



September 2nd, 2020

Rockland Land Use Meetings with Large & Co re 1737 Rockland Ave.

Zoom meetings on the evenings of May 7th and June 11th, 2020

We would like to thank you and other members of Large and Company for meeting with the Rockland Land Use Committee (LUC) to discuss the proposed rezoning of 1737 Rockland. The LUC met with different representatives of your company on each of the two meetings conducted by ZOOM on May 7th, 2020 and June 11th, 2020.

Because we met with two different representatives of the company during the two different meetings, we were unable to get clarification on points made during the first meeting. We would like to address this problem by asking for clarification on these concerns before we submit our letter to the City of Victoria.

1) CONSULTATION WITH NEIGHBOURS

We were informed during our first meeting that several of the abutting property neighbours were consulted and generally supported the project. However, names, addresses or meeting dates were not provided during either of our meetings. As some neighbours directly affected deny being approached, or expressing support for the project, we believe documentation of this early neighbourhood consultation should be provided to ensure that this important part of the process has been fulfilled. A map of the closest neighbours is enclosed to assist you in identifying the addresses of residents who were contacted and whether or not they supported the plans as shown to us.

2) TREES

During the first meeting we expressed concern that a significant number of registered mature trees had recently been removed from the property as evidenced by the stumps visible on the property and the number of fallen trees. We asked for clarification. We were told that the trees were properly removed by a contractor and that Large and Company had received a permit from the City of Victoria to do so. However, we have received information from the City Bylaw Enforcement office that such was not the case and an infraction notice is in place. (Please see the email letter from the City Bylaw Office attached below.)

3) PANHANDLE LOT

There was confusion from the first meeting about the exact nature of the site. As developers you assured us that the City encouraged you in your designs for the property which includes the original building plus two more strata lots. However, the LUC understands the properties, as proposed, are Schedule H (Panhandle) and, that subdividing this property would provide only one R1-A lot. As a Panhandle lot building height is limited to 5 meters. The Panhandle designation also limits the maximum floor area to a combined area of 280m², and site coverage of 25%. We would be grateful for more details about the direction taken by you in your plans and the clarification given to you by City Staff.

4) DATA CHART

While site drawings were presented at the first meeting and exterior architectural design at the second meeting, no Data Chart was available, leaving many unanswered questions with respect to the size and scope of the proposal. This data should be available to the neighbours in their discussions as soon as possible.

5) AUXILIARY BUILDING

A large auxiliary building (570 ft² /55.5 m²) is proposed for the site. This is well beyond the 37m² allowed. The LUC was also told that it is to include bathroom facilities which are contrary to Schedule F (Accessory Building regulations.)

