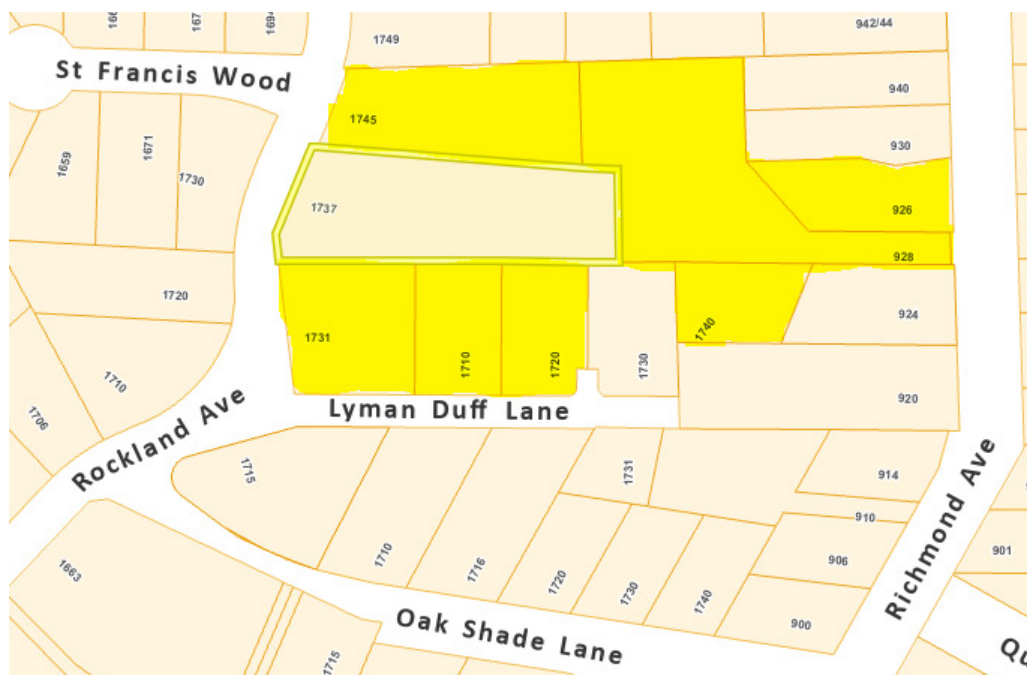


From: David McWalter <[REDACTED]>
Sent: Tuesday, June 20, 2023 11:08 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Patrick Carroll <pccarroll@victoria.ca>; Bob June <[REDACTED]> Carollyne Yardley <[REDACTED]> Emma McWalter <[REDACTED]> Kim Carlton <[REDACTED]> Judy Carlton <[REDACTED]> David Gordon <[REDACTED]> Vince & Jennifer Bennet <[REDACTED]> Jennifer Bennett <[REDACTED]> Grant Townsend <[REDACTED]> George Dundas <[REDACTED]> Brent Bitz <[REDACTED]> Jennifer Thomson <[REDACTED]> Chris Thomson <[REDACTED]> Susan Wynne-Hughes <[REDACTED]>
Subject: 1737 Rockland - Letter from the Neighbours

Dear Mayor and Councillors,

We are writing to you today regarding the planned subdivision and infill development at 1737 Rockland Avenue. Collectively, we represent virtually all of the surrounding properties that are impacted by this proposed development, as shown in the figure below. It is our hope that with a unified message, Council will give appropriate consideration to our comments, which we believe to be balanced and reasonable.



- First and foremost, we understand the need for densification in Victoria, and believe this is a suitable site for an infill development.
- We also recognize the challenges inherent in developing a long, narrow, multi-tiered, and sloped lot such as this. It is likely part of the reason this proposal is asking for variances to all of the key metrics in the existing zoning such as height, setbacks, floor area, # of storeys, etc. While we understand that some variances are reasonable in this situation, we also believe some of these variances can be avoided through thoughtful design improvements without any negative impact to the City's housing policy objectives or the Proponent's profitability.
- We have identified three (3) key issues for Council which we believe can be improved in this proposal. It is our hope that if Council chooses to support this proposal in principle, that it will also require the Proponent to address these specific issues as a condition of that support.

