

Madison Heiser

From: andrew sanderson [REDACTED]
Sent: Tuesday, March 23, 2021 8:06 PM
To: Public Hearings
Subject: 1114 Rockland Ave

To Victoria Councilors,

while I am glad to hear that something is planned to replace the building that has been in disrepair for the entire time, almost seven years, that I have lived at 1126 Rockland Ave. I have concerns about the proposed rezoning application.

I am in general concerned with the impact on the neighbourhood of yet another development in this area. There has been a noted increase in traffic and congestion on Cook St. and Meares St since the Black and White condso went up at the corner of Fort and Cook. I commute to work out to the peninsula every day and have noticed the increase in traffic locally from all the recent Cook st and neighbouring developments. With the construction now happening at 1015 Cook St. and I believe other developments planned for Meares I feel like the construction disturbance will have no end.

Back to 1114 Rockland. I feel that a maximum four story building would much better fit the area. All the surrounding buildings seem to max out at four stories. As someone who is reliant on the rental market I am glad that something with more units is being considered. Is the property going to be aimed at rentals? If so I hope there is some actual affordable units as part of the development. I was lucky to move in when I did. I would find the current rental market extremely difficult to find something within my budget. The same unit in my building is going for nearly five hundred a month more than what I am currently paying! I also really appreciate the distance between my building and the ones next to it. It allows for good daylight in the units and not feeling like we are living on top of each other. While my unit will not be directly affected I feel strongly for all my neighbours in the building on that side as well as the folks living in 1137 Meares St. I would much prefer that the setbacks not be reduced.

As with every time I see a new building going up downtown I mourn our small town turning into a big city. I am a born and raised Victorian. I acknowledge that while growth is inevitable I also wonder when will it be too much. Another main concern I have with all the developments is what will it mean for the local aging infrastructure as well as the stress on our fresh water sources. If nothing else the current pandemic should bring the question of where will we source all of our water and food from.

To summarize strongly object to the size of the building in the current proposal. I would support a smaller building that fits in with the ones surrounding it.

Thank you for your time,
Andrew Sanderson
309-1126 Rockland Ave

Madison Heiser

From: Victoria Mayor and Council
Sent: Wednesday, March 24, 2021 8:37 AM
To: Public Hearings
Subject: Fw: Application for variance re 1114 Rockland Ave

From: Krystyna Kinowski [REDACTED]
Sent: March 23, 2021 11:14 PM
To: [REDACTED]
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Application for variance re 1114 Rockland Ave

Dear Sirs: I am writing as a former owner of 1005 Cook St and continue to work there now as a tenant. It is adjacent to 1114 Rockland Ave where the developers want to reduce the 10' setback.

I urge council to consider why we have setbacks in the first place. A community needs setbacks to create space, light, air, room for trees, and buffering from noise.

Secondly, a large condo building without the required setback will be out of keeping with the aesthetics of the area. This part of Victoria is open, spacious, and has many lovely trees. A monolithic structure will be a visual anomaly and offensive to anyone who appreciates heritage buildings, as I do.

Thirdly, I'd ask council to request a modified plan for the top two floors to create wider spaces around the building, with broader balconies and ideally a roof top garden. The reduced volume of the entire structure would fit in better with the homes along Rockland Ave.

Thank you for your consideration,

Krystyna Kinowski, Ph. D.
Registered Psychologist
201-1005 Cook St
Victoria BC V8V 3Z6
Home address: 37187 Schooner Way
Pender Island BC V0N 2M2

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SHARON KEEN

ANTHROPOLOGY
CULTURAL ECOLOGY

#105-975 FAIRFIELD ROAD
VICTORIA, B.C.
V8V 3A3

[REDACTED]

