which it is built. I do not have the exact measurements of the parcel of land at 1114 Rockland Avenue, but I can tell by looking at it that it is relatively narrow and not intended to house a building of 18.9 meters in height. Second, the building should have a similar height to other neighbouring structures. None of the existing buildings in that section of Rockland Avenue are more than 13 meters tall, even though they are much wider than the proposed structure. Some neighbourhoods in Vancouver have been rendered almost unrecognizable because the city has allowed buildings that are too large to be built on small lots without providing the intended benefit of affordability through greater density. I hope that our Council in Victoria won't make the same mistakes.

While I recognize and applaud the city's wish to increase density to accommodate an increasing population, these plans must be carried out with attention to our social and environmental responsibilities. If a developer wishes to have existing bylaws rescinded to accommodate its financial goals, then it should be prepared to adjust its plans to respect the integrity of the neighbourhood and to help the City meet its' need to have more affordable housing that addresses both the aesthetic and environmental sustainability requirements of urban development over the coming decades. The architects should go back to the drawing board and revise

their plans for a building of no more than 15 meters in height that will accommodate affordable mixed use and environmentally sustainable living.

Yours truly,

John G. Agar  
1033 Cook Street, Victoria

## Pamela Martin

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**From:** Joanne Richard [REDACTED]  
**Sent:** December 2, 2020 12:05 PM  
**To:** Public Hearings  
**Subject:** Redevelopment of 1114 Rockland Ave.

To: Mayor and Council  
From: Joanne Richard

I am writing about the 22-unit redevelopment that has been submitted to council for 1114 Rockland Avenue. I concur with the need to replace the rundown building on this site but not with the building proposed by the developer.

I expect council is well aware that the proposed development does not conform with the zoning bylaws for this area: R-3 A1: Low Profile Multiple Dwelling District, which allows buildings of a maximum of three stories. Council will no doubt argue that the building should go ahead as planned because it corresponds with the Official Community Plan, the Urban Place Designation, Map 2, (core residential), which permits buildings up to approximately six stories south of Meares Street, including this section of Rockland.

My question to council is this: Should the Official Community Plan be used to justify developers' proposals, no matter how small the lot? Knowing the lot was only 60 feet wide, the developers clearly knew that the only way to incorporate 22 units was to build up. They are therefore proposing a building of 18.9 meters. Their new building will be much taller than any of the neighboring buildings, yet it will also be much narrower. It will look like a building that should be on Fort Street, not on a residential street like this.

I agree with the vision laid out in the Official Community Council plan for greater density. However, this goal should not blind council from other issues such as aesthetics and character. They should either ask the developer to present a building more in keeping with the character of the neighborhood or start again with another developer.

Sincerely yours,

Joanne Richard  
401-1033 Cook St.  
Victoria, B.C. V8V 0E1  
[REDACTED]

**Pamela Martin**

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**From:** Joanne Richard [REDACTED]  
**Sent:** December 2, 2020 12:08 PM  
**To:** Public Hearings  
**Subject:** redevelopment of 1114 Rockland Ave.

Re: Development proposal for 1114 Rockland Avenue

Dear Mayor and Council,

I am writing to ask you not to approve the new multi-unit building under consideration for 1114 Rockland Avenue. The proposal for the building suggests that insufficient thought has gone into the kind of building that would reflect the character of this part of Rockland Avenue.

The large houses on Rockland east of Lyndon were long ago converted into apartments, and this part of the street features mainly three-story multi-unit apartment buildings with a few heritage homes remaining. What I object to about the proposed building is its height relative to the plot of land on which it will be built and relative to the other buildings, particularly to the heritage building next door. The developers envision a building of 18.9 metres. If council members were to take a quick walk up Rockland to Vancouver Street and then go back east to Moss, they would find that the new building will be at least four metres taller than any other building on this part of Rockland, and yet it will be built on one of the narrowest lots.