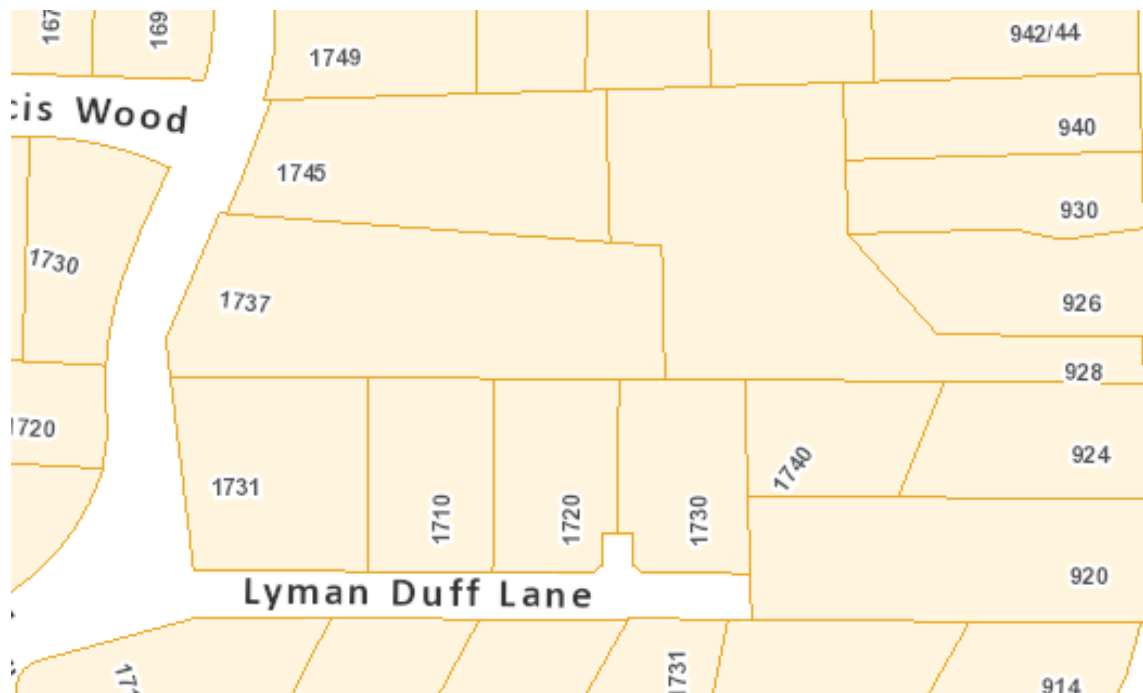
6) SUITES

Clarification of suites should be required. The LUC is told that Strata lot 3 will include a suite, while the status of Lot 2 is unclear.

Thank you.

Don Cal (member Rockland Land Use Committee)

Bob June (co-chair Rockland Land Use Committee)



In response to the request of one of our committee members about the fallen trees at 1737 Rockland Avenue, we received this email response on May 23, 2020 from the Supervisor of Bylaw and Legislative Services, Adam Sheffield.

From: Adam Sheffield <asheffield@victoria.ca>

Subject: RE: 1737 Rockland Avenue

Date: May 23, 2020 at 7:34:30 AM PDT

To: Janet Simpson [REDACTED]

Hello Janet,

5 Municipal Ticket Informations have been issued and served at \$1000 each. I am awaiting either payment or a dispute.

Regards,

Adam Sheffield
Supervisor
Bylaw & Legislative Services
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6
[REDACTED]

Hello Earl Large and Kimberley Colpman,

We have recently received a notice in the mail from the City regarding the proposed rezoning of 1737 Rockland Ave. As you know, 1737 Rockland shares a fence line with four homes on Lyman Duff Lane (including ours), as well as the recently-sold Rattenbury house at 1745 Rockland, and the under-construction 3-house strata development at 928 Richmond. Refer to the neighbourhood map pasted below.



The City's letter directs neighbours to review development plans on the City's Development Tracker and submit comments via an online form. We have now reviewed those plans, as have several of our shared neighbours, and we collectively have many questions and concerns about the proposal.

Typically, these types of questions would be addressed during the public Community Association Land Use Committee (CALUC) Community Meeting which is part of the City's rezoning process. That meeting is intended as a forum for those impacted by a rezoning application to meaningfully engage the developer about the proposal, to ask questions and receive answers, and also, importantly, to hear the questions and comments from other neighbours. However, due to COVID-19 the City has changed its standard requirement for developers to hold a CALUC meeting, and instead directed impacted neighbours to submit comments via a static online form.


In discussion with our Lyman Duff neighbours on this topic, we have agreed that an online form is a wholly inadequate replacement for this in-person forum. A technology-based meeting format will not provide the meaningful discussion and interaction appropriate for a proposal such as this. **Accordingly,**

we decided to organize our own meeting of neighbours to discuss the project. The purpose of the meeting is to review the proposal and generate discussion. We have reached out to all households within the 100 m radius that the City used for its mail-out and offered to host an outdoor meeting on **Friday September 11th at 4:30 pm**. The meeting will be held in the backyard of my house at 1720 Lyman Duff Lane. It will be a safe venue which will adhere to the [Provincial Health Officer's Order for Gatherings and Events](#). Please refer to the attached invite which was distributed to neighbours.

