

Councillor Hammond declared a conflict with the following item and recused himself from the meeting at 9:44 a.m.

G.1.a.k 1737 Rockland Avenue: Update Report for Rezoning Application No. 00755 and Development Permit with Variances Application No. 00226 (Rockland)

Moved By Councillor Dell

Seconded By Councillor Caradonna

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated June 15, 2023 for 1737 Rockland Avenue.
2. That first and second reading of the zoning bylaw amendment be considered by Council, concurrent with introductory readings of a heritage designation bylaw for 1737 Rockland Avenue, and a public hearing date be set.
3. That subject to approval in principle at the public hearing, the applicant prepare and execute the following legal agreement, with contents satisfactory to the Director of Engineering, Transportation and Public Works, and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. A Road Dedication for highway purposes as indicated on the plans date stamped June 14, 2023.
4. That adoption of the Zoning Regulation Bylaw amendment will not take place until the required legal agreement is registrable in the Land Title Office and has been so registered to the satisfaction of the City Solicitor.
5. That the above recommendation be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variances Application

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning

Application No.00755, if it is approved, consider the following motion:

1. "That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variance Application No. 000226 for Proposed Lot 2, 1737 Rockland Avenue, to allow the subdivision of a Panhandle Lot in accordance with plans submitted to the Sustainable Planning and Community Development Department and date stamped on June 14, 2023, subject to:
 - a. The proposed development meeting all zoning bylaw requirements, except for the following variances:
 - i. increase the height from 5.00m to 6.60m for Building A
 - ii. increase the number of storeys from 1 to 1.5 for Building A
 - iii. decrease the west setback (habitable window) from 7.50m to 2.27m for Building A
 - iv. increase the height from 5.00m to 5.30m for Building B
 - v. increase the number of storeys from 1 to 2 for Building B
 - vi. decrease the north setback (habitable window) from 7.50m to 1.50m for Building B
 - vii. increase maximum fence height from 1.8m to 2.4m.
2. The Development Permit lapsing two years from the date of this resolution."

FOR (6): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Loughton, Councillor Thompson

OPPOSED (2): Councillor Coleman, Councillor Gardiner

CONFLICT (1): Councillor Hammond

CARRIED (6 TO 2)

Councillor Hammond rejoined the meeting at 9:45 a.m.

C.11 1737 Rockland Avenue: Update Report for Rezoning Application No. 00755 and Development Permit with Variances Application No. 00226 (Rockland)

Committee received a report dated June 15, 2023 from the Director of Sustainable Planning and Community Development regarding a Rezoning Application and Development Permit with Variances Application for the property located at 1737 Rockland Avenue in order to allow for subdivision to create a new Panhandle Lot and for construction of two single-family dwellings on the proposed Panhandle Lot and recommending that it move forward to a Public Hearing.

Moved By Councillor Dell
Seconded By Councillor Kim

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated June 15, 2023 for 1737 Rockland Avenue.
2. That first and second reading of the zoning bylaw amendment be considered by Council, concurrent with introductory readings of a heritage designation bylaw for 1737 Rockland Avenue, and a public hearing date be set.
3. That subject to approval in principle at the public hearing, the applicant prepare and execute the following legal agreement, with contents satisfactory to the Director of Engineering, Transportation and Public Works, and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. A Road Dedication for highway purposes as indicated on the plans date stamped June 14, 2023.
4. That adoption of the Zoning Regulation Bylaw amendment will not take place until the required legal agreement is registrable in the Land Title Office and has been so registered to the satisfaction of the City Solicitor.
5. That the above recommendation be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variances Application

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No.00755, if it is approved, consider the following motion:

1. "That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variance Application No. 000226 for Proposed Lot 2, 1737 Rockland Avenue, to allow the subdivision of a Panhandle Lot in accordance with plans submitted to the Sustainable Planning and Community Development Department and date stamped on June 14, 2023, subject to:

- a. The proposed development meeting all zoning bylaw requirements, except for the following variances:
 - i. increase the height from 5.00m to 6.60m for Building A
 - ii. increase the number of storeys from 1 to 1.5 for Building A
 - iii. decrease the west setback (habitable window) from 7.50m to 2.27m for Building A
 - iv. increase the height from 5.00m to 5.30m for Building B
 - v. increase the number of storeys from 1 to 2 for Building B
 - vi. decrease the north setback (habitable window) from 7.50m to 1.50m for Building B
 - vii. increase maximum fence height from 1.8m to 2.4m.
- b. The Development Permit lapsing two years from the date of this resolution."