I recognize the city's wish to provide housing in this part of town to accommodate the increasing population. However, surely this can be done without sacrificing the aesthetic integrity of the neighborhood. Thank you.

Joanne Richard  
401-1033 Cook St.  
Victoria, B.C. V8V 0E1  
[REDACTED]

Dear Mayor and Council,

I have seen the City's sign about a new building proposed for 1114 Rockland Avenue and examined the documents pertaining to the proposal on your website. I am writing to register my opposition to the proposal, at least as it now stands.

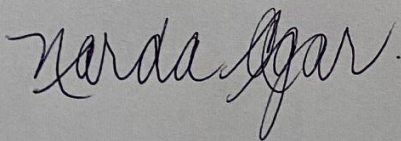
I see that the developer is using the City of Victoria's Official Community Plan to justify their argument for the need to rezone this property, which is currently zoned R-3 A1: Low Profile Multiple Dwelling District. Current zoning allows for a maximum of 3 storeys. The developer argues that because the community plan identifies 1114 Rockland and its surroundings as "core residential," the city should therefore approve a proposal for a building of increased density and height.

While there is room on the site to increase height and density, I do not believe that this parcel of land is sufficiently large for a building of 18.9 meters. It would be totally out of proportion to build a structure of 5 stories plus a roof garden on this narrow lot.

There are currently no buildings of 18.9 meters south of Meares and east of Cook, unless you count the plan for a new building at 1115 Cook, which was passed under similar circumstances last summer (using the City of Victoria's Official Community Plan—which is only a plan not a bylaw—to justify overturning an actual bylaw).

The mayor and council should listen to people in the neighborhood. Most people I talk to are not opposed to development. They support greater density and more housing, but they want new buildings to be in keeping with the character of the neighborhood.

Sincerely,

A handwritten signature in dark ink, appearing to read "Narda Agar". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

To: Mayor and Council  
Re: 1114 Rockland Avenue

I read with surprise that the council is entertaining a developer's proposal for a building of 18.7 meters (5 stories and a roof garden structure) on a very narrow lot at 1114 Rockland Avenue near the corner of Cook and Fort.

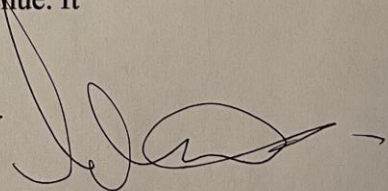
I am definitely not in favour of this proposal. While it is a good idea to build more apartments in and near downtown Victoria to increase density and housing, the new housing stock should not destroy the character of the neighborhood, which I believe this structure will do. Of particular concern is the small and narrow lot on which the developer proposes building this structure. As a former builder, I can assure you that a building of 18.7 meters on this narrow lot will look out of place on this part of Rockland Avenue, where all the other apartment buildings are between 12 and 14 meters.

A few months ago, I noted that the city approved a building that was too tall for a small lot at 1015 Cook Street. Both this building and the current one proposed at 1114 Rockland Avenue require zoning bylaws to be lifted. If these buildings are approved, what will be next in this neighborhood of low-rise character buildings? It is precisely these low-rise apartment buildings and character homes along Cook and surrounding streets south of Fort that give the neighborhood its character and distinguish it from the downtown core and its forest of tall buildings (Yates, Johnson, and Pandora). I appreciate that the city has a plan to increase density, but if it keeps ignoring its own bylaws, I fear that the city's neighborhoods will lose their character.

By all means approve a new building on this lot, but please make it proportionate to the others on Rockland Avenue. It should be no more than xx meters in height.

Yours sincerely,

Don SHEPHERD.

A handwritten signature in dark ink, appearing to read 'Don Shepherd', with a long, sweeping horizontal stroke extending to the right.