WEDNESDAY, 24 MARCH 2021

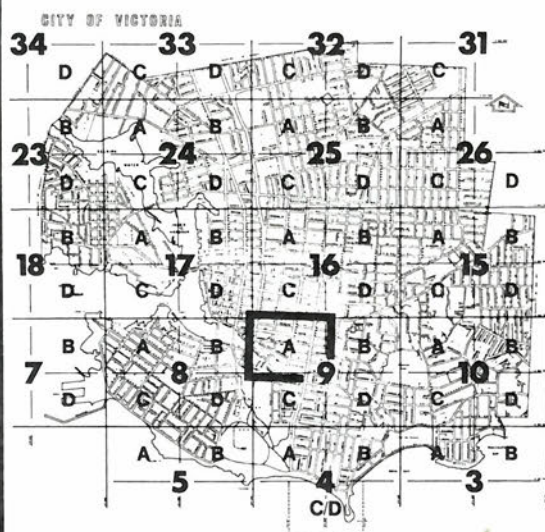
VICTORIA CITY COUNCIL
#1 CENTENNIAL SQUARE
VICTORIA, BC
V8W-1P6

- 1114 ROCKLAND AVENUE, PUBLIC HEARING, 25 MARCH 2021:
SAY NO TO THE REZONING & DEVELOPMENT PERMIT APPLICATIONS. MAINTAIN THE EXISTING ZONE AND FOOTPRINT OF THE BUILDING AS IT IS PART OF A HERITAGE "CORNER". SEE 1981 MAP ATTACHED: ROCKLAND & COOK.
- MOST IMPORTANTLY, THIS 1910-11 HOUSE WAS BUILT FOR THE MACNAUGHTON-JONES FAMILY: "DOMINION QUARANTINE CENTRE" AT WILLIAM HEAD SUPERINTENDANT'S WIDOW & DAUGHTER. HELEN EDWARDS "HISTORY" ALSO IS ATTACHED: VICTORIA PRIVATE HOSPITAL & IN 1926 RESIDENTIAL.
- * - THE "COVENANT", THAT IS SUPPOSE TO GO WITH THIS PROPERTY & PROTECT IT, APPARENTLY CAN'T BE FOUND! HOW CONVENIENT FOR THE CURRENT OWNER!!
PERHAPS ITS COMPLICATED HISTORY NOW HERE, WILL ENABLE A MORE THOROUGH SEARCH?
- THE O.C.P. FOR FAIRFIELD IS NOT BEING HONORED AT ALL: MANY PRIVATE HOMES WERE CONVERTED INTO RENTAL SUITES DURING THE DEPRESSION.
- * WE NEED THESE SUITES, & IF NOT "18 SRO'S", AS IN 1978, AND WHEN THE INTERIOR FIRE HAPPENED, THEN PERHAPS A SMALLER NUMBER - WITHOUT CARS. SEE 6 SUITE MACLURE HOUSE AT 821 LINDEN AVENUE: NOT DESIGNATED, BUT...
- FINALLY, "LOCKDOWN" FOR A YEAR HAS PREVENTED ACCESS TO "DEVELOPMENT TRACKER": CANCEL ALL SUCH PUBLIC HEARINGS UNTIL "E.P." IS LIFTED!!

Sharon Keen



- 1981
- CITY OF VICTORIA GENERAL ATLAS
- COMPILER: WESTERN PHOTOGRAMMETRY

























GRID INDEX

PROJECTION
UNIVERSAL TRANSVERSE MERCATOR (U.T.M.)
U.T.M. GRID ZONE 10 (1975)

VICTORIA CITY VERTICAL DATUM (REVISION 1979)
0.00 METRES = 0.00 GEODETIC SURVEY DATUM
(QUADRANT 48123 - REVISION 1972)

MAP SCALE FACTOR (AVG.) = 0.99961
SURVEY CONTROL FACTOR (MEAN) = 0.99961

LEGEND

SURVEY MON. (NON-CENTRAL).....		SIDEWALKS:	
SURVEY CENTRAL MONUMENT.....		CONCRETE.....	
SURVEY CENTRAL PLATE.....		ASPHALT.....	
U.T.M. GRID INTERSECTION.....		DRIVEWAYS:	
BUILDING.....		PAVED.....	
CONTOURS - DEFINITE.....		UNPAVED.....	
CONTOURS - INDEFINITE.....		MANHOLES:	
SPOT ELEVATION.....		SANITARY SEWER.....	
SANDY BEACH.....		STORM DRAIN.....	
DITCH.....		CITY LIGHT.....	
TREES:		WATER VALVES:	
DEFINITE TRUNK.....		MAIN.....	
INDEFINITE TRUNK.....		HYDRANT.....	
BUSH.....		SERVICE.....	
HEDGE.....		BOULEVARD SERVICE.....	
ROCK OUTCROP.....		VENT.....	
FENCES:		CATCH BASIN.....	
WOOD.....		WATER METER.....	
STEEL.....		FIRE HYDRANT.....	
WALL.....		STOP SIGN.....	
RETAINING WALL.....		POLES:	
PLANTER.....		UTILITY (WOOD).....	
MUNICIPAL BOUNDARY.....		CITY STANDARD (STEEL).....	
BRIDGE.....		LAMPS:	
RAILWAY.....		MERCURY VAPOUR	
		ON STANDARD.....	
		ON UTILITY POLE.....	
		CLUSTER	
		TYPE 'A'	

RAILWAY *****		TYPE *
V		
W		
X		
Y	CADASTRAL SERIES SURROUND	
Z	GENERAL SERIES SURROUND	



CORPORATION OF THE CITY OF VICTORIA
ENGINEERING DEPARTMENT

TITLE/SERIES	DATE	TIME	LOCATION	STATUS
...

GENERAL

MAP OVERLAY COMBINATIONS

REVISED TO:
MARCH 1973

GRID AREA **9A**

a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s	t	u	v	w	x	y	z
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---



HERITAGE DETECTIVE

Helen Edwards

What do you think about when someone says "hospital"? I think of sterile, large, institutional, white and busy.

That might be true in modern times, but in the early twentieth century, there were several private hospitals run from private homes.

The house at 1114 Rockland Avenue is a good example of a very small private hospital.

The house was built in 1910-11 for Helen Constance Macnaughton-Jones (known primarily as Constance). Born in New Westminster on Nov. 8, 1868 to Dr. William H. Macnaughton-Jones and his wife Annie Moore, she was the couple's fourth child.

Dr. Macnaughton-Jones served as the superintendent of the Dominion Quarantine Centre at William Head from its construction in 1893 until his death on May 3, 1896.

Mrs. Macnaughton-Jones was part of the social scene in Victoria with her name appearing many times in the newspaper in the first decade of the nineteenth century, listed with events at the homes of Mrs. David Spencer, Senator and Mrs. Macdonald as well as Government House. Her name was linked with the Dunsmuir and other socially prominent families in the area.

On August 8, 1908, a notice appeared in the Victoria Daily Colonist advising "on September 7, Miss Macnaughton-Jones, who has just returned from England, will open a home for nurses on the corner of Cook Street and Burdette avenue" (819 Cook Street).

