

[REDACTED]

From: Aileen Eakins [REDACTED]
Sent: March 20, 2021 11:55 AM
To: Public Hearings
Subject: New development at 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,

Aileen Eakins
301-1115 Rockland Ave

Sent from my iPhone

Madison Heiser

From: Barry Fisher [REDACTED]
Sent: Monday, March 22, 2021 5:31 PM
To: Victoria Mayor and Council; Public Hearings [REDACTED]
Cc: Barry Fisher; Annie Fisher
Subject: 1114 Rockland Ave.

Mayor, Council, and Victoria City Staff,

I write to express my disappointment with the general trend of development taking place in Victoria over the past number of years.

One can barely catch their breath before a new development proposal is considered for City Council approval. There are two consistently bothersome actions that are a result of the “due process for developers” at City Hall. First, and most importantly, the owners of neighbouring properties that are often negatively affected are often passed-off as “NIMBYS”. Secondly the developer and his entourage often receive far more consideration from all persons making the final approval decisions. I know how this process works from the developer’s perspective as they and their cohorts spend considerable time and energy cultivating relationships with influencers at City Hall. Next comes “the ask”, better known as the variances (favours), from the existing zoning guidelines.

My immediate concern is the development hearing for 1114 Rockland Ave taking place this Thursday, March 25, 2021. The variances requested by the developer should be rejected as it only represents a further invasion of excessive site coverage. Far too often developers purchase properties knowing that they can achieve variances (higher density, additional height levels etc). This game must end! Community plans are in place and they have been developed with property owners involvement...it is time the public is heard!

It is time that the approval process starts to consider the wishes of the neighbouring property owners and get back to constraining the ruination of the area involved in this, and all future, invasive developments.

Annie and Barry Fisher,
1115 Rockland Ave.

[REDACTED]

From: Brandi Wasyluk [REDACTED]
Sent: March 19, 2021 2:50 PM
To: Public Hearings
Subject: 1114 Rockland

Hi there,

I hope this email finds you well! I am submitting my written comments in advance of the meeting to discuss the proposed changes to 1114 Rockland Ave. I am happy to register to speak also.

Kind Regards,

Brandi Wasyluk

I, Brandi Wasyluk, Registered Midwife and co-owner of 1005 Cook Street, am writing to express my opposition to the proposed development of 1114 Rockland Avenue. While I am in no way opposed to developing 1114 Rockland Avenue, as immediate neighbours to the property, we take issue with the proposition to reduce the west side setback from 3 meters to 2 meters. Our concerns were expressed at the initial community planning meeting and in direct conversation with developers with little consideration given to our concerns.

As a business owner and essential worker who cares for growing families, I have great appreciation for the housing crisis in Victoria. The ambitious size of this development including many small micro-condos fails to acknowledge the long-term housing needs of our community. We view the setback variance as an attempt to maximize profits for the developers while potentially negatively affecting our property value in the future. The utter hypocrisy in the expectation that Heritage Building owners abide by strict rules to maintain the "charm" of Victoria while being juxtaposed to a new build asking for multiple variances is unacceptable.

As immediate neighbours and engaged community members I ask for your thoughtful consideration to not approve the proposed changes to 1114 Rockland Avenue. We value community needs over profits and would hope the landscape of our community is not held solely in the hands of developers looking to maximize profits. We support the development of a more modest building which does not require multiple variances that negatively impact surrounding buildings.

Madison Heiser

From: James Allen [REDACTED]
Sent: Monday, March 22, 2021 7:41 PM
To: Public Hearings
Cc: Diana Kozinuk
Subject: RE 1114 Rockland Avenue

I am submitting this on behalf of my neighbour, Diana Kozinuk.
James Allen

To Mayor and Council,

I am looking at the proposed development for 1114 Rockland Ave.
I am also looking at all the variances they are asking for.
That this could get by the planning department and be
presented as a feasible proposal to the citizens is remarkable to me!
Why do we bother with building codes if none of them matter.
Lets just let anyone build anything. That is how I see this.

Thoughtfully yours, Diana Kozinuk
#302 1115 Rockland Ave.
phone [REDACTED]

[REDACTED]

From: James Allen [REDACTED]
Sent: March 20, 2021 3:19 PM
To: Public Hearings
Subject: 1114 Rockland Avenue

To the Mayor and Council: In the current pandemic circumstances prohibiting in-person public hearings (for very good reasons), I respectfully submit the following.

I note with approval that a development is proposed for the above-noted address, which has been an abandoned carbuncle on this neighbourhood for well over a decade. However, I also note with considerably less pleasure that an existing zoning described as “low profile multiple dwelling” is somehow insufficient to accommodate a replacement building. Rather, an oversized five-storey structure is proposed with a consequent waterfall of variances required to jam everything in.

