

E.1 Committee of the Whole

E.1.a Report from the December 10, 2020 COTW Meeting

**E.1.a.a 1171 Rockland Avenue: Development Variance Permit
Application No. 00253 (Fairfield)**

Moved By Councillor Alto

Seconded By Councillor Young

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00253 for 1171 Rockland Avenue, in accordance with:

1. Plans, date stamped August 11, 2020
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the minimum unit size from 33m² to 19.5m² for one unit.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY

F.3 1171 Rockland Avenue: Development Variance Permit Application No. 00253 (Fairfield)

Committee received a report dated November 26, 2020 from the Director of Sustainable Planning and Community Development regarding the proposed Development Variance Permit Application No. 00253 for 1171 Rockland Avenue in order to legalize the existing eight self-contained units in an existing Heritage Designated house.

Moved By Councillor Alto
Seconded By Councillor Thornton-Joe

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00253 for 1171 Rockland Avenue, in accordance with:

1. Plans, date stamped August 11, 2020
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the minimum unit size from 33m² to 19.5m² for one unit.
3. The Development Permit lapsing two years from the date of this resolution.”

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of December 10, 2020

To: Committee of the Whole **Date:** November 26, 2020

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

Subject: Development Variance Permit Application No. 00253 for 1171 Rockland Avenue

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00253 for 1171 Rockland Avenue, in accordance with:

1. Plans, date stamped August 11, 2020
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the minimum unit size from 33m² to 19.5m² for one unit.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1171 Rockland Avenue. The proposal is to legalize the existing eight self-contained units in an existing Heritage Designated house. The current approved use is as a house conversion with 12 light housekeeping units.

The following points were considered in assessing this application:

- the proposal is consistent with the density and use ranges established for this area, which is designated Traditional Residential in the *Official Community Plan* (OCP, 2012)

- the request to reduce the minimum unit size for one unit from 33m² to 19.5m² is considered supportable given the existing conditions and general mix of unit sizes throughout the building
- The proposal was originally submitted as a Rezoning Application, but with the adoption of the new Schedule G – House Conversions Regulations the regulatory process was lessened and only one variance is required to facilitate legalization of this existing situation.

BACKGROUND

Description of Proposal

The proposal is to legalize an existing eight-unit house conversion. The proposal meets Schedule G – House Conversion Regulations of the *Zoning Regulation Bylaw*, with the exception of the request to reduce the minimum unit size from 33m² to 19.5m² for one unit.

Affordable Housing

The applicant proposes to formalize eight residential units which would enhance the quality of the supply of housing in the area.

Sustainability

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation

In addition to meeting the *Zoning Regulation Bylaw* requirements related to bike parking, the application proposes a six-stall short term bicycle parking rack along the front of the house.

Public Realm

No public realm improvements beyond the City's standard requirements are proposed in association with this application.

Relevant History

The building is currently approved for 12 Light Housekeeping units; however, the actual use has been eight self-contained units for a number of years. The application was initially submitted as a rezoning; however, the recent bylaw changes to Schedule G – House Conversion Regulations eliminated the need for rezoning. A concurrent Delegated Heritage Alteration Permit, which was reviewed and supported by the Heritage Advisory Panel, will be issued by staff if the current Development Variance Permit is approved.

Data Table

The following data table compares the proposal with the R1-B, Single Family Dwelling District Zone and Schedule G – House Conversion Regulations. While the zoning for the site is R-K, Medium Density Attached Dwelling District Zone, the size of the lot limits the uses to those permitted in the R1-B Zone, so those are the relevant regulations referenced in the table below.

An asterisk is used to identify where the proposal does not meet the requirements of the existing zone; two asterisks identify where this is an existing condition.

Zoning Criteria	Proposal	Existing Zone	Schedule G – House Conversion Regulations
Site area (m ²) – minimum	532.39	460	
Number of units – maximum	8	As per conversion regulations	10
Total floor area (m ²) – maximum	551.36**	300	
Unit size (m ²) – minimum	19.87*	N/A	33
Height (m) – maximum	13.59**	7.6	
Storeys – maximum	4**	2 plus basement	
Site coverage % – maximum	38.70	40	
Setbacks (m) – minimum			
Front (east – Linden Avenue)	7.91	7.50	
Rear (west)	1.96**		
Side on Flanking Street (north – Rockland Avenue)	296**		
Side (south)	1.42**	2.73	
Combined side yards	4.60	4.50	
Parking – minimum	1	As per Conversion regulations	0
Long Term bicycle parking stalls – minimum	8	As per Conversion regulations	8
Short Term bicycle parking stalls – minimum	6 stall rack	0	0

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on May 30, 2019. A summary of the meeting is

attached to this report. For clarity, when the proposal went forward to the CALUC meeting, the application was a rezoning, however recent bylaw changes have resulted in the application being amended to a Development Variance Permit.

This application proposes a variance; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Official Community Plan

The proposal is consistent with the *Official Community Plan*, 2012 (OCP), and the conversion addresses several OCP objectives and policies relating to increasing the supply of rental housing; housing affordability; and supporting a range of housing types, forms and tenures within the neighbourhood.

Fairfield Neighbourhood Plan

The proposal is consistent with the *Fairfield Neighbourhood Plan*, 2019 which supports the conversion of existing houses in Traditional Residential areas.

Other Considerations

Minimum Unit Size Variance

The eight units generally range in size from 36m² to 63m², with the exception of one unit, which is 19.87m². The minimum unit size for self-contained dwelling units with house conversions is 33m². The under-sized unit functions as a bachelor with a small storage loft area. Given the existing conditions of the site, and the general mix of unit sizes throughout the building, this smaller floor area for one unit only is considered to be supportable.

CONCLUSIONS

The application is consistent with the Traditional Residential Urban Place Designation, and housing policy in the OCP, which supports a diversity of ground-oriented housing types in each neighbourhood. The variance to reduce the size of one unit would allow for a liveable studio unit and would facilitate the legalization of eight existing units.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00253 for the property located at 1171 Rockland Avenue.