"While away, Miss Jones had every opportunity of visiting and inspecting the management of these homes both in England and America. The home will be under the personal supervision of Miss MacNaughton-Jones, herself a trained, certificated nurse, and the gold-medalist of her year, graduating from the Royal Jubilee hospital." She had been one of its first graduates.

Constance and her mother lived at 819 Cook until the new building on Rockland was complete. Constance was prominent in community activities, serving as the secretary of the local chapter of the National Home

Reading Union - vice-president was J.W. Laing, principal of the Collegiate School, located just up Rockland Avenue.

This group promoted reading with their emphasis in 1907 on "History as taught by the English novelists, with special reference to Sir Walter Scott."

On April 20, 1913, Annie died and Constance continued with the hospital. With the declaration of World War I, she left immediately for Europe to offer her services, unwilling to wait for the organization of units in Canada (her official date of enlistment with the Canadian Medical Corp was July 14, 1915).

She joined a group sent to Lemnos and was attached to an Imperial Hospital at Gallipoli. Constance returned to England at the end of that campaign, and then worked in France until Armistice Day.

After the war, she continued to nurse all over the world, returning to Victoria for frequent visits. She died in Dinard, France on April 16, 1928 at age 60 of appendicitis.

Nova Scotia-born nurse, Janet Braden Archibald, ran the Victoria Private Hospital with the assistance of her sister, May from 1914 to 1921. She then moved to Vancouver, and Mrs. Dora L. Lesley administered the hospital.

In 1926, the use of the building changed to residential accommodation, with a name change to The Kelvinside Private Hotel. Mrs. Harriet J. Wood, the widow of William J. Wood, managed the building until 1931 when she moved to become proprietor of the Cherry Bank Hotel.

In 1931, the name was changed to Victoria House and became rental accommodation with Mrs. Emma Allen moving from her position as the manager of the Glenshiel Hotel.

She sold the property to Horace Shaw in 1936. The building continued as rental space with the number of units increasing until the building was converted to 18 suites in 1978.

It continues with this use today but I wonder how many current residents have any knowledge of its history.

Helen Edwards is a heritage consultant in private practice and the newly elected Heritage Canada Foundation Governor for British Columbia.

It's your neighbourhood

NOTICE OF PUBLIC HEARING

Public Hearing Items will be considered by Council at a Council Meeting on Thursday, March 25, 2021 at 6:30 p.m.



Provide your input:

If you are interested in any of the proposed changes being considered, you are invited to share your views with City Council by email at publichearings@victoria.ca

Where:

6th Floor Boardroom
Capital Regional District

625 Fisgard Street
Victoria, B.C.

Public access to Council Meetings is not permitted due to the COVID-19 Pandemic. This meeting may be viewed on the City's live stream webcast at www.victoria.ca

What is being proposed?

B. Rezoning Application and Development Permit Application for the Property Known as 1114 Rockland Avenue

Zoning Regulation Bylaw, Amendment Bylaw (No. 1249) - No. 21-025

To rezone the land known as 1114 Rockland Avenue from the R3-A1 Zone, Low Profile Multiple Dwelling District, to the CA-93 Zone, Central Area (1114 Rockland) District, to permit a five-storey residential building with multiple dwellings.

New Zone: CA-93 Zone, Central Area (1114 Rockland) District

Legal description: PID: 005-212-332 Lot 1576, Victoria City

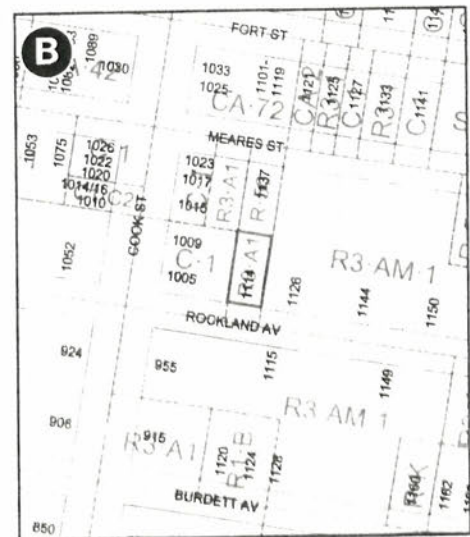
* Existing Zone: R3-A1 Zone, Low Profile Multiple Dwelling District & Covenant*

Development Permit Application

The Council of the City of Victoria will also consider issuing a development permit for the land known as 1114 Rockland Avenue, in Development Permit Area 16, General Form and Character for the purposes of approving the exterior design and finishes for the five-storey building as well as landscaping.

The Development Permit will vary the Zoning Regulation Bylaw, CA-93 Zone as follows:

- reduce the vehicle parking from 17 stalls to 12 stalls;
- reduce the west side setback from 3 metres to 2 metres;
- reduce the east side setback from 3 metres to 2.6 metres (building face) and 0.35 metres (lobby only)
- reduce the front setback from 4 metres to 3.6 metres
- reduce the rear setback from 5 metres to 3.33 metres.