We would like to invite you to participate in this meeting. Please note that at the June 11th, 2020 Committee of the Whole Meeting, Mayor and Council stated that in-person meetings were an *acceptable means of engagement* with neighbours and although not currently mandated due to COVID-19, it was noted in the meeting that it would be imprudent for a developer not to participate in a well-planned and safe in-person meeting. We all want certainty that we can engage with the developer in a meaningful way about this proposal, and given the lack of communication with neighbours about this project to date, we sincerely hope you choose to accept this invitation.

Please RSVP as noted on the attached invite.

Best Regards,

Dave McWalter
1720 Lyman Duff Lane


Hello Mayor and Council!

My name is Dave McWalter and I live in Rockland with my family at [1720 Lyman Duff Lane](#).

Our neighbour, Earl Large, who is also a [developer](#), is proposing to develop his adjacent property at [1737 Rockland](#). The property is actually quite suitable for a panhandle infill development which can be done in accordance with existing zoning, but unfortunately Mr. Large is requesting a rezoning of the property in order to build much larger luxury homes that seem to prioritize personal profits at the expense of neighbouring properties and existing zoning. The proposal is currently in the 'pre-application' phase with the preliminary plans on the Development Tracker (also attached to this email for convenience).

Mr. Large has been evasive, dishonest, and generally non-communicative with neighbours and the Neighbourhood Association about this development, and there are no plans that we are aware of for a public CALUC meeting due to COVID-19. That has resulted in a situation where neighbours are left with many questions about this pending development but unfortunately no information appears forthcoming from the Developer.

Accordingly, the Lyman Duff neighbours have decided to arrange our own public meeting on **FRI SEP 11th at 4:30pm** for anyone interested. The purpose of the meeting is to make people aware of what is being proposed in order to generate discussion about key issues. The meeting will be held in our backyard at 1720 Lyman Duff Lane, with appropriate protocols in place to keep everyone safe and healthy but yet still informed about this unnecessarily egregious rezoning proposal. Please see the attached invite we created for this event. We are currently going door-to-door on nearby streets to make people aware of the development itself, and of our proposed meeting on Friday.

It would be great if any of you – who will ultimately decide the fate of this proposal – could find the time to attend on Friday for 30 minutes or so. It would be a unique opportunity to view the subject property from the perspective of the neighbours that will be impacted the most. Please RSVP if you think you can join us... I have cc'd my neighbour Kim Carlton who is tracking responses/attendees.

Thanks and best regards,

Dave McWalter
1720 Lyman Duff Lane



1737 Rockland Avenue
Neighborhood Meeting Synopsis
September 11, 2020

Neighbours concerned about the 1737 Rockland development met with the developer, Large and Company, on September 11 2020. The meeting, however, did not fulfill the developer's responsibility with respect to neighborhood engagement and consultation. Plans were presented as completed and final. The proponents offered only justification for their plans and did not entertain the idea of modifying or changing them. They described current zoning as being out of date at the time of enactment and stated that they as developers knew the highest and best use of the land.

Four issues dominated the meeting:

- The suitability of redevelopment, given the proposed panhandle lot configuration.
- The heights of the homes in the rezoning proposal.
- Lack of respect for the Tree Retention bylaw and general dismissal of regulation by proponents.

Neighbours supported infill densification as long as the houses were built in conformity with regulations pertaining to the panhandle lot designation and zoning regulations.

Suitability and Scope

- The current zoning is R1-A, enabling a single additional lot on the subdivision, not two as proposed, and the proposal of two lots is an additional monetary gift for the proponent.
- Two R1-B lots are possible as site-specific zoning, as in the case of the abutting lot at 928 Richmond, which provides a good template for this redevelopment.

Height

- The home proposed on Lot 2 at 7.08m. is over height and should be restricted to 5m.
- The home proposed on Lot 3 at 5.49m. is over height, built on additional fill lifting grade, not the natural grade and should be restricted to 5m. in height from natural grade.
- The proposed heights of both homes impinges on the privacy of the abutting lots.

Protection of Trees

- 12 Protected trees on site have been or will be removed.
- Four were removed on December 16th 2019 without a permit, which led to a bylaw infraction that the developer is contesting.
- Six additional trees are proposed for removal in the plan Landscape Data.
- The plan Landscape Data is misleading in that it includes eleven Off Property trees for protection.

