



June 12, 2023

Mayor and Council | Sustainable Planning and Community Development | Development Services

Re: 1737 Rockland Avenue. REZ00755 / DPV00226

1737 Rockland Avenue is a Panhandle Lot with restrictions defined here:

<https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/Schedule%20A.pdf> "Panhandle Lot" means a lot with less than 10% of its perimeter adjoining a street and/or partly consists of a panhandle driveway.

The Panhandle Lot Regulation is clear that one story/5m. height is appropriate:

<https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/Schedule%20H.pdf>

Please review the appropriate documents and address these questions comprehensively before deciding.

Concerns with this application are:

1. The proposed rezoning creates a "Panhandle Lot", which should create a maximum building height of 5m as permitted by Schedule H - Section 3(a). For reference, the abutting property at 928 Richmond Road (1735 Rockland Avenue), was developed to the panhandle lot criteria approximately three years after endeavoring to exceed the panhandle building height limit.
How does this property differ and where would the equity be in allowing this development to go ahead as proposed when an immediately adjacent property rezoning was declined?
2. The road Right-of-Way Dedication requirement is not clear. Road dedication contribution is expected in any rezoning. Therefore, an adequate road dedication sized to accommodate the Collector road classification for Rockland Ave. is required. We understand this occurred for 1735 Rockland Avenue as a condition of its subdivision and rezoning.
Why is the dedication not now in the plan?
3. The proposed building heights exceed the Panhandle Regulation—on average by .95m/3ft; the north side yard setback by 2.5m./8ft, and the site coverage of Building A by 7.9% and Building B by 4.7%.
Why should the regulation be ignored to allow these incursions?
4. A protected tree removal violation is in process for 1737 Rockland.
What is the status of the previous removal of Protected Trees and what has been done to rectify the issue and rehabilitate the site?

The concerns raised are valid and require further consideration. It is essential to ensure fairness and equity in the decision-making process, as well as compliance with regulations and protection of the environment.

The proposed development should be evaluated based on its impact on the surrounding community and environment and whether it aligns with existing regulations and zoning laws. Additionally, the status of the previous removal of protected trees should be investigated and addressed accordingly.

Sincerely,
RNA LUC
Bob June, co-chair. Carollyne Yardley, co-chair.