Committee discussed the following:

- *Square footage of strata buildings on the property*
- *Landscape plans for the parcel in question*
- *The fact that if there were to be a reduction in the size of the building, an altered floor plan would likely be necessary*
- *Challenges with the grade of the parcel in question*

On the main motion:

FOR (5): Mayor Alto, Councillor Caradonna, Councillor Dell, Councillor Kim, Councillor Thompson

OPPOSED (2): Councillor Coleman, Councillor Gardiner

CARRIED (5 TO 2)



**Committee of the Whole Report
For the Meeting of June 29, 2023**

To: Committee of the Whole **Date:** June 15, 2023
From: Karen Hoesel, Director, Sustainable Planning and Community Development
Subject: **Updated Report for Rezoning Application No. 00755 and Development Permit with Variances Application No. 00226 for 1737 Rockland Avenue**

RECOMMENDATION

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated June 15, 2023 for 1737 Rockland Avenue.
2. That first and second reading of the zoning bylaw amendment be considered by Council, concurrent with introductory readings of a heritage designation bylaw for 1737 Rockland Avenue, and a public hearing date be set.
3. That subject to approval in principle at the public hearing, the applicant prepare and execute the following legal agreement, with contents satisfactory to the Director of Engineering, Transportation and Public Works, and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. A Road Dedication for highway purposes as indicated on the plans date stamped June 14, 2023.
4. That adoption of the Zoning Regulation Bylaw amendment will not take place until the required legal agreement is registrable in the Land Title Office and has been so registered to the satisfaction of the City Solicitor.
5. That the above recommendation be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variances Application

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No.00755, if it is approved, consider the following motion:

“1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variance Application No. 000226 for Proposed Lot 2, 1737 Rockland Avenue, to allow the subdivision of a Panhandle Lot in accordance with plans submitted to the Sustainable Planning and Community Development Department and date stamped on June 14, 2023, subject to:

a) The proposed development meeting all zoning bylaw requirements, except for the following variances:

- i. increase the height from 5.00m to 6.60m for Building A
- ii. increase the number of storeys from 1 to 1.5 for Building A
- iii. decrease the west setback (habitable window) from 7.50m to 2.27m for Building A
- iv. increase the height from 5.00m to 5.30m for Building B
- v. increase the number of storeys from 1 to 2 for Building B
- vi. decrease the north setback (habitable window) from 7.50m to 1.50m for Building B
- vii. increase maximum fence height from 1.8m to 2.4m.

b) The Development Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding a Rezoning and Development Permit with Variances application for the property located at 1737 Rockland Avenue. The proposal is to rezone the entire subject property from the *R1-A Zone, Rockland Single Family Dwelling District*, to a site-specific zone to allow for subdivision to create a new Panhandle Lot and for construction of two single-family dwellings on the proposed Panhandle Lot. The concurrent Development Permit with Variances application pertains only to Proposed Lot 2 (rear lot containing two new single-family dwellings).

A Council motion, ratified on November 25, 2021, directed staff to work with the applicant to achieve greater consistency in relation to setbacks, building height, privacy of the new buildings, and to maximize the retention of trees. In response, the applicant has made a number of revisions to the proposal.

The following points were considered in assessing the proposal as revised:

- The proposed use, height, and density are consistent with the Traditional Residential designation in the *Official Community Plan, 2012* (OCP), which envisions ground-oriented residential building up to three storeys in height, as supported by City policy.
- The *Rockland Neighborhood Plan* and the OCP’s strategic direction for Rockland contain policies to balance the conservation of historic features and estate-like character of larger lots with housing diversity through sensitive infill.

- The proposal, as revised, remains inconsistent with specific design objectives for Panhandle Lots to limit building height and ensure generous setbacks to minimize privacy impacts. However, revisions made in response to the previous Council motion include increases to the south and east setbacks and modifications to building height, window placement and screening, which has reduced the number of variances from existing zoning requirements.

BACKGROUND

The proposal is to rezone the subject property from the R1-A Zone, Rockland Single Family Dwelling District, to a site-specific zone to allow for subdivision of a new Panhandle Lot and construction of two single-family dwellings, as strata units, on the new lot. Proposed Lot 1 contains the existing registered heritage home, which is currently used as a single-family dwelling. Proposed Lot 2 is defined as a Panhandle Lot; therefore, a development permit in accordance with *Development Permit Area 15B: Intensive Residential – Panhandle Lot* is also required. The proposed variances are related to building heights, numbers of storeys, and setbacks.