Respectfully submitted,

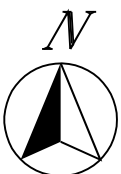
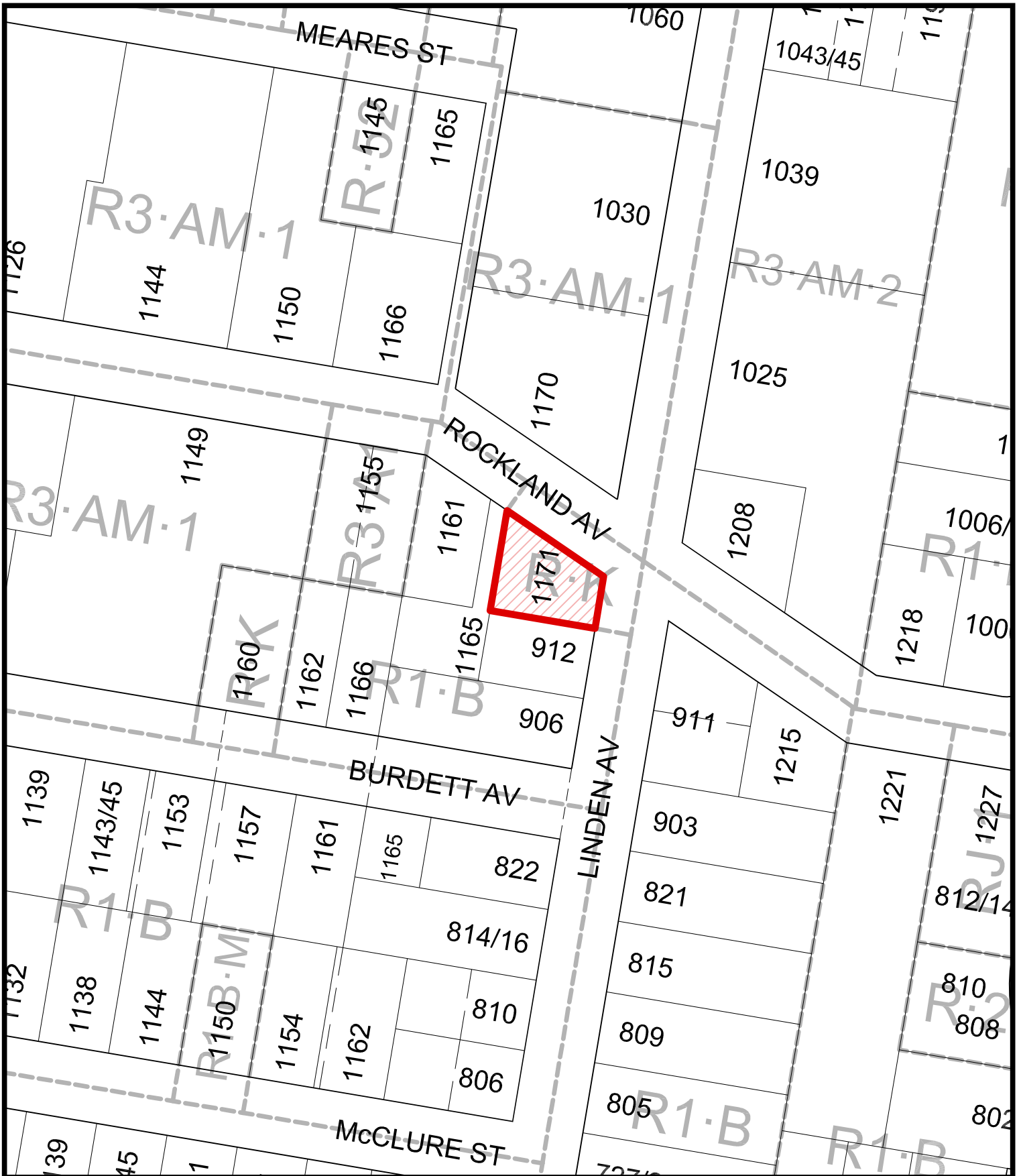
Chloe Bryden Tunis
Planner
Development Services

Karen Hoese, Director
Sustainable Planning and Community
Development Department

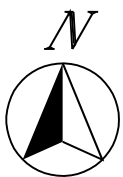
Report accepted and recommended by the City Manager

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 11, 2019
- Attachment D: Letter from applicant to Mayor and Council dated May 25, 2020
- Attachment E: Community Association Land Use Committee Comments dated May 30, 2019.
- Attachment F: Correspondence.



1171 Rockland Avenue
Rezoning No.00706



1171 Rockland Avenue
Rezoning No.00706

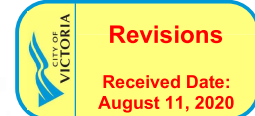
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COMMENTS		
REV.	DATE	BY
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2.	ISSUED FOR REV 1	20/01/14 JK
3.	REVISIONS	18/03/20 JK
4.	REVISIONS REVISIONS AND NEW SHAP APP.	25/03/20 JK
5.	REVISIONS FOR REZONING AND SHAP	11/08/20 JK

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PROJECT	"DUNDALK" 1171 ROCKLAND AVE.
SHEET TITLE	SITE PLAN, OUTLINE SPECIFICATION
SCALE	AS SHOWN
DATE PLOTTED	AUGUST 11, 2020
DRAWN BY	JKN/PJA
JOB No.	1861
A1.0	

PROJECT INFORMATION TABLE		
OWNERS: MIKAL BAKER & LISA FRENCH	EXISTING	PROPOSED
ZONE:	R-1	UNCHANGED
LOT AREA:	532.39 SQ.M.	UNCHANGED
TOTAL FLOOR AREA (not including basement):	375.23 SQ. M.	UNCHANGED
FLOOR SPACE RATIO:	0.70	0.71
SITE COVERAGE %:	38.7%	UNCHANGED
OPEN SITE SPACE %:	55.5%	UNCHANGED
HEIGHT OF MAIN DWELLING:	13.59M	UNCHANGED
BUILDING AVERAGE GRADE:	24.10M	23.87 M
NUMBER OF STOREYS EXISTING:	3	UNCHANGED
PARKING STALLS:	1 (VARIANCE)	1 (VARIANCE OF 7)
BIKE PARKING STALLS:	7	8 LONG TERM/ 6 SHORT TERM
BUILDING SETBACK:		
FRONT YARD:	7.61M	UNCHANGED
REAR YARD:	1.98M	UNCHANGED
SIDE YARD (SOUTH):	1.42M	UNCHANGED
SIDE YARD (NORTH):	2.98M	UNCHANGED
RESIDENTIAL USE DETAILS:		
TOTAL NUMBER OF UNITS:	8	UNCHANGED
UNIT TYPES:	RENTAL	UNCHANGED
GROUND ORIENTATED UNITS:	1	UNCHANGED
MINIMUM UNIT FLOOR AREA:	18.87SQ.M	UNCHANGED
TOTAL RESIDENTIAL FLOOR AREA:	369.24SQ.M	372.79 SQ. M.

