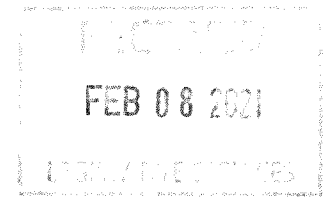


February 8, 2021

Re: Opposition to Development Variance Permit Application 00253



The following comments are in opposition to the issuance of a Development Variance Permit for 1171 Rockland Ave.

I have owned and resided at our 1909 home at 912 Linden Ave since 1981. My husband and I would be most affected by this variance request as we live beside the property being considered.

Mikal Baker, who resides on the Sunshine Coast, unlike previous owners of 1171 Rockland Ave, does not allow any tenants living in his 8 suites to use the parking spaces (2 to 3) on his own property. His tenants and their visitors must find parking on the street which usually is in front or across the street from our home. With only 3 very tight parking spaces in front of our property his tenants must squeeze into them, often in SUVs, which means they park right up to or slightly over our driveway. This severely impedes our visibility when exiting from our narrow driveway. Vehicles turning onto Linden Ave from Rockland Ave must negotiate parked cars on both sides of Linden Ave and have a hard time seeing us pulling out.

Our home is situated between 2 mansions (17 suites in total) with neither owner allowing tenants to use the parking spaces on their own premises. Just about everyone has a vehicle now and one tenant has 3. The number of vehicles seems to increase as Mikal upgrades his suites and increases the rents. Parking on our street when we need to has become increasingly challenging. When our family, including 3 small grandchildren and a dog, stop by we move our car so they can park in our driveway. This means we often end up parking a block away. Approving this variance would only compound what has become an increasing problem since 2018.

When Mikal purchased his property he pleaded with us not to oppose his request to legalize 2 of his suites as he was running out of money. Being good neighbours we agreed to not attend the city meeting being proposed regarding this even though parking was an issue. Mikal's letter incorrectly stated parking was not an issue. He did not disclose at the time (Sept 2018) his intentions to (1) build a large unsightly electrical "shed" (9 feet high by 9 1/2 feet wide including roof) which has been situated as of Jan 2021 beside the entrance to our home. A tall conduit (probably 15 feet high) coming out of the roof has yet to be attached. (2) break through his historical stone wall on Linden Ave beside his "shed" and build a path down the side of our garden and house to create a new entrance to a basement suite. All this with only having 5 feet from his house to our property line (3) double the size of a dormer which faces directly onto our property. We only found out about his intentions when we received a letter dated May 31, 2020 with a request to sign our approval and forward it to his architect. We did not sign but rather wrote to the city voicing our concerns on July 9, 2020. We disagreed with many of his comments that his alterations would not negatively impact the neighbourhood. Putting a spin on the parking issue does not alter the fact that it is a big problem. We were told by the city at this time over the phone that nothing had been approved and that there would be a city meeting probably not until September at least due to Covid where we could voice our concerns. This is in contradiction to Mikal's comments that everything had been approved. Mikal had stated in a subsequent June 30, 2020 letter to us that we felt "blindsided" about some of the proposed changes to his rezoning application. We did as apparently there had been a CALUC meeting in April 2019 and the city planners including the historic planner had given their tentative approval and only asked him to notify 4 nearby neighbours to assure they were aware

of the proposed changes. For some reason our address was not included even though we are the ones most affected.

Mikal does not seem sensitive to our beautiful heritage neighbourhood. At our first encounter he stated he was not aware of the restrictions and implications of buying a heritage property in Victoria. We are not sure if Mikal fully disclosed to the city the inappropriate size and design of the Hydro "shed" he has built facing Linden Ave. This came about as he did not want his Hydro wires going the shortest distance to a new pole near the front of his property as is the norm in the area or where they have always been attached across two driveways. We hear the disbelief and utter shock that passerbys experience when viewing his (9 foot by 9 1/2 foot) "shed". Many say the structure looks like an outhouse and how could it be allowed in Rockland. We tend to agree and have never seen anything like it in any residential areas in Victoria.

It appears that the city has been very generous in allowing Mikal to proceed with his plans so far but we respectfully request that this variance be denied due to the lack of parking. We also recommend that the city instruct him to allow his tenants to park on his property and optimally increase the number of spots he currently has. Also it would be helpful if our neighbour on the other side would allow his tenants to park on his own property.

Attached please see photos of Mikal's driveway and parking area, street parking in front of our house and in both directions along Linden Ave, views of his "shed" from Linden Ave and from our front door.