Zoning and Regulations

- The proponents stated that zoning bylaws were out of date on date they were passed, and that the panhandle issue was a matter of "language."

- The proponent stated that as developers they were the best to consider the highest and best use of the property and that they see room for density and a return on investment on the property.

The neighbors in attendance wish to see the panhandle regulations upheld in this rezoning, as they were for the adjoining 928 Richmond development. They see room for additional density in Rockland and a return on investment for the proponent in adhering to Schedule 8 – Panhandle Lot Regulation.

Regards;
Bob June, co-chair
RNA LUC

1720 Rockland Avenue

Victoria BC V8S 1W8

Sept 12, 2020

Mayor and Council City of Victoria

Re: Proposed Redevelopment 1737 Rockland Avenue

Our home is located close to the large property at 1737 Rockland which has been proposed for subdivision and the addition of two new homes along with an accessory building.

We do not question the merits of infill housing on large properties, but we believe it should harmonize with existing development in the area. What is proposed is a panhandle development to result in three lots in place of one. The scale of this proposal with additional large double garage houses and a sizeable accessory building will crowd the three new lots and is not in keeping with the existing spacing between structures in Rockland.

The proposal is problematic for several reasons. The panhandle regulation calls for minimum parcel size of 850 square metres while the proposed lots 2 and 3 are 628 and 660 square metres respectively. The two-storey house planned for "lot 2" has a height 7.08m height while the regulation specifies single storey structures with maximum height of 5m for R1-A panhandle lots.

We also oppose the proposed removal of six mature trees. As neighbours we were dismayed when mature trees were removed from the property without consulting immediate neighbours in December 2019. Mature trees are integral to the ambience of the Rockland neighbourhood. They are all the more important as we experience the effects of global warming.

We urge you to reject the development as proposed because of its scale and removal of valuable trees.

Jan and Janice Drent

Neighbourhood Meeting Regarding Proposed Development at 1737 Rockland Ave

September 11, 2020
Meeting held at 1720 Lyman Duff Road

Participants:

Neighbourhood (15 people total): Dave McWalter, Emma McWalter, Judy Carlton, Kim Carlton, Jen Lowry, Grant Perkins, Jennifer Bennett, Vince Bennett, David Gordon, Sue Wynne-Hughes, Jan Drent, Janice Drent, Linda Barry, 1715 Rockland (2).

Large and Company: Earl Large (CEO), Kim Colpman (Director, Property Development)

Rockland Land Use Committee: Bob June, Phil Calvert, Dave McWalter (participated as neighbour)

Purpose:

The meeting was organized by the neighbours of 1737 Rockland (the Property) to share concerns about the proposed development. The neighbours took the initiative to organize this meeting because the City's revised CALUC process no longer requires the developer to host a CALUC community meeting. This revised process deprives neighbours of an opportunity to collectively discuss & understand issues of common concern with the developer.

Accordingly, the neighbours on Lyman Duff created then printed a meeting invitation, then went door-to-door within the 100m radius (to be consistent with the City process) in order to make neighbours aware of the proposed meeting. The meeting was staged outdoors in the backyard of 1720 Lyman Duff Rd (which shares a fence line with the Property) and satisfied all requirements of the *Order of the Provincial Health Officer* regarding *Gatherings and Events*. The developer was invited to participate in the meeting and answer questions, and Earl Large and Kim Colpman accepted the invitation.

Preamble:

Dave McWalter started by noting that there are 6 adjacent properties to the development, and by summarizing the proposal itself (which includes site-specific rezoning), the development application process, and a number of key neighbourhood concerns. These concerns include:

- The **site area (m²)** for the proposed new houses does not meet the requirement for a panhandle lot.
- The **site coverage (%)** for the proposed new houses exceeds limits for a panhandle lot.
- The **height** of the proposed new houses exceeds limits for a panhandle lot.
- The **number of storeys** of the proposed new houses exceeds the limits for a panhandle lot.
- It is proposed that six additional **bylaw protected trees** at the edge of the property are to be removed. This is in addition to the five bylaw protected trees that were removed

suddenly without permit in December 2019. Taken together, this would remove practically all of the tree canopy on the east side of the property.