This application was presented to Committee of the Whole on October 28, 2021 (separate rezoning and development permit with variances reports are attached), and on November 25, 2021, Council ratified the following resolution:

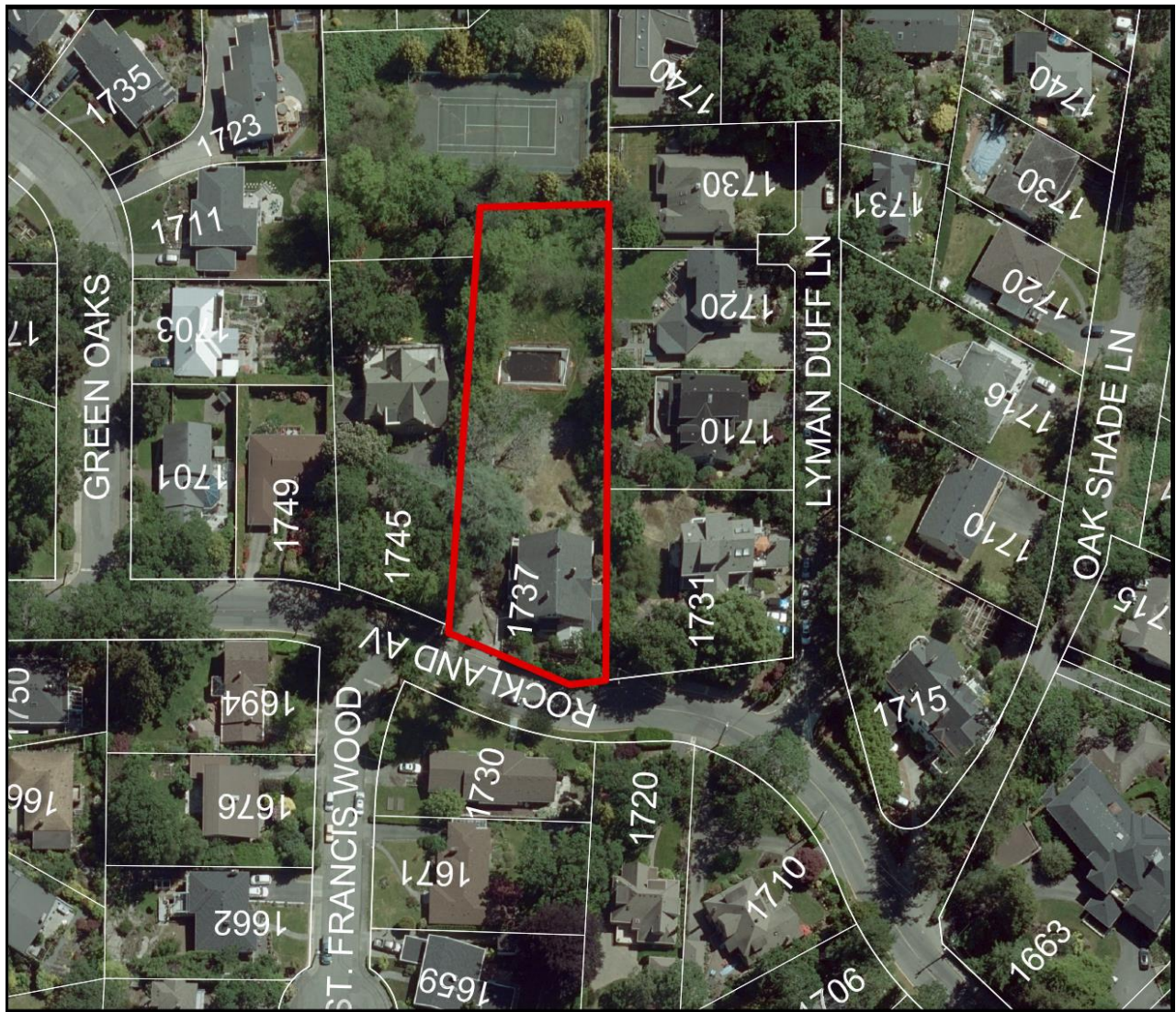
“That this matter be referred to staff to work with the applicant to achieve greater consistency in relation to setbacks, building height, privacy of the new buildings, and to maximize the retention of trees.”

Existing Site Development and Development Potential

The subject property is presently in the *R1-A Zone, Rockland Single Family Dwelling District*. Under the R1-A zone, the property could be subdivided to create a Panhandle Lot, with both lots permitted to contain single-family dwellings with secondary suites, subject to Council’s approval of a required Intensive Residential Development Permit applicable to Panhandle Lots.