SCOPE OF WORK	
1. INSTALL MONITORED FIRE ALARM SYSTEM	
2. INSTALL FIRE SPRINKLER SYSTEM	
3. INSTALL EMERGENCY LIGHTING AND SIGNS	
4. INSTALL CONTINUOUS HANDRAILS TO ALL STAIRS	
5. INSTALL RATED DRYWALL TO ALL COMMON BASEMENT AREAS	
6. CONSTRUCT AND ASSIGN STORAGE LOCKERS IN BASEMENT	
7. DECOMMISSION ALL FIREPLACES	
8. UPGRADE RATED DOOR AND FIRE SEPARATION AT TOP OF MAIN STAIRS	
9. REMOVE DUCTING TO THIRD FLOOR SUITE.	
10. INSTALL FIRE DAMPERS TO FORCED AIR SYSTEM	

BIKE Parking Calculation	
SCHEDULE C - MULTI DWELLING - OTHER	
LONG TERM	
(>45m2): 4 x 1 = 4 = 4	
(45m2-): 4 x 1.25 = 5 = 5	
TOTAL	9
9(REQ.) - 8(PROVIDED)	
SHORT TERM = 6	
6(REQ.) - 6(PROVIDED)	
Parking Calculation	
SCHEDULE C - MULTI DWELLING - OTHER	
(>40m2): 2 x .85 = 1.7 = 2	
(40<<70m2): 5 x 1 = 5 = 5	
(70m2-): 0 x 1.4 = 0 = 0	
(Guest): 8 x 1.0 = 8 = 1	
8(REQ.) - 1(PROVIDED) = 7 (VARIANCE)	
FLOOR AREAS	
BASEMENT - COMMON AREAS: 80.28M2	
BIKE ROOM: 20.23M2	
MECH ROOM: 16.59M2	
UNIT 1: 55.58M2	
TOTAL AREA: 172.68M2	
FIRST FLOOR - COMMON AREAS: 30.38M2	
UNIT 2: 38.79M2	
UNIT 3: 40.13M2	
UNIT 4: 63.19M2	
TOTAL AREA: 170.49M2	
SECOND FLOOR - COMMON AREAS: 27.58M2	
UNIT 5: 19.87M2	
UNIT 6: 42.29M2	
UNIT 7: 81.7M2	
TOTAL AREA: 151.38M2	
THIRD FLOOR - COMMON AREAS: 3.5	
UNIT 8: 48.89M2	
UNIT 8 ADDITION: 3.45M2	
TOTAL AREA: 56.81M2	
TOTAL RES AREA = 372.79M2	
TOTAL FLOOR AREA = 561.56M2	

GATE DETAIL ELEVATION	
Scale: 1/2" = 1'-0"	
1'-10"	
2'-6 3/4"	
1'-8 1/2"	
6'-0"	
existing wall removed, use stone to reconstruct columns as shown. New wrought iron gate to match existing	

Scale: 1/2" = 1'-0"

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OUTLINE SPECIFICATIONS

GENERAL REQUIREMENTS

REGULATORY AGENCIES

Owner to supply and pay for services as required by the Municipality or Regional District.

1. do not scale drawings. Report any discrepancies in the drawings and specifications to the Architect.

SITE CONDITIONS

1. The Contractor is expected to have visited and to be familiar with the site.

2. confirm exact location of building services before commencing construction.

3. provide and maintain adequate course of construction liability, motor vehicle, and liability or other insurance as required. Verify all aspects of proposed insurance coverage with the Owner prior to commencing construction, and confirm in writing when the insurance will begin.

UTILITIES AND TEMPORARY FACILITIES

1. furnish, install, and maintain any temporary facilities required for the construction of the work. Remove upon completion.

2. confirm presence of a site telephone with the Owner.

PROTECTION OF WORK AND PROPERTY

1. protect adjacent private and public property from damage during performance of the Work.

2. be responsible for all damage incurred due to improper protection.

3. wrap and otherwise protect all materials and surfaces to the satisfaction of the Owner prior to commencing work. Any damage to materials and surfaces shall be made good at no expense to the Owner.

4. minimize traffic and access through the house to a maximum extent possible. Utilize the external stairs for access and delivery. Construct chutes for removal of demolished material.

5. use protection.

6. provide and maintain adequate fire protection equipment during construction, as required by insurance companies and Authorities having jurisdiction.

7. smoking is not permitted on the site prior to the start of construction. The Contractor will terminate itself with the protective equipment which are available.

8. materials which are not to be delivered in their original sealed containers, and stored under cover off the ground, and in accordance with the manufacturer's instructions.

9. confirm trees and natural areas to be protected prior to the start of construction. Damage to the natural environment shall be made good at the Contractor's expense. The area required for construction is to be kept.

SCOPE OF CONTRACT

1. The Owner may wish to stage the project or limit the scope of work done under the Contract, and the Contractor shall confirm the extent of each construction. Each Contractor will be responsible for coordination with other Contractors to the maximum extent possible, including notification to the Owner that other Contractors can commence work.

2. interfacing with other trades, and ensuring proper clean up procedures.

COST ALLOCANCES AND UNIT COSTS

1. Unit allocations, to be included in the Contract price.

ALTERNATIVES

1. No alternative materials will be accepted unless approved by the Owner prior to installation. Submit applications for approval of alternative materials sufficiently far in advance of the need for such materials on site to allow evaluation without causing a delay.

2. When required, submit samples of materials for approval by the Owner prior to incorporation into the Work.

FLOOR FINISH

1. 1/2" drywall both sides on 2x4 KD SPF studs, with or without insulation.

2. 5/8" type X drywall both sides on 2x4 KD SPF studs w/ 50mm reduced batt insulation

3. 2 layers 5/8" type X drywall one side w/ 1/2" layer 5/8" type X drywall on one channel other side on 2x4 studs, with 3 1/2" woven fiberglass batt insulation