- The proposal includes **setbacks** that do not meet the panhandle zoning requirements, impinging on neighbour's privacy and requiring additional trees to be cut down.
- The purpose and ultimate configuration of **accessory building** is not clear as an earlier drawing showed it with full plumbing and the current drawing does not.

Dave also pointed out that there is a very similar development underway *right next door* at 1745 Rockland that should be considered a model for this one. The development at 1745 Rockland also involved the subdivision of a large property with a house of heritage value. It, too, proposed a strata development with several large homes that greatly exceeded the panhandle zoning. That led to a contentious 4-year dispute between the developer and the neighbours – the same neighbours who are now impacted by this current proposal – which included being rejected by the City both at Committee and then later at Public Hearing. Ultimately, the developer revised the proposal so that it respected the panhandle zoning, only then gaining the support of the neighbours and approval from Council. He suggested that Large and Company could avoid such a protracted process by adhering to the existing zoning requirements that were recently (2017) approved by Council for the house *right next door* for an extremely similar proposal.

Question and Answer Session:

The following questions were discussed during the session:

1. The maximum allowable **height** under the current zoning is 5 m. Why are height variances of 5.49 and 7.08 metres being proposed when the other new houses adjacent to the property are only one storey and conform to the height restrictions?

Answer (Kim)

- The development aims to preserve, and be in keeping with, the grand heritage nature of Earl Large's house. A flat, one-storey house wouldn't be in keeping with this.
- Guidelines talk about making use of the land. The way the land falls, it makes sense to have two-storey house near the bottom—it looks more like 1 storey looking down from Rockland. The houses are being built according to the lay of the land.

2. Doesn't creating other housing around the original house detract from the grandness you say you are seeking to preserve?

Answer (Kim)

- Victoria is running out of land so this makes land available, but Rockland is not the kind of neighbourhood in which to squeeze many small houses. Need single-family dwellings.

3. There were some comments and exchanges regarding whether the strata lot would be considered a **panhandle lot**, and subject to relevant restrictions.

Answers:

- One neighbour noted that the panhandle designation was to ensure site area is retained for the subdivision of large houses and to prevent overcrowding and invasion of privacy.
- Concern was expressed that getting rid of the designation would undermine protection of the neighbourhood.
- Kim did not acknowledge the panhandle designation, saying that it was not unusual for lots to have long driveways, and that the discussion was getting caught up in “language”, and acknowledged the feelings neighbours had about building housing on the formerly forested Large property.
- Earl Large noted that he did not want to maintain the large property, that times have changed and that no one wants to have these large pieces of land. He noted the high number of grand Rockland houses that now are apartment buildings. He also said that the community plans and zoning bylaws are obsolete when written: developers have an obligation to make the best use of land in Victoria.

4. Consultation with Neighbours:

- Several interactions about the lack of consultation with neighbours.
- Dave McWalter noted that this dates back to when the trees on the property were suddenly cut down without any notice to neighbours in December 2019, including five bylaw protected trees removed without permit.
- Earl large said that he intended to go door to door to consult with all the contiguous neighbours and discuss their needs, but that the Covid-19 pandemic had interfered with this.
- Kim added that it was her understanding that public face to face meetings were not allowed by the city—Large and company remains open to hearing views on the project.
- Dave McWalter noted that the city had not disallowed such meetings, but these public CALUC meetings are not required during the pandemic.

5. Why build two new houses on the property when there is only enough **site area for one within existing zoning?**

Answer (Kim):

- The proposal is a more responsible, sustainable use of the land-- it's what makes sense.

6. Why not build in conformity with **existing regulations?**

Answer:

- Kim said things change quickly, and bylaws can't keep up with the changes. Lot size restrictions don't make sense—there are lots across Richmond that are smaller than what is being proposed.

- Dave McWalter noted that those lots are in a different neighbourhood (Fairfield-Gonzales) and have different zoning (R1-G).
- Dave McWalter also noted that there is a clear and obvious comparable *right next door*! It is a recent, parallel, and extremely relevant example of a Rockland R1-A panhandle infill strata development that this proposal should mimic. It was approved by Council in 2017 *with the support of neighbours* and *respects the panhandle zoning*.