Alternatively, the current zone would permit semi-attached or attached dwellings, subject to Council’s approval of a Rockland Intensive Residential Development Permit Application. The current zoning also permits house conversions and garden suites.

While the recently adopted *Missing Middle Regulations* include provisions for heritage conserving infill, the new legislation does not apply to Panhandle Lots. To allow for assessment as a Heritage Conserving Infill use, the applicant would need to amend the application to propose the new single-family dwellings and existing heritage home to remain on a single lot. In addition, a number of variances would be required.



Data Tables

The following data tables compare the proposal with applicable provisions in the R1-A Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where there are existing non-conformities.

Proposed Lot 1 (Lot with Existing House)

Zoning Criteria	Proposal (Lot 1)	Existing Zone (R1-A)
Site area (m ²) – minimum	1026.27 *	1502.09 (pre-1970 building eligible for house conversion)
Density (Floor Space Ratio) – maximum	0.40	n/a

Zoning Criteria	Proposal (Lot 1)	Existing Zone (R1-A)
Combined floor area (m ²) – minimum	413.80	130.00
Lot width (m) – minimum	25.60	24.00
Height (m) – maximum	8.59 **	7.60
Storeys – maximum	2.5	2.5
Site coverage (%) – maximum	36.50	40.00
Setbacks (m) – minimum		
Front (west)	0.44 **	10.50
Rear (east)	16.16	8.72
Side (north)	4.55	3.00
Side (south)	1.35 **	3.00
Parking	2	1 minimum
Accessory Building (Schedule F)		
Location	Rear yard	Rear yard
Combined floor area (m²) – maximum	76.78 *	37.00
Height (m) – maximum	3.29	3.50
Rear setback (m) – minimum	1.20	0.60
Side setback (m) – minimum	1.50	0.60
Separation space between an accessory building and the principal building – minimum	5.82	2.40
Rear yard site coverage (%) – maximum	22.67	25.00

Proposed Lot 2 (Panhandle Lot with Building A and Building B)

Zoning Criteria	Proposal (Lot 2 containing Building A and B)	Existing Zone (R1-A Panhandle)
Site area (m²) – minimum (without driveway)	1305.39 - Total w/o driveway 575.97- Building A site area * 729.41 – Building B site area *	850.00

Zoning Criteria	Proposal (Lot 2 containing Building A and B)	Existing Zone (R1-A Panhandle)
Number principal dwellings per lot – maximum	2 *	1
Density (Floor Space Ratio) – maximum	0.32	N/A
Combined floor area (m²) – maximum	234.42 (Building A) 300.06 (Building B) * 534.48 (Total) *	280.00
Lot width (m) – minimum	29.52	24.00
Height (m) – maximum	6.60 (Building A) * 5.30 (Building B) *	5.00
Storeys – maximum	1.5 (Building A) * 2 (Building B) *	1
Site coverage (%) – maximum	24.09	25.00
Setbacks (m) – minimum		
West	2.27 (Building A – habitable window) *	4.00 – non-habitable window 7.50 – habitable window
East	7.5 (Building B – habitable window)	4.00 – non-habitable window 7.50 – habitable window
North	9.59 (Building A – non-habitable window) 1.50 (Building B – habitable window) *	4.00 – non-habitable window 7.50 – habitable window
South	7.50 (Building A – habitable window) 4.09 (Building B – non-habitable window) 7.54 (Building B – habitable window)	4.00 – non-habitable window 7.50 – habitable window
Parking	4	2 minimum

Plan Revisions

In response to the November 25, 2022 motion requesting revisions to address setbacks, building height, privacy, retention of trees, the applicant has provided revised plans with changes summarized below:

Proposed Lot 1 (Containing existing house)

- no changes

Proposed Lot 2 (Containing both Proposed Building A and Proposed Building B)

- maximum site coverage reduced from 25.70% to 24.09%
- combined floor area reduced from 553.45m² to 534.48m²
- total lot area for Lot 2 increased by reducing area of panhandle access, although Strata Lot A decreased and Strata Lot B increased.

Proposed Building A

- building height reduced from 6.87m to 6.60m
- proposed garage reduced from a two vehicle to a single vehicle garage (site coverage reduced from 25.70% to 24.09%)
- driveway widened and one surface parking space added
- one tree (Forest Pansy Redbud) removed to accommodate a surface parking space
- additional fencing added along the portion of the shared boundary between the subject property and the property at 1720 Lymann Duff Lane (new variance to the Fence Bylaw)
- adjustments to landscaped beds due to siting changes.