1114 Rockland Avenue
Rezoning No 00711



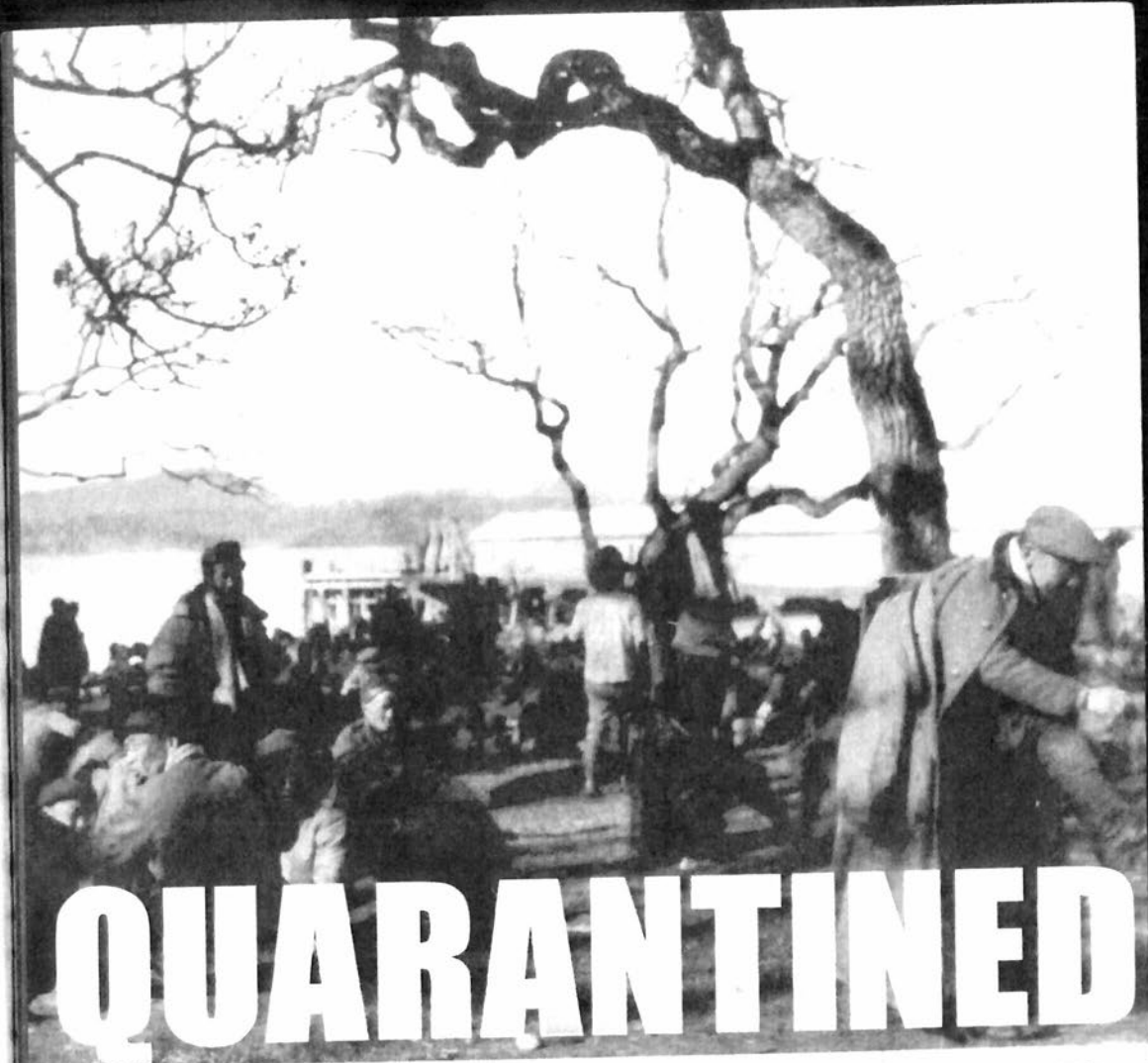
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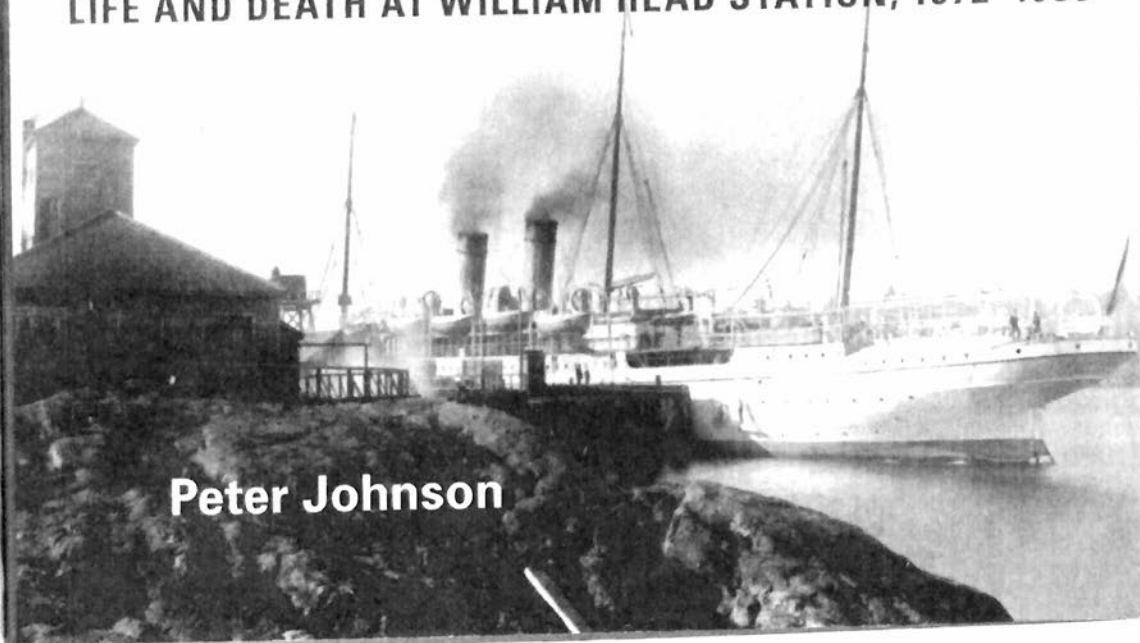
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WAY TOO MANY CARS.