December 7, 2020

Dear Mayor and Council,

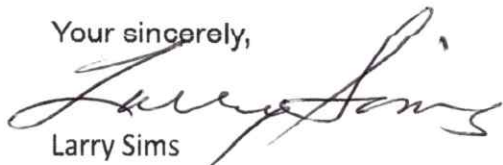
I am writing about the new apartment block proposed for 1114 Rockland Avenue, which I understand will soon come before council. Although something must definitely be done with the derelict property at this address and although I support the densification of Victoria, I have grave concerns about the developer's proposal.

The developer is proposing a building of 62 feet in height—five stories plus roof garden structures. As presented, the proposed building appears attractive and the architects have tried to hide the height by setting the fifth story back. Yet, standing between heritage properties and lower scale neighbours, a building of this height on a frontage of only 60 feet will surely look out of place. What is more, this building will not meet two of the recommendations from the Fairfield Community Plan: It will not provide a sensitive transition in scale from the surrounding buildings, nor will it be comparable to its neighbours in form or in character.

For the developer, more height means more units and thus more profits; for the community, higher scale buildings on narrow lots could compromise the integrity of the neighborhood. There is a reason that most buildings with a 60-foot frontage are no more than four stories. I draw your attention to the recently built apartment blocks at 1015 Rockland and 1121 Fort, both of which are four stories and have visual street appeal because they are in proportion.

I am sure that many people are eager to replace the derelict building on this site. I concur; however, I ask that the City not approve the proposal for 1114 Rockland for the reasons presented in this letter.

Your sincerely,

A handwritten signature in dark ink, appearing to read 'Larry Sims', written over a horizontal line.

Larry Sims  
12 1020 Richardson Street  
Victoria, BC V8V 3C5

To: Mayor and Council  
Re: 1114 Rockland Avenue

14 December 2020

Dear Mayor and Council,

While walking on Rockland Avenue a couple of weeks ago, I noticed a sign outside 1114 Rockland Avenue, indicating that a proposal for the site is pending approval from the city. I have read the documents pertaining to the proposal and am writing to you now before the public meeting to express my concern.

I moved to the Fairfield-Gonzales neighborhood about a year ago, attracted by the village-like atmosphere of the area. I liked that this neighborhood didn't have a "big city" feel, unlike districts to the north such as Harris Green. My family purchased a condo in the Black & White building at the corner of Fort and Cook, where we are happily settled.

What I object to about the proposed development at 1114 Rockland is that it will be a very tall building on a narrow lot on a side street. But, you might ask, why am I objecting to a building of 18.9 metres, when I live in a building of similar height?

Let me explain my reasoning. The Black & White building is built on a substantial piece of land, at a major intersection of two important city streets. The building's dimensions (height, width, and depth) are in proportion, whereas the dimensions of the proposed building are not. If you look at the apartment buildings along Rockland from Moss Street to Quadra Street, none are five storeys, not even those built on much wider lots than the proposed building.

**The architect's drawing is misleading.** I suggest that you look at 1015 Rockland to get a sense of what will happen if 1114 Rockland is permitted to be 18.9 meters in height. 1015 Rockland, a four-story building, was built in 2016 on a lot of similar width between Cook and Vancouver Street. If 1015 Rockland had been any taller, its height would have been completely out of proportion to its width. As well, it would not have complemented the predominantly three-storey buildings on its block.

I was disappointed to see that the city approved a narrow five-storey building at 1015 Cook Street last summer. At the time, I worried that giving permission for this building would set a precedent. Evidently, I was right. I know that Victoria needs more housing, but the council would do well to bear in mind that once a building is constructed, nothing can be done to change it. You only have to look at View Towers to see how long a poor decision impacts a neighbourhood.

Regards,

Sandy Kendall. (email : [REDACTED])  
1033 Cook Street

Mayor Helps and City Council  
City of Victoria

Marjorie Clark  
602-1033 Cook Street,  
Victoria, V8V 0E1

December 21, 2020

Re: 1114 Rockland Avenue

As a resident in the Fairfield neighbourhood, I would like to respond to the 1114 Rockland Avenue (the site) proposal for a 5+ storey building shortly to come before Council. I have a Master of Landscape Architecture Degree and my comments are based on concepts from the theory and practice of landscape architecture.