Just once it would be nice if a developer adapted to existing zoning requirements for items such as setbacks and parking rather than by rote seeking to violate them, with the city expected to accede to the violation as a matter of course. How astonishing would that be? It is, of course, a matter of taste, but in my opinion Victoria’s uniquely charming and quirky downtown of just a few years ago has turned into a bit of a soulless overbuilt dump that is indistinguishable any other Canadian city.

In short, I urge council to feed this proposal a diet pill and lop off a storey or two, or better still, demand something more imaginative for the area than one more rectangle

Yours truly,

James Allen (404-1115 Rockland, just across the street)



HAMPTON & COMPANY

CHARTERED PROFESSIONAL ACCOUNTANT

1009 Cook Street
Victoria, British Columbia V8V 3Z6
Telephone [REDACTED]
Facsimile [REDACTED]

Ron W. Hampton Inc.

March 22, 2021

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

Attention: Public Hearings

Dear Sirs

Re: Zoning Regulation Bylaw, Amendment Bylaw (No. 1249) – No. 21-025
(1114 Rockland Avenue)

I write this letter to Mayor and Council to express my opposition to the proposed development at 1114 Rockland Avenue in Victoria.

I am the owner of 1009 Cook Street, which is a heritage building adjacent to the proposed development. I have owned this property for 21 years. The developers are seeking 5 variances as follows: a) to vary the Zoning Regulation Bylaw by reducing the number of parking stalls by 5; and b) to reduce the setbacks on each of the front and rear, as well as the east and west sides. I strongly oppose these 5 variances.

I do agree that this property needs some form of residential development, but strongly believe that the development proposed is not appropriate for the lot size, given the requirement of four setback variances, required on the front and rear, as well as the east and west sides.

As this is a proposed five storey development, any variance to the setbacks will have a detrimental effect on quite a few properties for a number of reasons including having 4 minimal and inadequate setbacks, as well as creating significant shadowing issues resulting from the proposed height of the development, that is

exasperated with the proposed setback variances. Further, the parking variance sought will also create further significant parking frustrations and issues in this neighborhood.

My ask is that you do not approve any of these variances, but rather refer the matter back to the developer to create a more considerate development for this lot, one that does not require any of these 5 variances.

This neighborhood expects and demands a more suitable development.

If you have any questions or comments, please do not hesitate to call or email.

Yours sincerely,



Ron Hampton, CPA, CGA

[REDACTED]

From: rick johnston [REDACTED]
Sent: March 22, 2021 2:54 PM
To: Public Hearings
Subject: Re: proposed changes to 1114 Rockland Ave.

Further to our first email and after more research on the proposed development at 1114 Rockland, we find that not only is this building five stories with the first storey being covered, ground level parking but the roof height is 18.9 meters or 62 feet, which is about 20 feet higher than our four storey strata across the street and just about every other apartment and condo building on Rockland from Vancouver to Linden. Also there are 22 units proposed for the development but only 12 parking spaces. Parking is already at a premium on Rockland and this will only exacerbate the issue.

This proposed development is so out of keeping for this area. Please do not allow it to proceed to the detriment of those that will be most affected.

It's time to consider and respect the folks that elected you and pay your salaries and not the developers who are only interested in dollars not SENSE.

Respectfully submitted.

Rick and Lynne Johnston
203-1115 Rockland..

On Fri, Mar 19, 2021 at 11:59 AM rick johnston [REDACTED] wrote:

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 Vancouver 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.

[REDACTED]

From: Stephani Horstman [REDACTED]
Sent: March 22, 2021 10:07 AM
To: Public Hearings
Subject: Zoning Regulation Bylaw for 1114 Rockland Ave

Hello,

I live at 1126 Rockland Ave, Victoria, BC V8V 3H7, right next door to the property in question. We have an old, huge Douglas Fir tree that, while on our property, borders on the 1114 property in question. This means that its root structures and a portion of its sunlight are on the 1114 Rockland side.