7. Protection of Trees:

- There was a great deal of discussion around the issue of protection of trees, including the removal of 5 bylaw-protected trees without permit on December 16, 2019 for which the City has issued infraction notices to Large and Company.
- Regarding the *removal of bylaw trees without permit*:
 - Earl said he had obtained the consent of the neighbour on the property bordering the trees. There was no response as to why the rest of the neighbours bordering the property and impacted by the tree removal were not consulted.
 - Asked why they were removed without city approval, Kim replied that the company had worked with a registered arbourist on the removal, and is contesting the fine. They believe it is a misunderstanding.
 - Bob June (head of LUC) asked for clear indication of status of Large and Co.'s appeal on the fine. Issue has had an impact on developer's credibility. Kim undertook to follow up.
- Regarding *further plans to remove trees*:
 - Kim indicated the number of trees to be removed but could not identify which ones except to refer neighbours to the plans.
 - Neighbours were frustrated the developer could not simply point next door at the trees to be removed, given that everyone had a clear view of the Property and the remaining trees left on the site.
 - After some discussion, it became clear that the entire remaining stand of mature trees on the north property line and entire east side of the property (the only ones that remained after the bylaw trees were removed without permit in December 2019), would be removed as part of this development in order to accommodate a reduced setback and garage for Strata 3 and a driveway proposed to be flush along the north property line.
 - Kim noted plans to protect one tree at the top of driveway beside the original home, acknowledged that a letter she had posted to the Development Tracker mis-identified the tree to be preserved, and so undertook to correct that.
 - Kim confirmed that the trees to be removed in the plan are not the ones already removed without permit in December 2019, i.e. those bylaw trees removed without permit are not accounted for on the current plan or included in the data table detailing the trees to be removed as part of this development.

- Regarding *preservation of trees and root bases*:
 - There was a concern about preservation of the large chestnut tree at the back of 1710 Lyman Duff, which the landscape plan noted as having a critical root zone that extends into the footprint of Strata 2. Kim stated that their development plans have to be approved by the city arbourist, that there is a stringent process that has to be followed, and undertook to facilitate a meeting or meetings with their arbourist to discuss.

8. Answers on other issues:

- **Accessory building:** will be used for gym and storage. There is no longer plumbing in the plans for this building, and no plans to convert it to a garden suite.
- **Suites in new houses:** There will be one in the lower house (strata 2). The developer reiterated that the accessory building would not be used as a suite.

9. Final thoughts:

- Rezoning is a privilege and not a right.
- 1737 Rockland is a suitable site for an infill development, however, any proposal should respect the existing panhandle zoning which serves a distinct purpose and is intended specifically for infill developments such as this.
- The current development next door at 928 Richmond should serve as a good reference for the proposed development:
 - 928 Richmond (which shares the east fence with the Property) is the strata lot that was created when 1745 Rockland (shares the north fence) was subdivided in 2017.
 - The parallels between the two developments are almost identical and generally involve subdividing a large old Rockland property in an R1-A zone in order to create panhandle strata lots.
 - 928 Richmond respects the panhandle zoning. The site is currently under construction with 3 single-storey homes (because it's a much larger lot than 1737 Rockland). Two homes have sold, and the third is listed for \$2.5 million. It is clear that a development that respects the existing zoning and respects the impact to neighbours can be successful.
 - Unfortunately, the 928 Richmond development started with a proposal to greatly overbuild the site, similar to what is being proposed for 1737 Rockland. That led to 4 years of disputes with neighbours, and ultimately two rejections from the City. This dispute is not necessary. This property can be profitably developed right now within existing zoning, as proven by the current development right next door.
 - Mr. Large should be cautious about following this path that has been proven unsuccessful, and further antagonizing and alienating the neighbours that will be negatively impacted as a result.