4. acoustic caulk

5. all penetrations sealed with UL approved fire caulk

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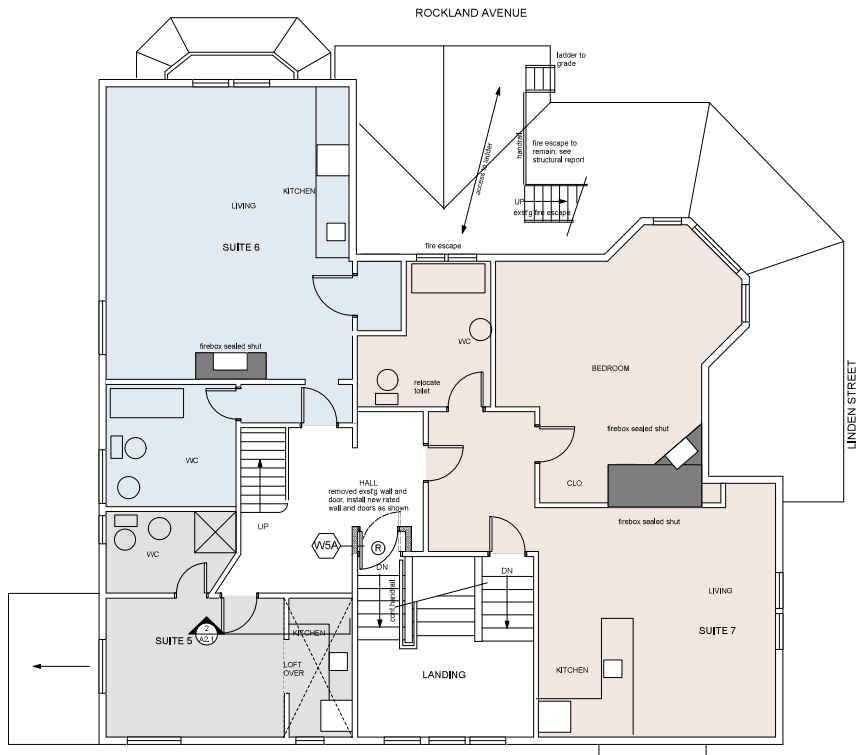
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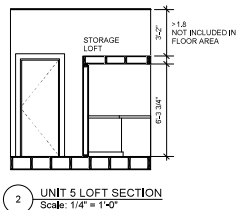
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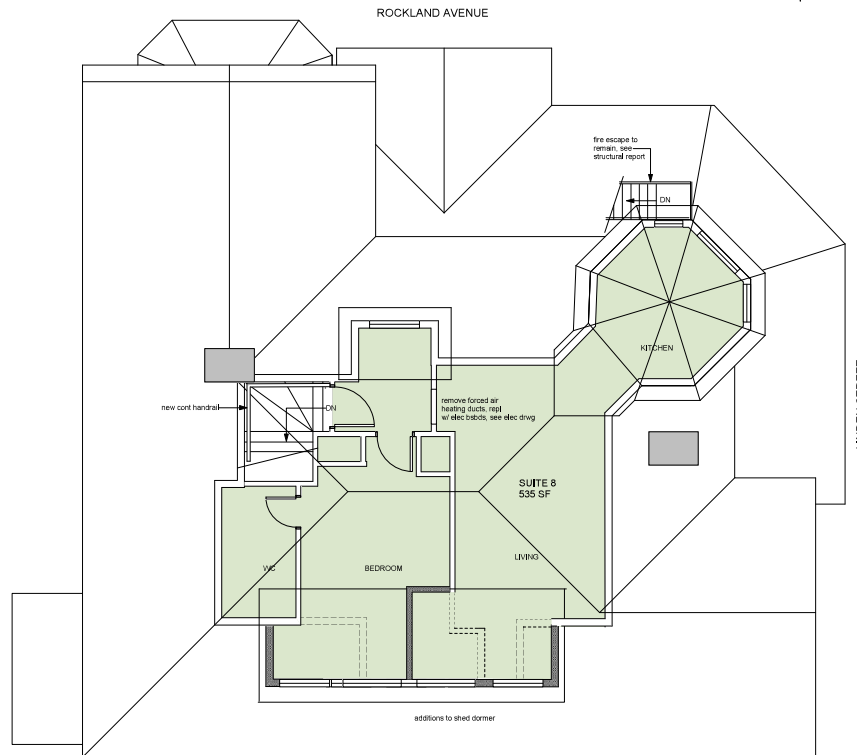


1 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

COMMON AREAS: 27.58m²
UNIT 5: 19.67m²
UNIT 6: 42.23m²
UNIT 7: 61.7m²
TOTAL AREA: 151.38m²

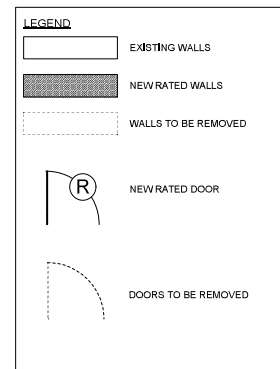


2 UNIT 5 LOFT SECTION
Scale: 1/4" = 1'-0"



3 THIRD FLOOR PLAN
Scale: 1/4" = 1'-0"

COMMON AREAS: 3.5m²
UNIT 8: 49.86m²
UNIT 9 ADDITION: 3.45m²
TOTAL AREA: 56.81m²



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COMMENTS		
NO.	DESCRIPTION	DATE
1.	ISSUED FOR REZONING	19/06/20 JK
2.	ISSUED FOR REV 1	20/01/14 JK
3.	REVISIONS	18/03/20 JK
4.	REZONING REVISIONS AND NEW DHAP APP.	25/05/20 JK
5.	REVISIONS FOR REZONING AND DHAP	11/08/20 JK

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PROJECT
"DUNDALK"
1171 ROCKLAND AVE.

SHEET TITLE
SECOND
AND THIRD FLOOR

SCALE
AS SHOWN
DATE PLOTTED
AUGUST 11, 2020

JOB No.
1861
A2.1

DRAWN BY
JKNP/JA

COMMENTS

NO.	DESCRIPTION	DATE	BY
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PROJECT

"DUNDALK"
1171 ROCKLAND AVE.

SHEET TITLE

ELEVATIONS

SCALE

AS SHOWN JOB No. 1861

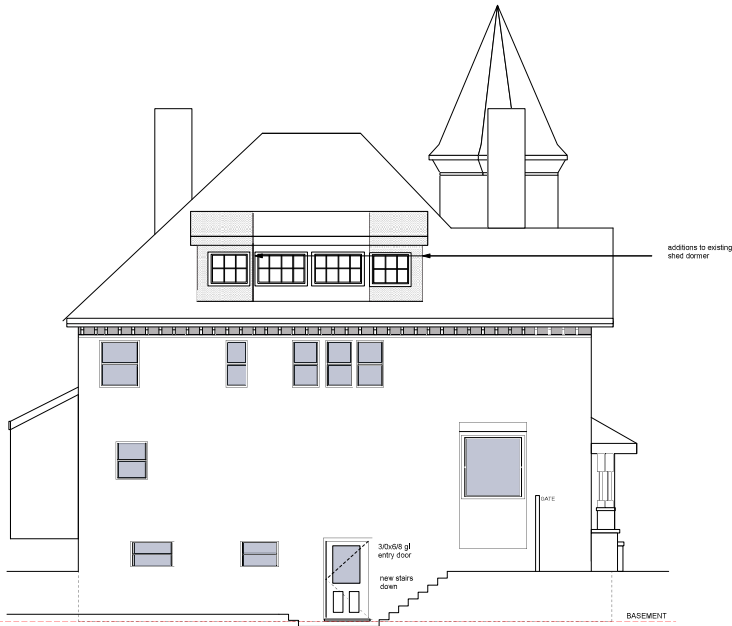
DATE PLOTTED

AUGUST 11, 2020

DRAWN BY

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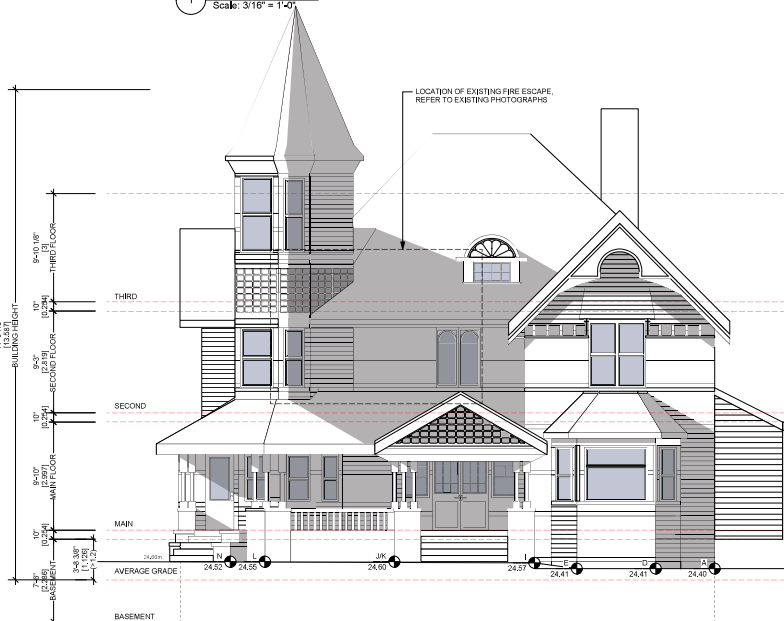
A3.0