Thank you for your kind consideration of our concerns about the proposed rezoning and indulging our additional comments about the alterations. As stated above we were not advised by Mikal in either 2018, 2019 or early 2020 of his proposed "minor" alterations which are not minor to us even though he had spoken to us during that time about a proposed tall fence he wanted to install between our properties. We would very much appreciate to know the status of his proposals as we have not yet had a reply from the city to our email of July 9, 2020.

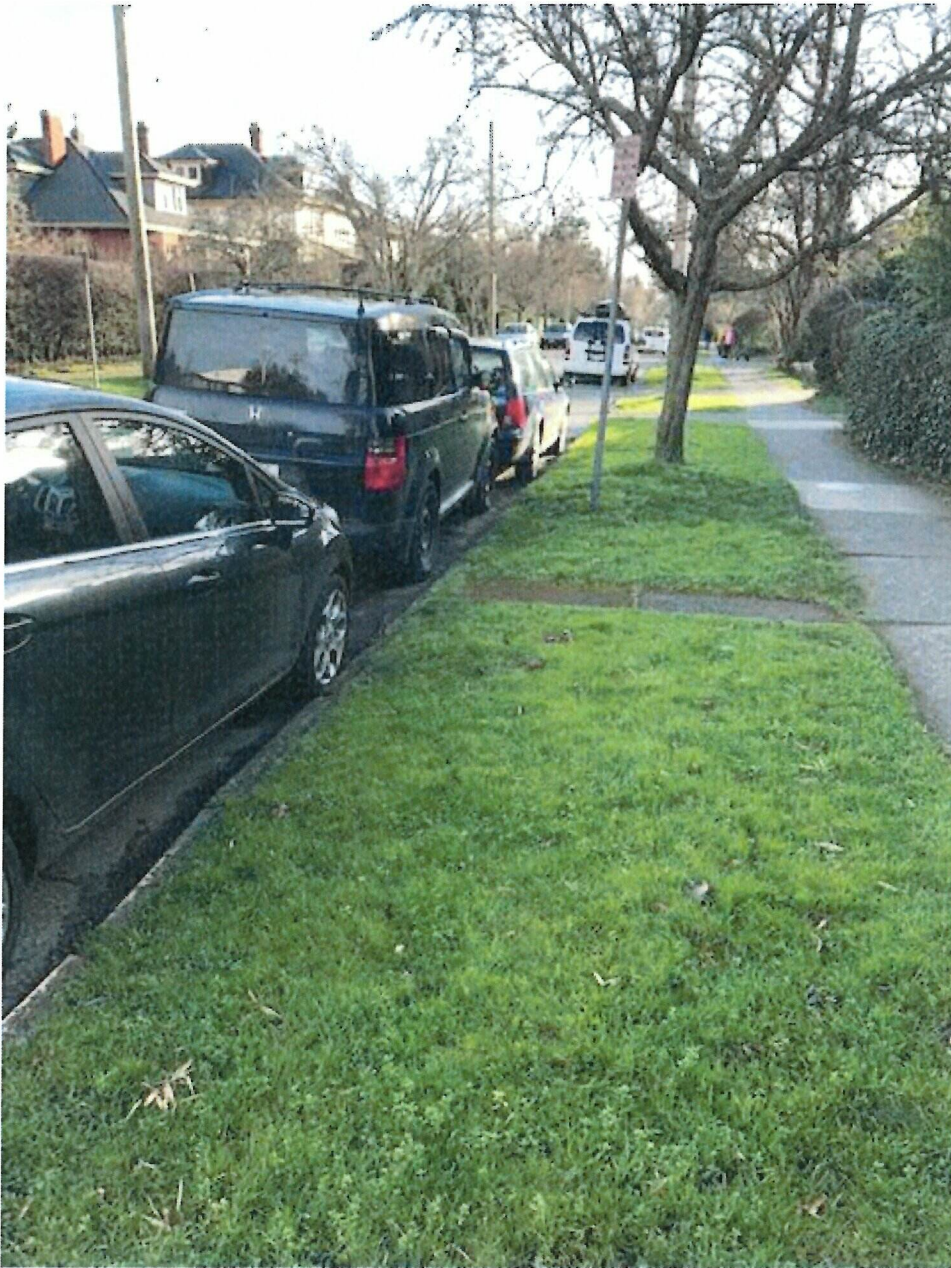
Sincerely
Lois Harbour
Chris Parsons



1171 ROCKLAND DRIVEWAY



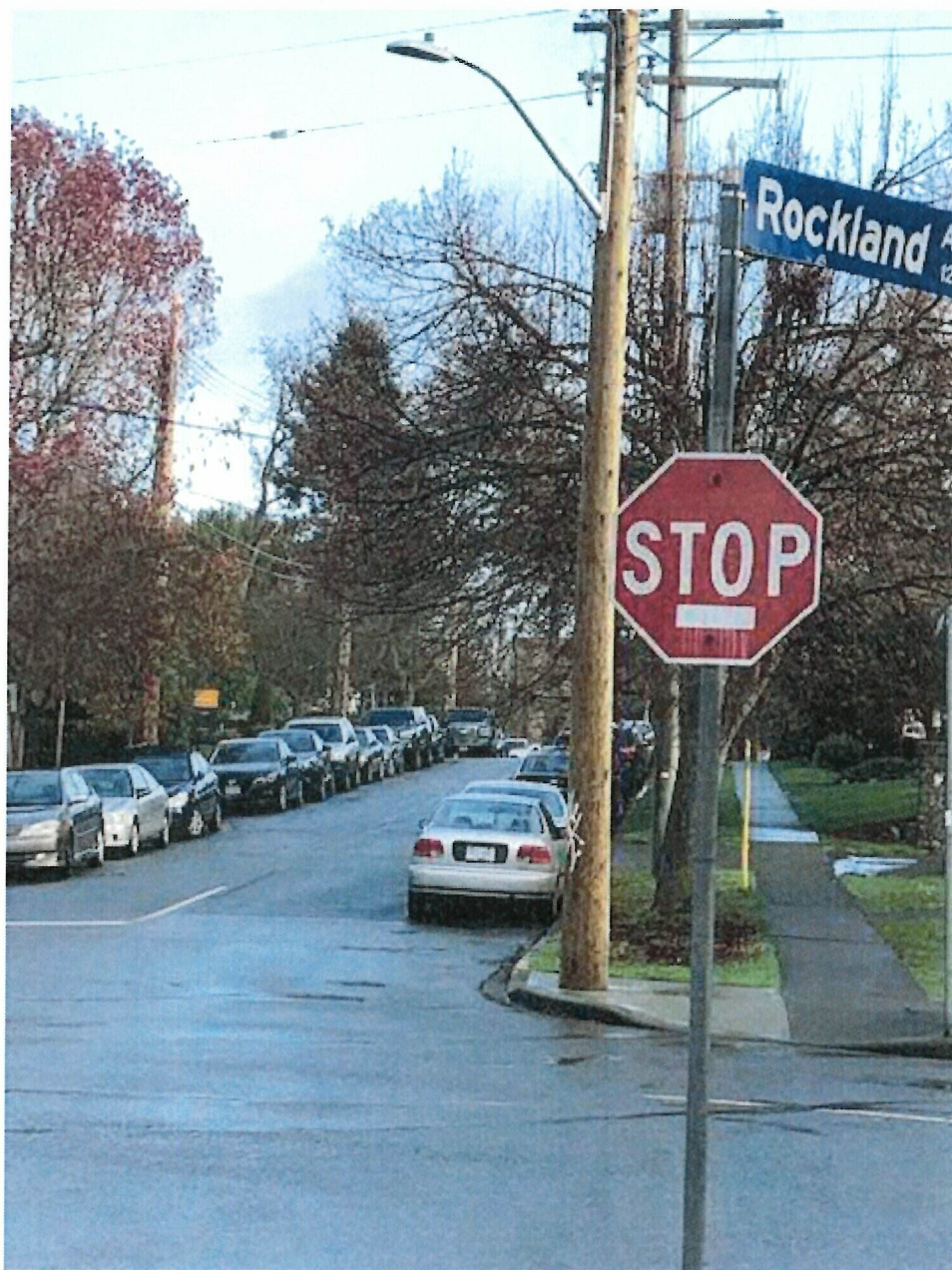
1171 ROCKLAND PARKING AREA



PARKING IN FRONT OF OUR HOUSE
912 LINDEN AVE



Looking SOUTH FROM
912 LINDEN



Looking NORTH FROM
912 LINDEN



1171 ROCKLAND SHOWING
MIKAL'S "SHED"



LINDEN AVE
VIEW OF THE "SHED"



OUR HOUSE BETWEEN 2
MANIONS + MIKAL'S "SHED"



THE "SHED" + OUR HOUSE



VIEW OF "THE SHED"
FROM OUR FRONT DOOR