10. Follow-up/Commitments:

- Large and Company has committed to talking individually with all contiguous neighbours about their concerns and requirements with respect to the development.
- Kim will ensure correction is made in letter designating protection of tree.
- Kim will follow up and advise on the state of Large and Co.'s appeal of the fine for cutting down bylaw protected trees without permit in Dec 2019.
- All neighbours are to submit their comments about the project online (victoria.ca/devtracker) by September 25, 2020.

11. Reference:



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 - Neighbours were frustrated the developer could not simply point next door at the trees to be removed, given that everyone had a clear view of the Property and the remaining trees left on the site.
 - After some discussion, it became clear that the entire remaining stand of mature trees on the north property line and entire east side of the property (the only ones that remained after the bylaw trees were removed without permit in December 2019), would be removed as part of this development in order to accommodate a reduced setback and garage for Strata 3 and a driveway proposed to be flush along the north property line.
 - Kim noted plans to protect one tree at the top of driveway beside the original home, acknowledged that a letter she had posted to the Development Tracker mis-identified the tree to be preserved, and so undertook to correct that.
 - Kim confirmed that the trees to be removed in the plan are not the ones already removed without permit in December 2019, i.e. those bylaw trees removed without permit are not accounted for on the current plan or included in the data table detailing the trees to be removed as part of this development.

- Regarding *preservation of trees and root bases*:
 - There was a concern about preservation of the large chestnut tree at the back of 1710 Lyman Duff, which the landscape plan noted as having a critical root zone that extends into the footprint of Strata 2. Kim stated that their development plans have to be approved by the city arbourist, that there is a stringent process that has to be followed, and undertook to facilitate a meeting or meetings with their arbourist to discuss.

8. Answers on other issues:

- **Accessory building:** will be used for gym and storage. There is no longer plumbing in the plans for this building, and no plans to convert it to a garden suite.
- **Suites in new houses:** There will be one in the lower house (strata 2). The developer reiterated that the accessory building would not be used as a suite.

9. Final thoughts:

- Rezoning is a privilege and not a right.
- 1737 Rockland is a suitable site for an infill development, however, any proposal should respect the existing panhandle zoning which serves a distinct purpose and is intended specifically for infill developments such as this.
- The current development next door at 928 Richmond should serve as a good reference for the proposed development:
 - 928 Richmond (which shares the east fence with the Property) is the strata lot that was created when 1745 Rockland (shares the north fence) was subdivided in 2017.
 - The parallels between the two developments are almost identical and generally involve subdividing a large old Rockland property in an R1-A zone in order to create panhandle strata lots.
 - 928 Richmond respects the panhandle zoning. The site is currently under construction with 3 single-storey homes (because it's a much larger lot than 1737 Rockland). Two homes have sold, and the third is listed for \$2.5 million. It is clear that a development that respects the existing zoning and respects the impact to neighbours can be successful.
 - Unfortunately, the 928 Richmond development started with a proposal to greatly overbuild the site, similar to what is being proposed for 1737 Rockland. That led to 4 years of disputes with neighbours, and ultimately two rejections from the City. This dispute is not necessary. This property can be profitably developed right now within existing zoning, as proven by the current development right next door.
 - Mr. Large should be cautious about following this path that has been proven unsuccessful, and further antagonizing and alienating the neighbours that will be negatively impacted as a result.

10. Follow-up/Commitments:

- Large and Company has committed to talking individually with all contiguous neighbours about their concerns and requirements with respect to the development.
- Kim will ensure correction is made in letter designating protection of tree.
- Kim will follow up and advise on the state of Large and Co.'s appeal of the fine for cutting down bylaw protected trees without permit in Dec 2019.
- All neighbours are to submit their comments about the project online (victoria.ca/devtracker) by September 25, 2020.