A 5-story building will block the light for this living being. As Victorians, we need to consider the rights of other living beings just as much as the property rights of colonizers. Now, if the 5-story building will be for affordable housing, I think a compromise could be made because Victoria needs affordable housing more than it needs an old, mature Douglas Fir. It's a hard compromise but it should be made. However, if the 5-story building is meant for \$750k luxury condos, I fervently oppose creating more unnecessary luxuries at the cost of the life of our old resident Douglas Fir tree. If they can design their building so that it doesn't block the sunlight of our Doug Fir, and guarantee they will build around its root structure, I wouldn't oppose 5 stories. Otherwise, I wholeheartedly oppose a 5-story zoning change. This city needs more equitable options for working folk so we don't end up living in the park with all of the already-unhomed residents. Luxury condos just keep raising the cost of living here and that is leaving our most marginalized and at-risk members of the community out in the cold, literally. So if this development is not for reasonable housing (define: at least 650 sq ft, apartments < \$1500/month for 1-bedroom; condos < \$500,000 for a 1-bedroom), then the Douglas Fir tree's rights are more important than the developers'. If the developers are planning on making a significant profit on this property, they can invest in building in harmony with nature, in this case our giant Doug Fir, and use that as a selling point to the people who can afford \$2500/mo/\$750k luxury apartments/condos. This is an investment in our neighbourhood and our community. Right now, our Doug Fir is contributing a lot to our community's quality of life. What will the new property at 1114 Rockland contribute to our community?

Sincerely,
Stephani Horstman

Ashley Kruse
101-1005 Cook Street
Victoria, BC
V8V 3Z6

March 23, 2021

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

Dear Mayor Lisa Helps and Victoria City Council,

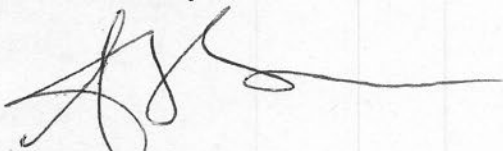
I am writing to express my opposition to the proposed development at **1114 Rockland Avenue**. I understand there is a meeting to discuss the project on Thursday, which I will not be able to attend.

I have co-owned the adjacent commercial property at 1005 Cook Street for the last five years and worked as a midwife in the building for ten years. As such, I am acutely aware of the negative impacts the proposed project would have on our property and the surrounding neighbourhood.

While the scale and design are clearly not in keeping with the style of the neighbourhood, it is really the setbacks and height that are of particular concern to me and my partners. Having a wall of building tower over our property so close to the property line would dwarf us in its shadow. Ours is a designated heritage building, a gem that adds character to this city. Allowing behemoths to surround the visual hearts of the city significantly diminishes the unique beauty of this place.

Thank you for registering my opposition to the setback and height variances for 1114 Rockland Avenue that are before you.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ashley Kruse', with a long horizontal flourish extending to the right.

Ashley Kruse

Madison Heiser

From: Victoria Mayor and Council
Sent: Tuesday, March 23, 2021 12:30 PM
To: Public Hearings
Subject: Fw: 1114 Rockland Ave Multifamily Proposal

From: Jim Cuthbert [REDACTED]
Sent: March 23, 2021 12:22 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1114 Rockland Ave Multifamily Proposal

Dear Mayor and Council, City of Victoria.

I write to express my disappointment with the general trend of development taking place in Victoria over the past number of years.

One can barely catch their breath before a new development proposal is considered for City Council approval. There are two consistently bothersome actions that are a result of the “due process for developers” at City Hall. First, and most importantly, the owners of neighbouring properties that are often negatively affected are often passed-off as “NIMBYS”. Secondly the developer and his entourage often receive far more consideration from all persons making the final approval decisions. I know how this process works from the developer’s perspective as they and their cohorts spend considerable time and energy cultivating relationships with influencers at City Hall. Next comes “the ask”, better known as the variances (favours), from the existing zoning guidelines.

My immediate concern is the development hearing for [1114 Rockland Ave](#) taking place [this Thursday, March 25, 2021](#). The variances requested by the developer should be rejected as it only represents a further invasion of excessive site coverage. Far too often developers purchase properties knowing that they can achieve variances (higher density, additional height levels etc). This game must end! Community plans are in place and they have been developed with property owners involvement...it is time the public is heard!

It is time that the approval process starts to consider the wishes of the neighbouring property owners and get back to constraining the ruination of the area involved in this, and all future, invasive developments.

Yours sincerely,

Jim Cuthbert MSc RPBio
303 - 1115 Rockland Avenue
Victoria, BC



Sent from my iPhone

Madison Heiser

From: Keith Lawrence [REDACTED]
Sent: Tuesday, March 23, 2021 9:52 AM
To: Public Hearings
Subject: zoning 1114 Rockland ave

Good Day,

I object to reducing the vehicle parking from 17 stalls to 12 stalls.

The end result of reducing stalls will cause a decrease in public parking on Rockland ave.

Whenever there is an increase of population density , there is a decrease of street parking space, 100 per cent of the time.

Each condo requires at least 1 parking stall within the new building.

Also 3 additional parking stalls are needed for visitors of residents.
(Do you have friends ?.....of course you do...and where are they going to park when they come to visit you?)