1 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



2 EAST ELEVATION
Scale: 3/16" = 1'-0"



3 NORTH ELEVATION
Scale: 3/16" = 1'-0"



4 WEST ELEVATION
Scale: 3/16" = 1'-0"



1 ROCKLAND AVENUE
NOT TO SCALE



2 ROCKLAND AVENUE
NOT TO SCALE

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PROJECT

"DUNDALK"
1171 ROCKLAND AVE.

SHEET TITLE

STREET SCAPE

SCALE	JOB No.
AS SHOWN	1861
DATE PLOTTED	A3.1
AUGUST 11, 2020	
DRAWN BY	
JKNP/JA	



COMMENTS	
No.	DATE
1.	ISSUED FOR REZONING 19/06/20 JK
2.	ISSUED FOR REV 1 20/01/14 JWP
3.	REVISIONS 19/03/20 JK
4.	REZONING REVISIONS AND NEW DHAP APP. 25/02/20 JK
5.	REVISIONS FOR REZONING AND DHAP 11/02/20 JWP

GENERAL NOTES

Use of these drawings is limited to that identified in the issue/revision columns. Do not construct from these drawings unless marked "issued for construction". All drawings, plans, models, designs, specifications and other documents prepared by Key Architecture Ltd. (KAL) and used in connection with this project remain the property of KAL whether the "work" is executed or not. KAL reserves the copyright in them and in the work executed from them. These drawings or other may not be reproduced or used in part or in whole, without the expressed and written consent of KAL.



PROJECT

"DUNDALK"
1171 ROCKLAND AVE.

SHEET TITLE

ARCHIVAL PHOTOS

SCALE	JOB No.
AS SHOWN	1861
DATE PLOTTED	A4.0
AUGUST 11, 2020	
DRAWN BY	
JKNP/JA	

COMMENTS

NO.	DATE	BY
1.	ISSUED FOR REZONING	19/06/28 JK
2.	ISSUED FOR REV 1	20/01/14 JK
3.	REVISIONS	18/03/20 JK
4.	REZONING REVISIONS AND NEW DHAP APP.	25/05/20 JK
5.	REVISIONS FOR REZONING AND DHAP	11/08/20 JK

GENERAL NOTES

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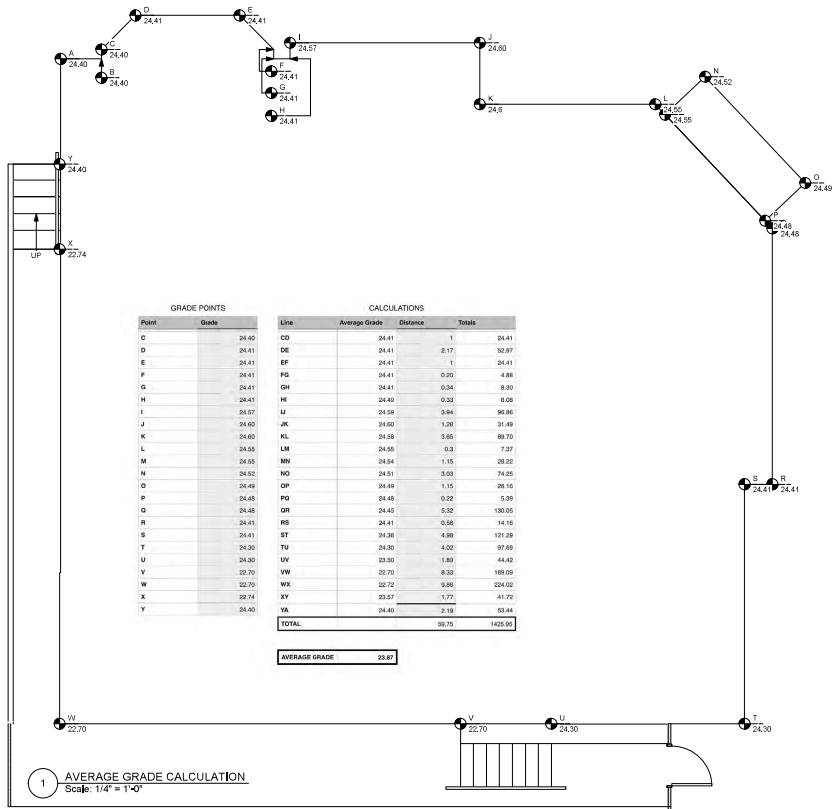
PROJECT
"DUNDALK"
1171 ROCKLAND AVE.

SHEET TITLE
AVERAGE GRADE
CALCULATION
CONCEPT SITE
SERVICE PLAN

SCALE
AS SHOWN
DATE PLOTTED
AUGUST 11, 2020

JCN/PJA

A5.0



2 CONCEPT SITE SERVICING PLAN
Scale: 1:200

keay architecture ltd.

John Keay, Architect, AIBC

Nicole Parker, Architectural Technologist, AIBC

2nd Floor, 1124 Fort Street
Victoria, BC, V8V 3K8

o. 250-382-3823
e. info@keayarchitecture.com

May 25, 2020

To: Mayor and Council

cc: Planning Department

City of Victoria
1 Centennial Square
Victoria, B.C.

Re: Rationale for 1171 Rockland Ave. Rezoning

Dear Mayor and Council,

We are applying for the rezoning of 1171 Rockland Avenue from a legally approved twelve light housekeeping units to its current state as eight rental units. This proposal would include updating the safety systems of the building through the installation of fire suppression and sprinkler systems.

1171 Rockland Avenue, named *Dundalk*, is a Queen Anne style residence built in 1908 by architect W. Ridgway-Wilson. Wilson was responsible for several homes built on Rockland Ave. from 1890 to 1912. The home's first owners were Dr. Thomas and Annie Jones. Dr. Jones was also the first resident of another now designated home, *Trebatha* located at 1124 Fort Street. Dundalk received its heritage designation in 1977 and since then the house has undergone several conversions which have resulted in its current layout.

The current zoning for Dundalk allows a house conversion of six units, but as previously mentioned, it has long been established as eight rental units. The suites range in size from 19 sq.m. (204 sq.ft.) to 54 sq.m. (581 sq.ft.) providing rental diversity in one building. The current site coverage is 38.7% with an F.S.R. of 1.02 and will not be increased. The home currently has a single car stall, however over the extensive period which *Dundalk* has been divided into affordable rental suites, parking has not been an issue. This is due in part to mitigating factors such as unit size, affordable rent structure, and street parking. We have added adequate bike parking both in long and short term on the property. The property is situated close to downtown, public transit, and several modo car share (one located directly across Rockland Ave), limiting the need for a motor vehicle.