11. Reference:



Hello everyone,

Thank you for distributing the minutes from the community meeting, I appreciate the detailed summary of events. There are a couple of notes I would like to clarify:

- There is reference throughout to the removal of 5 bylaw protected trees in December. There are actually 4 trees that were removed (3 of which were identified as a 'hedge' by the Arborist and as such were not considered protected), 1 that was deemed 'dead', and one tree that had a limb professionally trimmed - that tree is still on site, happy and healthy. As mentioned, these fines are being appealed.
- Under section 7, bullet 2 it indicates there was no response as to why the rest of the neighbours bordering the property were not consulted about the tree removal. We did actually respond saying that Earl Large talked to the neighbour he believed was the only one impacted. In fact that neighbour initiated the conversation as these trees blocked the sun in his yard.
- Section 8 bullet 2 - the suite is in strata lot #3 (the lowest house) not strata lot #2
- Regarding further tree removals, the notes indicate the entire stand of trees is coming out on the north and east property lines. This is misleading. What is being proposed is following:
 - removal of 6 trees along the lower north property line, one of which is in the NE corner. 1 in poor health, 4 in fair health, 1 in good health
 - There is 1 large tree remaining on the upper north property line , so not ALL trees on the north are coming down and there are none coming down on the east line
 - To remind you of the tree totals associated with this development:
 - • Number of Bylaw protected trees: 19
 - Number of Bylaw protected trees onsite: 8
 - Number of Bylaw protected trees to be preserved: 13
 - Number of Bylaw protected trees to be removed: 6
 - **Number of new proposed trees being added on site: 21**
 - Total trees on site: 23 (net increase of 15 trees)

Again, thank you for the opportunity to be at your meeting and to review these notes.

Best
Kim

Kim Colpman

Dear Ms. Helps and city Council:

I'm a resident and home owner at 1705 Oak Shade Lane. I'd like to make a statement hereby that I'm opposed to the owner of 1737 Rockland making any deviation to the standards set forth by the department of city development and zoning. I'm familiar with the property and have witnessed how small a patch it is behind the said house. I wish the owner would not seek development but understand there is not much I can do to stop it. Needless to say, our neighborhood is historical and unique. Preservation of its characteristics should be important to the city. I appreciate the council and Mayor taking that into consideration.

Sincerely yours

Yun Xia (Sasha) Zhang

Mayor and Council, City of Victoria

We are writing to express our opposition to the proposed development at 1737 Rockland Avenue. To the best of our knowledge we do not know of any neighbours in the Rockland community who are in support of this proposal, despite what the developer has conveyed to others including members of council.

We oppose the request to rezone this land. The property is currently quite suitable for a panhandle infill development which can be done in accordance with existing zoning. In relation to the Schedule H panhandle zoning the purposed development will result to in two new homes (versus one) that are too large for the area, that exceed height requirements, and do not meet the requirements for site area, coverage and setbacks. This proposed development, combined with the current home on site and proposed addition of an accessory building, will result in three over crowded homes in this limited space. We do not think this is in keeping with the Rockland area. The development at 928 Richmond Avenue has already set a poor precedent of over- development with three new homes in this limited space, and the decimation of all existing trees. This proposed development would be an unfortunate continuation of this practice. Simply put, the proposed development 1737 Rockland is nothing more than over-development.

We also oppose the proposed development due to the impact it will have on trees on the current site, and potentially to properties adjacent to it. The proposed development eliminates 6 protected trees and all other trees on the site, while preserving only 2 protected trees. Other developers have proven the ability to create thoughtful development while preserving trees and the character of the area. Sadly that is not the case with this proposed development; the developer shows no regard for the existing trees and habitat.

Our property at 1710 Lyman Duff Lane is adjacent to this proposed development. We are very concerned about two mature trees on our property that could be adversely impacted by this development. We strongly encourage the City's arborist to keep a close eye on this development.

We understand the need for development. We are proponents of thoughtful development, not over-development. We fail to see how accepting this proposal and rezoning this land will add value to the neighbourhood and the City of Victoria. Please reject this proposal and honour the current Schedule H panhandle zoning which would allow for one home, of suitable size and height restrictions, setbacks and site coverage for this limited space.

Respectfully,

Judy and Kim Carlton
1710 Lyman Duff Lane

Dear Mayor & Council,

After reviewing the details of this proposal it appears that this project does not meet the zoning, nor the needs and respect of the neighbours in this area.

We do not support this project in any form and request that the elected members not support this proposal.

There would seem to be a more suitable proposal that would fit this space.

James & Roberta Nastasi