At present Rockland Ave is used by business clientele 2 to 3 blocks away.

Three times per day yoga practitioners park on Rockland Ave....because there is no closer parking where the studio is 2 blocks away.
That tells you that there is not sufficient parking so we on Rockland get the overflow.

Parking on Rockland is full.

I am asking the construction company and city hall to be part of of the solution to this current problem and take responsibility to limit further parking congestion by simply providing a parking stall for each condo built.

I live at 1150 Rockland ave and continuously have challenges finding parking where I live every time I leave to run errands and come back...to a full street.

Regards,

Keith Lawrence

Madison Heiser

From: Peter Johnson [REDACTED]
Sent: Tuesday, March 23, 2021 11:33 AM
To: Public Hearings
Subject: development permit for 1114 Rockland Ave.

Please allow me to introduce myself. I am a writer and B.C. historian and have published five books on various aspects of this province's coastal and maritime history. pertinent to this email is my book **Quarantined: Life and Death at William Head Station, 1872-1959** (Heritage House Publishers,: victoria, 2013). The book chronicles the history and importance of the only federally-funded quarantine station on Canada's west coast. Its role in creating a disease-free British Columbia from the 1890s to the late 1950s is especially significant today, our being in the midst of another communicable-disease pandemic.

I wish to object to a development permit being given for 1114 Rockland Ave. in Victoria which will be discussed at City Hall, Thursday, MArch 25, 2021.

The home has had for some time a HERITAGE designation, but as I understand, it that protection has been overturned by a covenant on the property which allows for its destruction, to be replaced by a five-story apt.
Given the history of the home, I would ask the Council to consider the following:information:

- The home in question was the residence of : Dr. MacNaughton-Jones, the first Chief - Medical Superintendent of the William Head Quarantine Station when it opened in Aug., 1893.It was Dr. MacNaughton-Jones who argued long and hard that the facility be properly funded, so as:

- 1). it could hold over 1000 souls with smallpox in 1893.
- 2). so it could avert a Bubonic Plague epidemic in 1894,
- 3). so B.C. could communicate with other quarantine stations in America and set, the then standard, for communicable-disease intervention in North America.
- 4) Dr. MacNaughton-Jones was the lynchpin, such that quarantine medicine in B.C. was as significant and long-standing as Grosse-Ile in Quebec, Lawlor's Island in Nova Scotia and Ellis island in New York. .

Helen Constance MacNaughton Jones was the good Doctor's daughter and built the home for her father. His role in BC quarantine history should be memorialized and taught through the preservation of the family home, just as surely as the preserved residence of Emily Carr promotes her art. the quarantine station at William Head , became a federal prison when it closed in 1957, so the importance of the station in BC's history was lost, as many of the original buildings were torn down. MUST WE DO THE SAME with the residence of DR. MacNaughton-Jones today? and again, close off that avenue to our past, for want of increased taxation and development. Surely we can achieve growth without destroying what little history Victoria has.

I implore you; please look at the history of the house in question. It could, if restored provide yet another profitable way way to instruct our young people and also tell them that their forefathers are interested in keeping our past and limited history, very much alive.

In a time of a world-wide pandemic, the home at 1114 Rockland Ave needs to be preserved.; It could easily become a shrine to the worth of the William Head Quarantine station and its first,, most important Chief Officer. Dr. MacNaughton -Jones. I can be reached for further comment.

Thank-you. Peter Johnson, Author Quarantined (A history of william Head Station).



March 22, 2021

To whom it may concern,

RE: 1114 Rockland Ave REZ00711, DP000562 and DPV00140

I would like to reach out in support of the application being made for 1114 Rockland Avenue. The proposed project is a much-needed improvement on the existing structure that has been on the site since the fire left the building uninhabitable. The design is both modern and echoes the traditional with the mixed cladding and wood finishes.

The proposed new building fits with the scale of not only the existing apartments at 1023 Cook Street but also the new development at 1015 Cook Street. The applicant's focus on the lifestyle and needs of future residents by integrating parking, bicycle storage and a bicycle repair station will utilize the newly improved Vancouver Street cycling corridor and is a move in the right direction towards multi-modal transportation on the edge of the downtown core.

The combination of both one and two bedroom units is a move in the right direction towards more livable unit sizes with the fifth level floor plan showing a larger family sized two bedroom unit.

As both an owner and resident of the area I wholeheartedly support this application and project.

Sincerely,

John M.P. Mears

President

Oak Bay Rental Investments Ltd.

Resident 1024 Meares Street

Owner 1024 Meares Street/1023 Fort Street and 1057 Fort Street