QUARANTINED

LIFE AND DEATH AT WILLIAM HEAD STATION, 1872-1959



Peter Johnson

"With *Quarantined*, a book built on painstaking research and energized by vivid anecdotes, Peter Johnson has filled in a long-neglected chapter in British Columbia's history. In this broad-minded and compassionate book, Johnson demonstrates vividly how contagious diseases reflect the growing pains of a young nation and affect the profound, ongoing challenge of welcoming new arrivals from across the globe."

JOHN VAILLANT

Governor General's Award-winning author
of *The Golden Spruce* and *The Tiger*

• • •

Vancouver Island in the late nineteenth and early twentieth century was a major port of entry for people from all walks of life. But for many, the sense of hope that sustained them through rough sea voyages came to an abrupt halt as soon as they reached dry land.

William Head Quarantine Station was the only federally funded facility of its kind on Canada's west coast. At its height, the station encompassed forty-two buildings that could hold up to a thousand ship-borne immigrants—from heiresses and famous authors to labourers and refugees—at a time. Although few people today are aware of this chapter in BC history, the facility at William Head was as significant and longstanding as the quarantine stations at Grosse Île in Quebec, Lawlor's Island in Nova Scotia, and Ellis Island in New York.

Quarantined is the heart-wrenching true story of the thousands of forgotten people who arrived on BC's shores only to be felled by disease in an era when medical care was unsophisticated at best and attitudes toward the poor and the sick were often laced with classism and racism. It is also about the men, women, and children who took a sterile environment and made it into a community.

Although the world has changed tremendously since the William Head Quarantine Station closed its doors, *Quarantined* has much to teach us about the spread of disease, especially among the poor, and government reaction to the threat of epidemic. It is a story that has as much relevance today as it did more than a hundred years ago.

QUARANTINED : LIFE & DEATH \$22.95

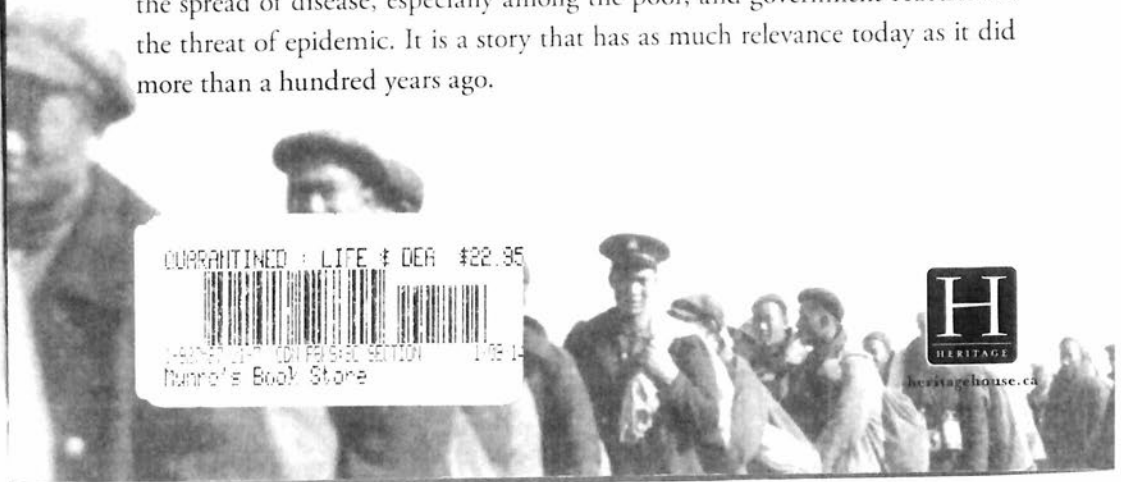


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QUARANTINED

LIFE AND DEATH AT WILLIAM HEAD STATION, 1872-1959

Peter Johnson



VICTORIA • VANCOUVER • CALGARY

Dr. Glendenning beginning a head count of detainees, 1917. METCHOSIN SCHOOL MUSEUM