**Comments:**

The site is in the Core Residential (**CR**) designation south of Meares and East of Cook – which is part of a narrow strip of properties extending from Fort Street to Rockland Avenue, a mere two (2) blocks long. Most of the buildings in this strip face onto Cook. The site occupies the south-easternmost corner of the CR designation. Its neighbours to the east and across the street are in the Urban Residential (**UR**) designation of Fairfield, where different considerations apply.

In a letter dated July 31<sup>st</sup>, 2019, *amended, April 17<sup>th</sup>, 2020*, to the city, Praxis Architects Inc., under the title HERITAGE, admits that its design is not in keeping with the neighbourhood features with *“respectfully acknowledging the neighbouring properties at 1005 and 1009 Cook Street by avoiding mimicry.”* By walking the street one can observe that most properties in the neighbourhood are apartment blocks, situated on large properties; are visually rectangular, with height proportionally shorter than the footprint and built within the height limitations (often 3+ to 4 storeys). None exceed four storeys. Although an apartment to the east, built upon a large rock outcropping, may appear on paper to be of comparable height to the proposed design for 1114 Rockland, when one actually walks the street the effect of the setback, the substantial foliage, and the rock outcropping itself, make it clear that this is a four-storey building with a scale similar to others in the neighbourhood. The applicant is proposing a taller building on a smaller footprint (a more silo profile). Being on the edge of the CR designation, transitioning into the neighbouring UR designation, the building should not be a stand-alone on this section of the street. Normally one would expect that the heights of buildings on the borders between distinct designations would fall between.

In the same amended April 17<sup>th</sup> letter, under project benefits and amenities [the proposal will] *“supply... some desperately needed housing in a variety of unit types, [make] improvements to streetscape – enhanced boulevard, street trees and front yard landscaping. The developer will provide two (2) Affordable Ownership Units...”*

With reference to landscape improvements, by walking the street one can observe that the landscaping of the Rockland Avenue neighbourhood is vastly different to the site’s proposal. (See Praxis renderings 2020.04.14). The Aerial Context image highlights the differences in setbacks from the sidewalk, the area and use of green space in the front yards (large scale plantings) and the existence of a city boulevard between pedestrians and car traffic. The existing pedestrian street-view boasts a

significant tree canopy and lush vegetation – unlike that which will appear at 1114 Rockland Avenue, which is small-scale plantings and two new ginkgos. The city boulevard has been cut away in front of the site, further limiting a sense of green space.

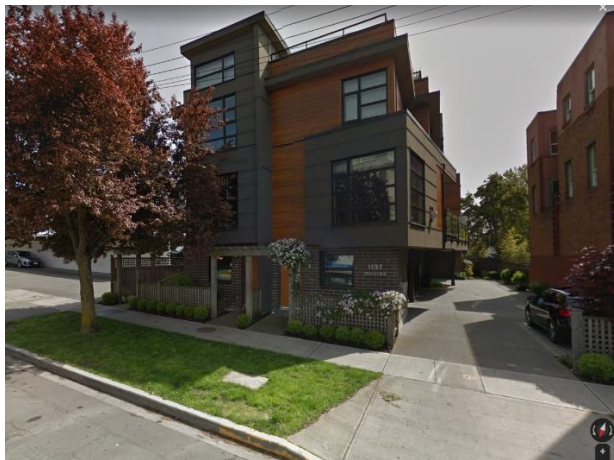
Four storeys are dedicated to build the proposed 22 ownership units. The site would appear to be too narrow and too shallow to accommodate underground parking for the proposed 13 residential + 2 guest's cars. Thus, a fifth storey, at street level, i.e., the public realm, *is devoted to the storage of cars!*

As a result, the building offers pedestrians an 18 ft. wide garage door in the centre of its façade. (Praxis renderings 2020.04.14) The three Street Level renderings show it will require a new curb cut and sloped sidewalk. Rather than retaining the current, joint vehicle entry with its neighbour to the west, this building adds another traffic obstacle for walkers and bikers.