- **Key issue #1 - privacy**

- Building B will overlook 928 Richmond to the north, and will be located 1.5 m from the north property line. Building B is proposed to be significantly taller than the existing house located there, resulting in an imposing structure only 1.5 m away from the front yard. *We propose that the north setback is increased to lessen the impact on the neighbour to the northeast. We believe this can be accommodated by reducing the interior setbacks between Buildings A & B.*
- Building B will overlook 928 Richmond to the east. *We propose that the privacy screening to the east be improved in order to minimize the impact of this much taller proposed building that will overlook the neighbour's home. We propose that the 4 proposed Stewartia trees on the eastern edge of the landscape plan be of sufficient maturity, height (min. 10 feet tall), and coverage to ensure Building B's rear windows do not have visibility into the neighbour's bedroom and master bathroom windows.*
- Building B will overlook 1720 Lyman Duff Lane to the south. The Proponent has offered to improve privacy by planting a screening tree on the north side of 1720 Lyman Duff. The design also calls for screening trees on the south side of 1737 Rockland (Replacement Trees #10-14). *We propose that these trees are of sufficient maturity, height (min. 10 feet tall), and coverage so that privacy can be improved in the near-term rather than a number of years in future (which would be the case if small, immature trees were planted).*

- **Key issue #2 - site runoff**

- We are concerned that the transformation of this backyard landscape into two new houses with associated hardscapes (driveways, patios, etc.) will result in site runoff onto all neighbouring properties to the south (Lyman Duff) and east (Richmond). The site naturally slopes down towards its neighbours, and with bedrock near the surface everywhere it is likely that construction will substantially change the way the water flows over land. *We request that the proponent complete an engineering assessment of potential site runoff, and implement recommended measures into the design. We also request that, if any excessive runoff impacts neighbouring properties after construction, the landscape deposit held by the City - or any other appropriate mechanism - is utilized to remedy the problem to the satisfaction of the City and the impacted neighbours.*

- **Key issue #3 - trees**

- At 1710 Lyman Duff Lane, there are two large, bylaw protected trees on the north side of the property near the shared fence with 1737 Rockland (labelled OP2 & OP3 on the plans). Building A is proposed to be sited next to the root zone for these trees, with a proposed utility ROW running through the root zone and an outdoor patio proposed over top of the root zone. *We request that the proponent is required to take whatever measures are necessary in order to protect these significant trees during construction to ensure the roots are not damaged. For example, that could include an environmental monitor on site at all times during any excavation in that part of the proposed development.*
- At 1745 Rockland, there are several large trees along the shared boundary with 1737 Rockland (labelled #136-141 on the plans). Those trees are proposed to be removed as part of this development. We believe that with thoughtful design improvements, the removal of these trees is not necessary and can be accommodated within this development without impacting any of the City's housing policy objectives. *We request that the proponent retains these bylaw protected trees along the north property line, and adjusts the design to accommodate them. We also request that the proponent remove the invasive ivy currently being allowed to grow on the trees, and remove suspended broken limbs hanging over 1745 Rockland but only accessible from 1737 Rockland.*

Thanks for your consideration of these issues.

Sincerely,

George Dundas & Grant Townsend, 1-928 Richmond Ave

Brent Bitz, 2-928 Richmond Ave

Chris & Jennifer Thomson, 3-928 Richmond Ave

Sue Wynne-Hughes, 926 Richmond Ave

Rene & Kirsten Marion, 1745 Rockland Ave

David Gordon, 1731 Rockland Ave

Kim & Judy Carlton, 1710 Lyman Duff Lane

David & Emma McWalter, 1720 Lyman Duff Lane

Vince & Jennifer Bennett, 1740 Lyman Duff Lane