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Canadian
Heritage



The Canada Council / Le Conseil des Arts
du Canada



BRITISH COLUMBIA
ARTS COUNCIL

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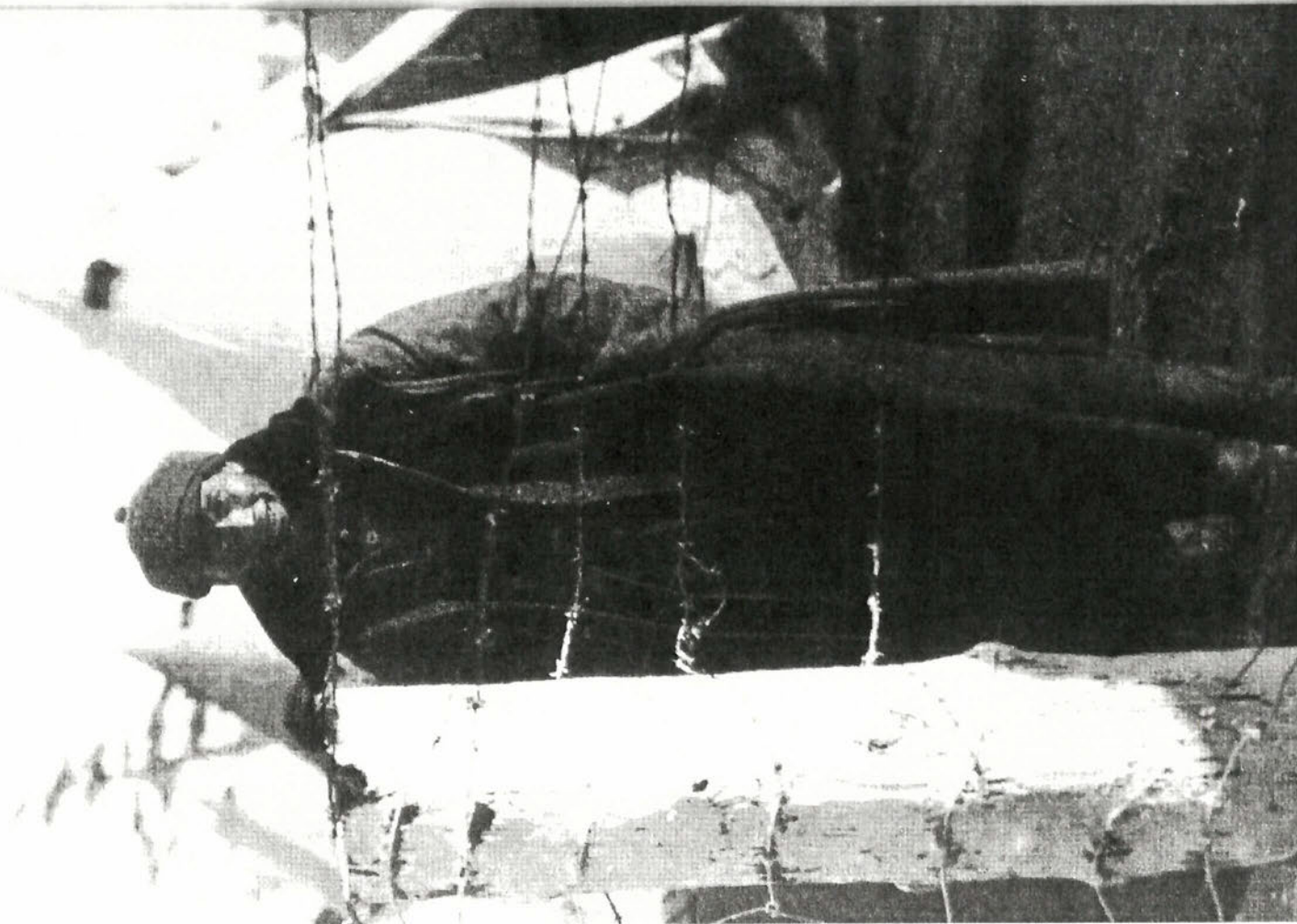
Printed in Canada

*For Leonard, Sonja, and Sofia . . .
may they never be quarantined.*

• • •

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Sept. 13/2014

FRIENDS OF THE
BRITISH COLUMBIA ARCHIVES
NEWSLETTER

Vol. 14 No. 3

September 2014

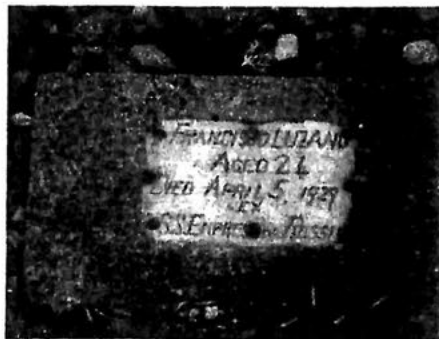
Friends Programs

The Friends Programs are held in the Newcombe Conference Hall at the Royal British Columbia Museum, 675 Belleville Street, Victoria, from 2:00 - 3:30 p.m. on Sundays. For more information about these events contact Ron Greene, Treasurer of the Friends of the BC Archives at [REDACTED]. This event is free for members, \$5.00 for non-members, payable at the door. Refreshments are \$2.00. Call in advance for information about handicap access.

Friends of BC Archives – Upcoming Lectures

Sunday, September 21, 2014: Peter Johnson, "Quarantined"

When British Columbia joined Confederation in 1871, the Federal government was obliged to construct a quarantine facility for Canada's West Coast. Twenty-five years later Ottawa still had delivered little. BC's struggle to establish a fully-operative quarantine facility was dogged by the economics of indifference, the politics of patronage and the histrionics of racial prejudice right from the outset. Yet when completed, the William Head Quarantine Station was larger than Quebec's Grosse Ile facility and more significant than the infamous Ellice Island Station in New York City. Its early stories of daring escapes, missed diagnoses, and unredeemed loves, add poignancy to its later successes through two world wars and the consequent treatment of smallpox, leprosy, meningitis and polio. A former history teacher and author, this is Peter Johnson's third book and his talk will be illustrated with DVD images of rare, archival photographs.



William Head -
Photo courtesy of
Peter Johnson

3841 W. 22nd Ave.

VANCOUVER, BC

V6S 1J8

Quarantined:

Some Statistics from the Golden Age at Wm. Head (1919 – 1940).