We are proposing an extension to the existing dormer on the south elevation for Unit 8 on the top floor. This minor alteration would increase Unit 8 from 49.14m² (529 sq. ft) to 53.12m² (572 sq. ft.) an overall increase of 3.98m² (43 sq. ft.). The change would allow more natural light into the living areas, while not impacting the heritage characteristics of existing heritage building. To enhance security we are proposing to relocate the front entry door to Unit 1 on the lower level to the south elevation. They would have an entrance path off of Linden Ave, which would require minor alterations to the existing masonry wall that would be in kind. The end columns and wrought iron gate would match the existing opening off Rockland.

We are seeking to maintain the existing units while simultaneously improving the home's safety systems. Tenants will not be evicted while work is being done. Work taking place in the units will take place in coordination with the tenants and alternative accommodation will be arranged if required. There will be minor changes to the exterior of the home, resulting in little impact to the surrounding neighbourhood. It is important to preserve these affordable rental suites, especially within the periphery of the downtown core, and enhance the life safety systems.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Keay', written in a cursive style.

John Keay, Architect

CALUC Meeting Report: May 30th, 2019

Address: 1171 Rockland

Developer: Lisa French and
Mikal Baker
Architect: Keay Architecture



Attendance: Alice J. Albert,
Robin Jones, Nic Humphreys, David Wales, Joanna Fox, Don Monsour,
Michael Hirst
ONE Member of the Public

Rezoning Requested	Current	Proposed	
Site Specific	R3-1 (Zoned for 12 Housekeeping Rooms)	Site Specific	
Variances: Parking	1	1	
OCP Amendment Requested		NONE	
Number of Units	8	8	
	Current Zone	Proposed	
Site Coverage	.42	.42	
Number of parking stalls	1	1	
Set Back East		No Change	
Set Back West		No Change	
Set Back South		No Change	
Set Back North		No Change	
	Actual Building	Proposed Building	

FSR (Floor Space Ratio)	1.02	1.02	1.02 (no change)
Height	No Change	No change	No change

Further Comments:

The current owners are wanting to update the existing apartments including electrical, (current knob-and-tube wiring) firewalls, sound proofing etc. Keay architecture is designing the renovations. The “Heritage” building was purchased by the current owners who were unaware that the conversion from 12 light-housekeeping units to 8 rental units was undertaken without the proper permits. Their zoning request is to have the building designated “legal non-conforming” to enable safety updates to be performed with the proper permits. The building is currently zoned for 12 light house keeping units. The variance that is being requested is to keep the current 1 parking stall (*that is all that has ever been provided at this site*). The renovations would include the building of 8 covered bike stalls and an additional 6 outdoor stalls.

Neighbourhood Comments Feedback on development proposal:

**There was only 1 comment from the community member present and that was in full support of the project.
The architect has 10 letters of support from the neighbours.**

Richard Elliott

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

Hello,

Please see the second email regarding 1171 Rockland Ave below.

Thank you,

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

T 250.361.0710 F 250.361.0386



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

Re: Proposed Rezoning and Outside Alterations to 1171 Rockland Ave

To The Mayor and Council

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

The photos below show:

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

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

Thank you for your kind consideration.

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

Sent from my iPhone







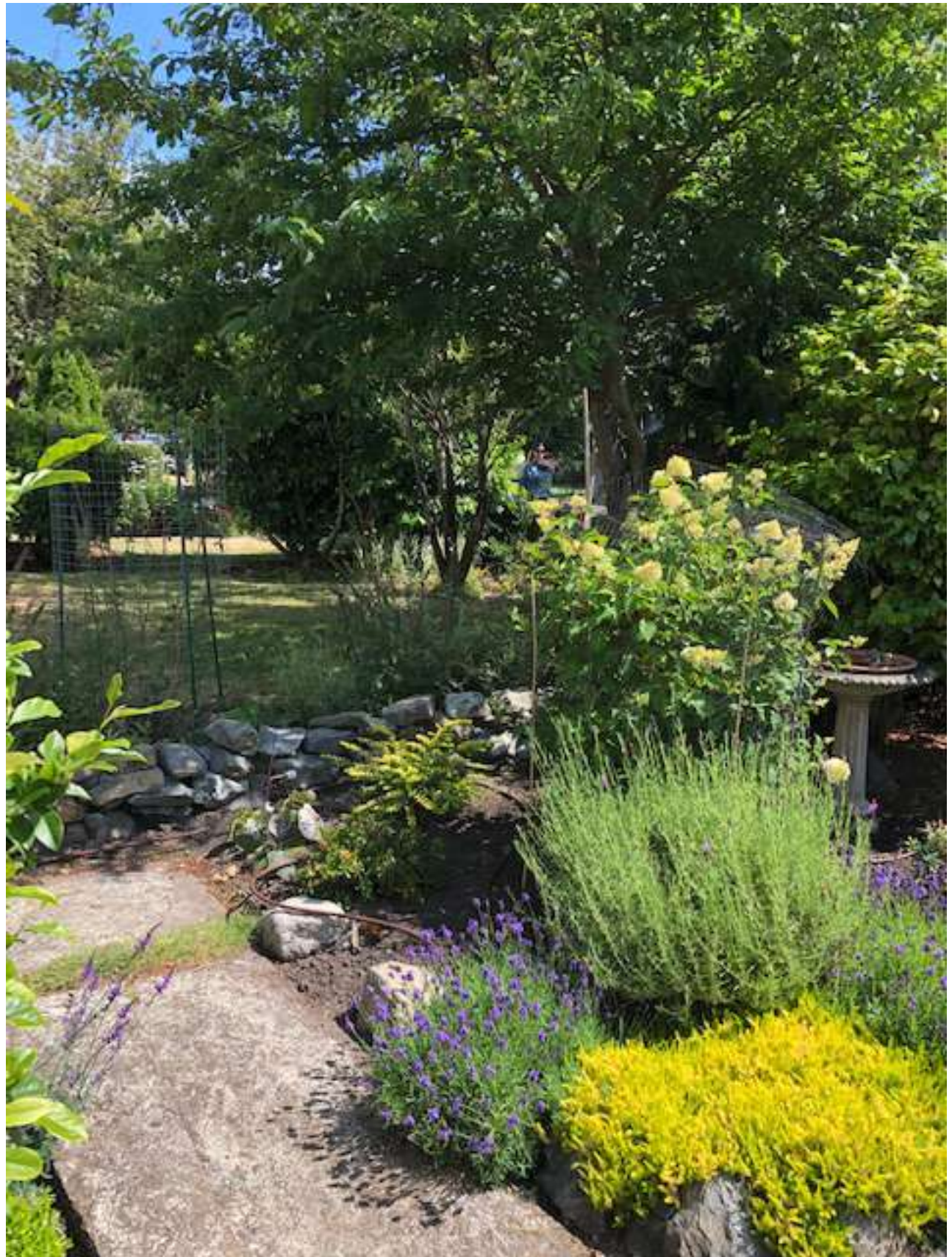
















Richard Elliott

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

Hello,

Please see the email send below.