The site is unique within this CR designated strip. It is one of two properties **not** fronting Cook Street. The other is a three plus (3+) storey, newer building facing Meares Street directly behind 1114 Rockland and makes a suitable comparison for these observations.

### **Comparisons:**

There are two other properties in the neighbourhood with similar frontages. The two examples are on Meares Street which has been, and largely still is, the back laneway to very deep properties fronting on Fort Street as well as to large apartments fronting on Rockland Avenue.



*Photo #1: 1137 Meares Street*

The site backs onto the proposed development at 1114 Rockland Avenue. It incorporates front yard residential details such as two private entrances/residential windows at street level. Parking is accessed at the side. A city boulevard supports city trees.

The building consists of six (6) three-storey townhouses with parking. Property dimensions approximate those of the Rockland Avenue site. As a laneway infill, it truly enhances the residential nature of the neighbourhood.

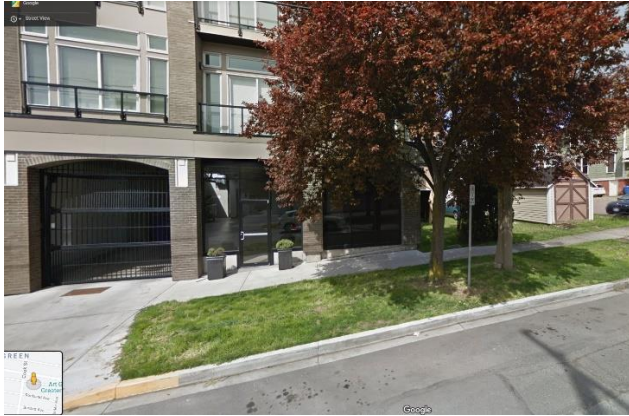


Photo #2: 1121 Fort Street

The building at 1121 Fort Street is across the street from photo #1 but is less neighbourly. The pedestrian level presents a metal gridded parking lot entrance, open views of the concrete ground floor with car stalls, garbage bins and other mechanicals – in other words back-alley amenities.

The lot is a full city block deep – approximately twice as deep as the Rockland Avenue site; the width is approximately equivalent. The four-storey condo consists of 25 dwelling units with some parking.

**In closing:**

I fully appreciate the need to increase the number and diversity of housing options in Victoria and accept the changes this will bring to existing neighbourhoods. However, I wonder at the scale of the current proposal. Should constrained building sites, (say a nominal size-5 shoe) be expected to accommodate over-ambitious agendas, (say a size-8 foot)? Is this precedent for *parking- challenged* sites to devote their prime, street-level storey to park cars an acceptable model across the city? Was this the intention of the Official Community Plan?

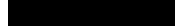
A charming and unique feature of Fairfield, and its neighbouring edge-of-downtown communities, is its creative renovations and conversions of larger homes to increase housing density near the downtown. This, and the pride which the neighbours take in upkeep and landscaping their residences, make this a pleasant, inclusive, and relatively densely populated neighbourhood.

I would not expect to see a multi-dwelling, pseudo-Victorian home re-built at 1114 Rockland. But surely it is possible to create a multiple-unit building that would better fit with the neighbourhood's streetscapes and the community's future development.

Thank you for your consideration.

Sincerely,

Marjorie Clark



## Madison Heiser

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**From:** anita colman [REDACTED]  
**Sent:** Tuesday, March 16, 2021 7:41 PM  
**To:** Public Hearings  
**Subject:** 1114 Rockland Ave.