1912	161 ships cleared	35,000 screened.
1918	198 “ “	
1919	1450 “ “	277,910 “
1919	America passes Emergency Quota Act ingress limited to 3% of population	
1920	Volsted Act or Prohibition.	
1923	284 ships cleared	Canada passes Chinese Exclusion Order
1924	427 “ “	
1925	716 “ “	
1926	819 “ “	Duplicate Pratique established. - 1926
1927	889 “ “	83,000 screened
1927	De-ratization Fumigation process beefed up (from Sulphur to Zyclon-B)	
	884 ships paid for fumigations	4000 rats killed, dissected.
1928	fumigation nos. 2 nd in world.	
1928 -	- 1068 “ “	only 21 ships quarantined, no deaths.
		Cerebrospinal meningitis among Dollar Line ships
1929	168 ships fumigated.	95 ships charged. Stiffer penalties exacted.
1930	11 “ “	
1931	5 “ “	
1931	Empress of Asia. Smallpox detected. Vaccination certificates out of date	
	Strong letter to CPR Steamships.	
1931 – 1935	Shift in traffic from Orient to traffic via Panama from Europe.	
1935	Radio Pratique ~ 1935	

Quarantined:

Return of the microbes. Aircraft the new “coffin ships” of our time?

“Tex” Johnson’s 707 barrel roll over Seattle, Aug. 1955, turns the class system of ocean-liners on its head.

multi-drug resistance and microbial evolution is back.

1955	Chloroquine invented. (1948) Malaria declared eradicated by 1955.
1960s	Chloroquine declared useless.....
1981	AIDS 250,000 infected in USA. suffers shunned, evicted, fired, expelled.
1985	Reagan deregulates airlines <i>Ryan Air, Virgin Atlantic, People Express</i> ,
1990	<i>Klebsiella</i> spreads from hospitals to environment
1990	MDR TB rate climbs 150% in Russian prisons after collapse of USSR (petri dish effect)
1991	Reagan bans AIDS sufferers from Int. Conference. Overturned by Supreme Court
2002	SARS kills 774 people in USA, 8000 more infected
2003	1200 quarantined in Hong Kong. 1000 quarantined in Taiwan, Singapore. 42 deaths Toronto
2004	Avian Flu (H1N1) WHO reports 243 deaths; by 2009, 390 deaths 8102 hospitalized
2010	E. Coli 0104 infects 1,800 Europeans (500 more with Haemolytic-Uremic Syndrome)
	The Cruise-Ship Phenomenon
2007	Norwalk virus on <i>Q.E. 2</i> 300 infected; <i>Norwegian Star</i> 130 infected.
	Aircraft
2007	223 quarantined on flight from Korea to Australia
2009	Lufthansa (42 million per year) Air France (32 million) Cathay Pacific (47 million)
2011	Dengue Fever in Punjab 30,000 infected

“infectious diseases are now spreading geographically much faster than any time in history” WHO

2014 Ebola.
Recent TB resurgence from Russia & other places

[REDACTED]

From: Amy Brownhill [REDACTED]
Sent: Wednesday, March 24, 2021 8:41 PM
To: Public Hearings
Subject: Concerning 1114 Rockland Ave

To Whom It May Concern,

I am writing to express my concern with the proposed rezoning of 1114 Rockland Ave. I am one of the owners of the heritage building at 1005 Cook Street, the property to the west of the proposed building.

While I am pleased with the prospect of property being developed from its current state, I feel that the proposed development is far too large for the lot size and overall feel of the street.
I have two main concerns.

1-A five story building will tower over the surrounding buildings, blocking light and air flow, creating a claustrophobic feel around our building. A four story building would be much better received in this neighbourhood.

2-I oppose the proposed changes to the set back. Setbacks are designed allow enough space between buildings. Two meters between our property and a large building is simply not enough. Again this will create a claustrophobic feeling on our property with a large building towering over us.

Our building is over 100 years old, it has a vibrant history and context within the community. We have hundreds of individuals and families visit our building each year for counselling, acupuncture, massage and maternity services. Our clients enjoy the feeling of our building and community and our impressions of this situation should be considered.

Sincerely,

Amy Brownhill
Owner 1005 Cook Street
1005 Cook St Holding
Cook St Community Midwives

[REDACTED]

From: Monica Lee [REDACTED]
Sent: Thursday, March 25, 2021 2:03 PM
To: Public Hearings
Subject: March 25, 2021 – 1114 Rockland Ave (Public Hearing)

To: Mayor and Council
Re: March 25, 2021 – 1114 Rockland Ave (Public Hearing)

I am writing to respectfully submit my opposition to the current proposal at 1114 Rockland on the basis that the number of variances requested is concerning. I hope that you thoughtfully review each opposition received thus far because there are very reasonable concerns being put forward by neighboring residents regarding the size of this building and the minimal setbacks from all sides.

Perhaps this project will meet the pressure of adding long term rental stock but the owners/landlords will not vet their tenants on the basis of whether they have a vehicle or not. The competition for street parking in the neighborhood will continue.

Perhaps this project will entice investors to buy units for the purposes supplying of short term vacation rentals – the unit size is the same as a hotel room.

Perhaps this project will provide a supply to first time buyers who are able to invest and live in 400 sq feet and not have a personal vehicle. As of today the list price in the nearby Mosaic building range from \$741 to \$879 per square foot for their 400-500sq units so it will be very interesting to see what the market price is in reality when this one is completed.