Thank you,

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

T 250.361.0710 F 250.361.0386



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

Subject: Proposed rezoning and outside alterations for 1171 Rockland Avenue

To The Mayor and Council

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

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

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

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

PROPOSED OUTSIDE ALTERATIONS WE ARE NOT IN AGREEMENT WITH

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

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

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

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

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

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

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

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

-Cutting into this beautiful stone wall would alter its character

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

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

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

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

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

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

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

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

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

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

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

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

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

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

From: Lois Harbour <[REDACTED]>

Sent: July 9, 2020 12:17 PM

To: Zoning <zoning@victoria.ca>

Cc: info@keayarchitecture.com

Subject: Fwd:

Re: Proposed Rezoning and Outside Alterations to 1171 Rockland Ave

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- The historic stone wall surrounding 1171 Rockland.
- A photo taken from the proposed electrical pole where the owners' wires would be attached. It is kitty-corner to their property across Rockland Ave and is far from their property.
- Photos of the pole where their current wiring is attached which is close to their house.
- The current view from our front garden across the owner's garden looking out onto Rockland Ave.
- A view of the 2 houses from Linden Ave.
- The owner's current dormer.

Thank you for your kind consideration.

Best regards

Lois Harbour and Chris Parsons

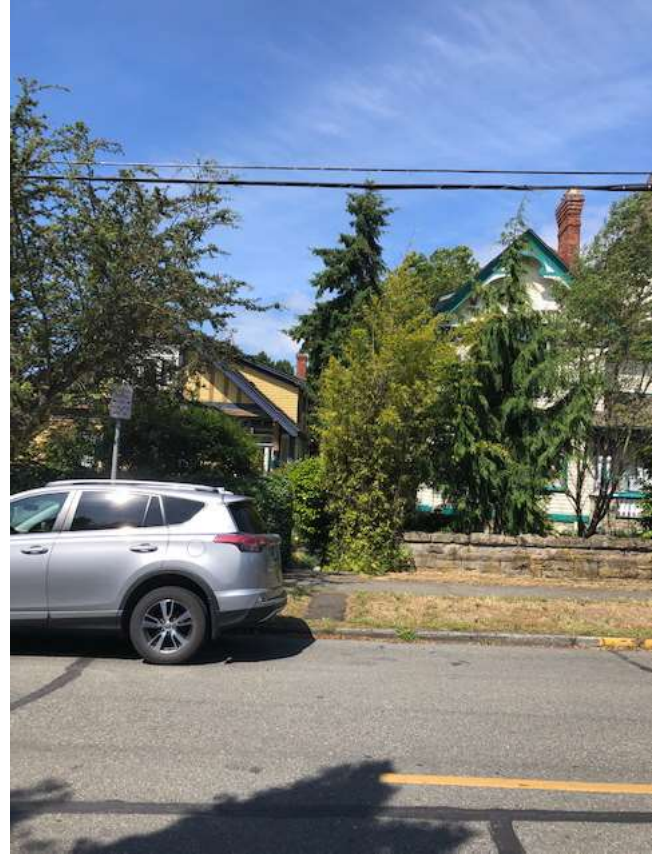
912 Linden Avenue

Victoria BC V8V 4H1

Sent from my iPhone







Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

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

Signature: C Stampees

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 1161 BURDETT AVE

Signature: Douglas Curran

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 815 LINCOLN AVE.

Signature: 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Owner:

Address: 911 Linden Avenue
Victoria BC V8V 4G8

Signature: Jean DeBernardo

May 8, 2019

Letter of Support


To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

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

Signature:  may 21-2019

May 8, 2019

Letter of Support

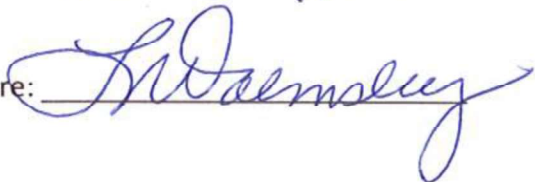
To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

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

Signature: 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 1153 Burdett
Victoria BC

Signature: 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 1165 Burdett Ave.
Victoria, V8V3H3

Signature: Trudy M. David

May 8, 2019

Letter of Support


To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

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

Signature: Violet Jones 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 1161 BURDETT AVE

Signature: Douglas Curran

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Owner:

Address: 911 Linden Avenue
Victoria BC V8V 4G8

Signature: Jean DeBernardo

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 815 LINCOLN AVE.

Signature: 

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 912 LINDEN AVE
VICTORIA, BC V6V 4H1

Signature: K. Harbour

May 8, 2019

Letter of Support


To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

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

Signature:  may 21-2019

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

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

Signature: L Walmsey

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 1165 Burdett Ave.
Victoria, V8V3H3

Signature: Trudy M. David

May 8, 2019

Letter of Support

To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

Address: 1153 Burdett
Victoria BC

Signature: 

May 8, 2019

Letter of Support


To: City of Victoria

Project: 1171 Rockland Ave.