Hi,  
I live adjacent to the proposed building. I would like a low profile multiple dwelling at 1114 Rockland to keep in harmony with other buildings in the area that are three or four stories.

Developers will always want to add more stories and more units to increase their profits. It's height creep.

Anita Colman

Sent from my iPhone

## Madison Heiser

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**From:** Colleen Rode [REDACTED]  
**Sent:** Friday, March 19, 2021 1:00 PM  
**To:** Public Hearings  
**Cc:** Victoria Mayor and Council  
**Subject:** 1114 Rockland Ave

Dear Mayor and Council

Re-zoning application for 1114 Rockland Avenue

My name is Colleen Rode, and I am co-owner of 1005 Cook St, which is the building directly next to the above mentioned proposed development property. 1005 Cook St is a heritage house on the corner of Cook and Rockland Ave.

I am writing to express my strong opposition to this proposed development. While I am looking forward to the site being developed in the future, the present proposal is grossly inappropriate for the lot and the neighbourhood.

The development will affect the scale and expression of the neighbourhood significantly. They are proposing a 5 story 22 unit building made primarily of 400 sq ft micro-units. (20ft x 20ft) They are requesting multiple variances which will create a massive building consuming a the majority of the lot.

For us personally, the proposed development will create a monolithic 5 story wall 2 metres from our property line. For perspective, that is the same distance one stands in line at the store while social distancing. (now picture looking 5 stories up). The purpose of the multiple variances is to create a larger building, to create more units leading to larger profits for the developers. This at the expense of the current residents of the neighbourhood, and the two designated heritage buildings next door.

After meeting with the developers in the spring of 2020, it was apparent that they were unresponsive and uninterested in addressing any of our concerns. We were hopeful they would consider a more modest development, ideally 4 stories. They are confident that mayor and council will vote in their favour, and don't believe any arguments will change the decision going forward. I would like to test their assumption.

This development requires the entire neighbourhood to bow to the developers demands, while giving nothing in return. The building will block the light of surrounding properties on three sides. All the green space is on the top of a 5 story building, benefitting only those living in the building. Inadequate parking will cause even more congestion on our streets, and the two heritage houses, while being required to adhere to strict heritage bylaws, will be diminished by the huge building next door.

While the developers are resolute in their refusal to reconsider any of their plans for the good of the neighbourhood, they are at the same time requesting multiple variances to existing bylaws, to their benefit only. Lets be honest, this is a profit driven development. While I have nothing against earning profit, this project maximizes profit at the expense of the neighbourhood's values. The small micro-units, while promoted as "affordable housing" will benefit mostly private investors and does not actually address affordability.

There are over 80 units already slated for this immediate area. These are mostly small apartments meant as rental units and government subsidized housing. What is missing in our neighbourhood is middle housing. Buildings that can house families, extended families and elderly. This project does not address any of these concerns.

Thank you for hearing my concerns regarding this proposed development.

Colleen Rode  
101-1005 Cook St

## Madison Heiser

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**From:** rick johnston [REDACTED]  
**Sent:** Friday, March 19, 2021 11:59 AM  
**To:** Public Hearings  
**Subject:** proposed changes to 1114 Rockland Ave.

We are delighted to finally see this property being developed but not pleased that you are considering a five-storey building.

Up and down Rockland Ave. from Vanvouver to Moss all the apartments and condos, with the exception of one apartment with a partial fifth storey, are no more than four storeys. Five storeys is not a good fit and does not meld with all the other properties in this area. If you want to see a responsible development for this area look no further than the modern four storey, 14 unit condo building at 1015 Rockland Ave. This building was completed in 2015 and is a perfect fit for the neighbourhood.

These new property specific zones make a mockery of the old height, parking, density and setbacks restrictions. It's time to be realistic and considerate of folks like ourselves who have made this area our home.

Please do not permit this five storey development.

Respectfully submitted,

Rick and Lynne Johnston  
203-1115 Rockland Ave.