I attended a Fairfield CALUC recently regarding a property on McClure which is similarly close to Cook Street as 1114 Rockland, the land size is small scale, the design presented was for 6 units and 6 parking spaces (2 and 3 bedroom), and there was no zoning or variance requests. I suspect when that one works its way through the process there won't be any concerns from surrounding residents and the developer will make a reasonable profit from the project. If only our much-loved street was as fortunate to have a truly thoughtful design proposed.

Monica Lee
1380 Rockland Avenue

Madison Heiser

From: Nora Hynes [REDACTED]
Sent: Thursday, March 25, 2021 11:45 AM
To: Public Hearings
Cc: Howard; Gailene; Suzanne; Martin; Gene; Mark; Nancy Lane; Kevin Hancock; rick johnston; Jim W; Gilbert; Colleen; Aileen; Diana [REDACTED]; Zaiba Khan; Shelby; Sheilah; Barry/Annie Fisher
Subject: 1114 Rockland Ave

You have received letters from owners of 1115 Rockland Ave - just across the street from 1114. While I am happy that this eyesore of several years will be taken down & replaced, it amazes me that there was ZERO consultation with the neighborhood - at least not 1115 bldg owners.

I concur with all the submissions you have received from our bldg & wonder how council has allowed this application to get to a public hearing stage, given all the variances they are requesting. As one of our owners said, what is the point of having bylaws when they are continually & so flagrantly being bypassed & approved. The developers are in it for the money without any consideration as to how it will affect the neighborhood. The traffic on Rockland Ave has increased over the years & is only going to get worse with his type of development as there aren't enough parking spots for owners.

Bottom line is that this proposal should be sent back to the drawing board to reduce the size & height. It will not fit in with other 4 story bldgs on this block of Rockland Ave. Please give it your serious consideration at the hearing today. We are not a bunch of NIMBY's who are against development - we just ask that this development be re-designed so that it fits in with the current neighborhood.

Thank you.

Nora Hynes
1115 Rockland Ave.

Sent from my iPad

[REDACTED]

From: Public Hearings
Sent: Thursday, March 25, 2021 8:23 AM
To: Public Hearings
Subject: FW: Request Update - 6PM Council Meeting - Thursday March 18-2021

Please see the closing of the email for comments on 1114 Rockland Avenue.

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: Wednesday, March 24, 2021 3:31 PM
To: Public Hearings <PublicHearings@victoria.ca>
Subject: Fw: Request Update - 6PM Council Meeting - Thursday March 18-2021

From: [REDACTED]
Sent: March 23, 2021 11:30 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Request Update - 6PM Council Meeting - Thursday March 18-2021

To: Mayor and Council,

As there is no public documentation - revised agenda or video - on line at this time for the 6 PM Council meeting of March 18, I am requesting an update on what was determined on item F1.a.i. Curbside Yard Waste Collection.

I stand by my original remarks on this item.

Although Staff provided a response to my issues, I do not agree that an expansion of the Garbally Rd facility should be off the table if diversion of yard waste is the objective.

"Yard Waste Drop-Off: Space and safety requirements at the City's Public Works Yard at 417 Garbally Rd limit public access for disposal. Unfortunately we cannot safely allow the public to access the Yard on weekdays given the nature of the operational activities taking place."

The facilities in Saanich and Oak Bay are also working public sites and seem to be able to manage any safety concerns.

Regards,

R.Steven Jones

1541 Rockland Ave.

[REDACTED]

Ps. I agree with all of the resident correspondence regarding yet another spot re-zoning for 1114 Rockland Ave. 5 stories is too tall.

Having tolerated the mobility issues - pedestrian, bicycle, vehicle - as a result of your other spot rezoning for Abstract on Cook St and up Fort St, I can't wait for the continued neighborhood traffic issues that will be sustained by this construction on Rockland.

Madison Heiser

From: Sherri Lynn Yazbeck [REDACTED]
Sent: Thursday, March 25, 2021 9:22 AM
To: Public Hearings
Subject: Support for redevelopment of 1114 Rockland Ave

Dear Mayor and Council

I am writing in **support** of the proposed plans for the redevelopment of 1114 Rockland Ave. I live at 1137 Meares St., in Unit 5 which backs directly onto the proposed building site. The representatives of Magellan Holdings Ltd. met with me on a number of occasions to review the plans. After discussing some of my concerns with the developer I was encouraged to see their proactive approach to share shadow studies throughout the seasons, meet with city staff to discuss moving the building one-meter forward toward Rockland Ave, and shift the balconies to the sides of the proposed building, all of this was especially of interest to me as my residence (windows/balconies) backs directly onto the proposed development. The recent approval of the 5-story rental building at 1015 Cook St combined with the proposed 5-story condominium at 1114 Rockland Ave retains a great balance of rental and ownership while also providing a smooth height transition between corridors, as outlined in the recent neighbourhood plan. I feel a condominium development such as this will be a great addition, adding vibrancy to a community of owners and renters, providing support to local family businesses (My Thai Café, Bubby Rose, and Bear and Joey), and encouraging smooth transportation through the offering of transit passes, bike repair, and Modo membership. It is with excitement that I express to Mayor and Council my full support for the redevelopment of 1114 Rockland Ave. Thank you for your time.

Sincerely,
Sherri-Lynn Yazbeck
5-1137 Meares Street
Victoria, BC