Dear Mayor and Council,

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

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

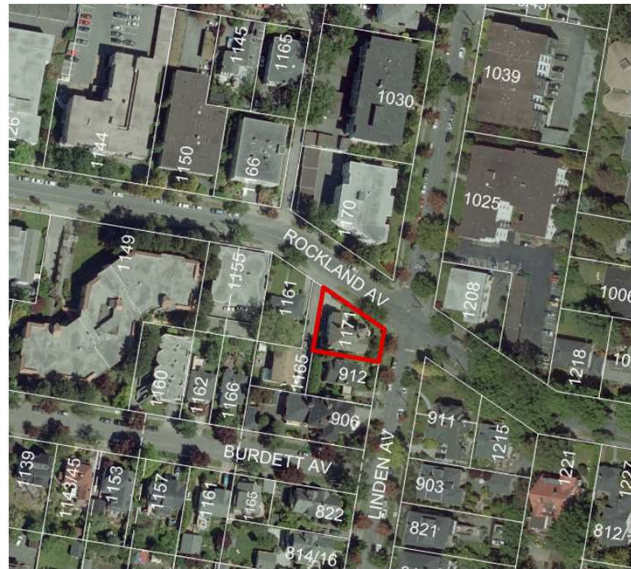
Signature: Violet Jones 

Development Variance Permit Application for 1171 Rockland Avenue



1

Subject Property



2

Subject Property



3

Street Context – Rockland Avenue

Property across the street to the North



Property to the North-East on opposite corner



Property directly to the West



4

Street Context- Linden Avenue

Property across the street to the East

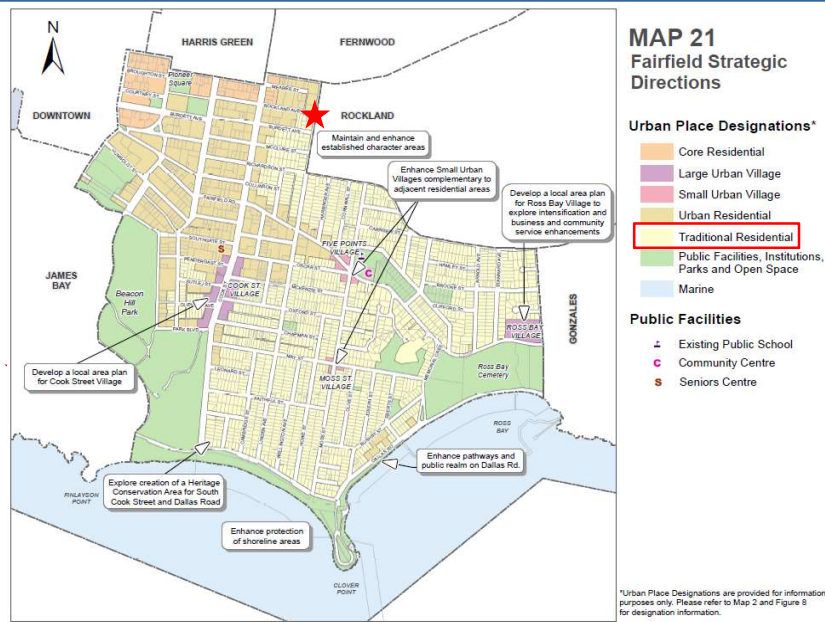


Property directly to the South



5

OCP and Neighbourhood Plan



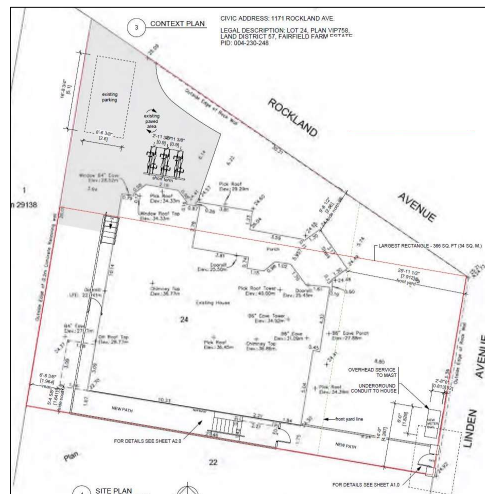
6

Project Context



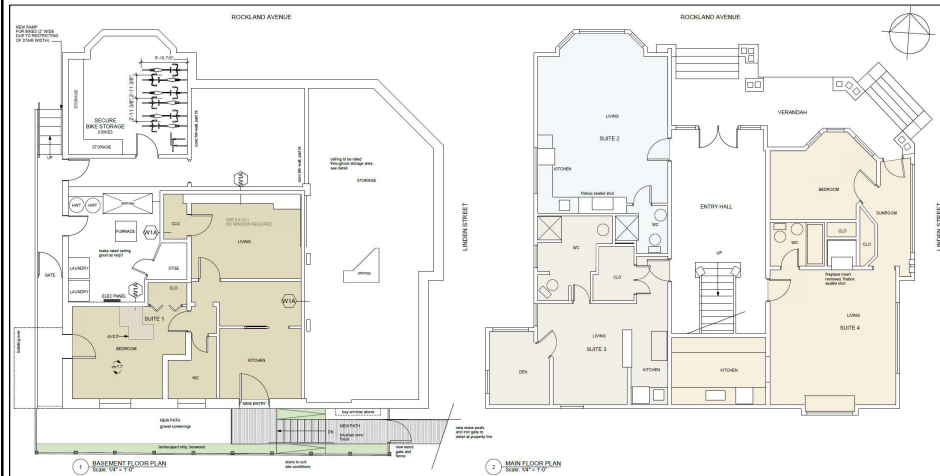
7

Site Plan



8

Floor Plans

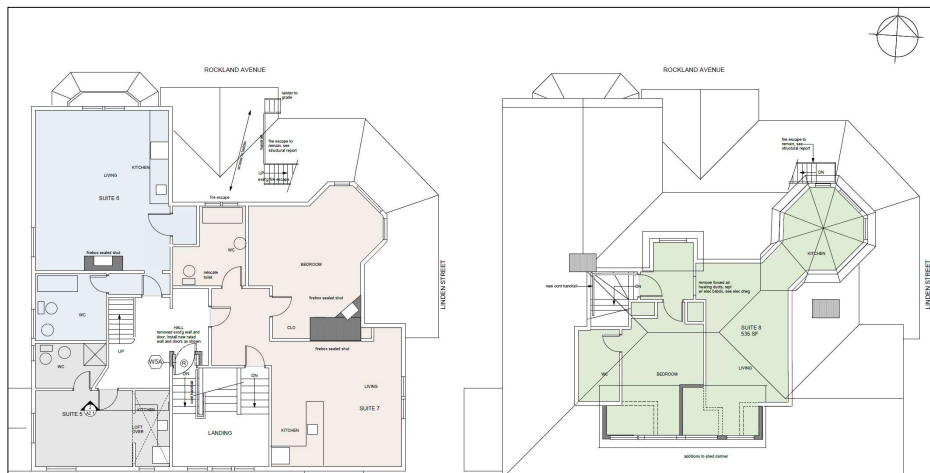


First and Second Storeys



9

Floor Plans

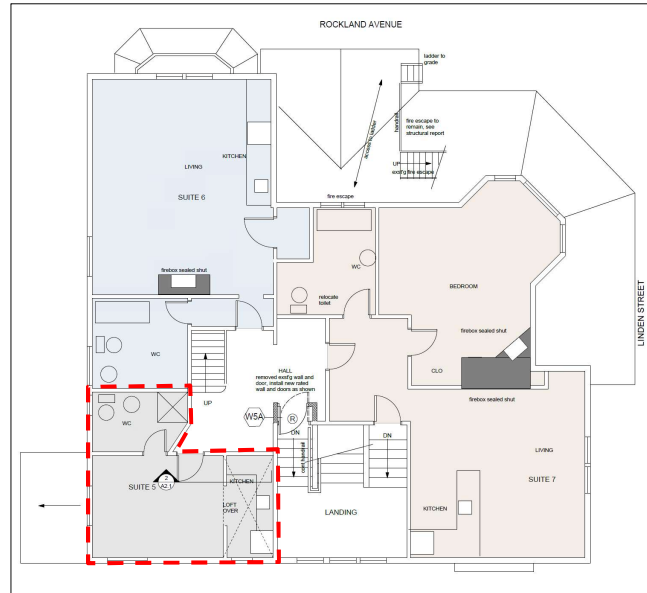


Third and Fourth Storeys



10

Floor Plans – Under-size unit



11



12