Proposed Building B

- building height reduced from 5.49m to 5.30m
- south setback (to Lymann Duff Lane property boundaries) increased from 3.66m to 7.54m to a habitable window
- south setback (to Lymann Duff Lane property boundaries) increased from 3.41m to 4.09m to non-habitable portion of the building
- east setback (to 928 Richmond Avenue property boundary) increased from 5.0m to 7.5m by shifting the building to the west
- two master bedroom upper windows removed (north elevation facing 1745 Rockland Avenue), eliminating all upper floor windows proposed on the north elevation
- additional fencing proposed along a portion of Proposed Lot 2, with a height of 2.4m.

Impact of Revisions

The revised proposal reduces the total number of variances required to accommodate the proposal and reduce the impact of the remaining variances. Specifically, as revised, maximum site coverage for Proposed Lot 2, two south setbacks (to habitable and non-habitable windows) for Building B, and the east setback for Building B now comply with R1-A requirements. To address privacy concerns, the applicant is requesting a further variance to increase maximum fence height from 1.8m to 2.4m for a portion of fence along Proposed Lot 2.

The proposal now requires the following variances:

Proposed Building A

- increase the height from 5.00m to 6.60m
- increase the number of storeys from 1 to 1.5
- decrease the west setback (habitable window) from 7.50m to 2.27m.

Proposed Building B

- increase the height from 5.00m to 5.30m
- increase the number of storeys from 1 to 2
- decrease the north setback (habitable window) from 7.50m to 1.50m
- increase maximum fence height from 1.8m to 2.4m.

It should be noted that the proposal does not meet the following additional R1-A requirements that would be permitted in the new site-specific zone: (This remains unchanged from the previous submission.)

- exceeds one single family dwelling per lot
- less than the minimum lot/site area for Proposed Lot 1 and Proposed Lot 2
- exceeds the total combined floor area for Proposed Lot 2
- exceeds the combined floor area for an accessory building from 37.00m² to 76.78m².

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after October 24, 2019, so *Tree Preservation Bylaw No. 05-106* (consolidated November 22, 2019) applies, protecting trees larger than 30cm diameter at breast height (DBH).

Twenty-five trees have been inventoried. Twelve of these are located on the subject lot, nine of which are bylaw protected. Thirteen trees are located off-site, including two municipal trees and seven bylaw protected trees.

Of the nine bylaw protected trees on the subject lot, five are proposed for removal. Trees #136, #137, #138, #139, and #140 are required to be removed for construction of the proposed driveway and Building B. Most of the trees proposed for removal have been assessed to have poor structure. Four bylaw protected trees are proposed for retention with this development. All off-site trees are proposed for retention.

The landscape plan shows 27 new trees for this development, including 16 replacement trees as required by the *Tree Preservation Bylaw*. Six of the proposed trees are also replacement trees required because of the removal of three dead Garry oaks which occurred in 2018.

Tree Impact Summary Table

Tree Status	Total # of Trees	To be REMOVED	To be PLANTED	NET CHANGE
On-site trees, bylaw protected	9	5	16	+11
On-site trees, not bylaw protected	3	1	10	+9
Municipal trees	0	0	0	0
Neighbouring trees, bylaw protected	9	0	0	0
Neighbouring trees, not bylaw protected	4	0	1	+1
Total	25	6	27	+21

Heritage Designation

The proponent has stated that they are willing to heritage designate the existing building, subject to a successful rezoning, and has submitted a Heritage Designation application (HD000195) to advance this goal. Subject to Council advancing this application, the Heritage Designation application will be brought forward for Council's consideration so both bylaws can be considered concurrently. The application for the designation of the 2.5-storey house as a Municipal Heritage Site is for a building that is a good example of the Chalet style and the types of homes characterizing Rockland in the late 19th century. The designation of the residence as a Municipal Heritage Site is consistent with relevant City policies and the OCP's strategic directions for Rockland.

Public Realm

The proposal will improve pedestrian accessibility along Rockland Avenue Greenway by widening the sidewalk into the roadway with an associated dedication covering the portion of existing sidewalk on private property. Public realm improvements will include any tie-in works of sidewalk widening, including any reinstatements of driveways, as necessary. As part of the subdivision process, the applicant may be required to submit further information to assess the feasibility of an additional road dedication to meet the desired 20m ROW width. Considerations will include the structural integrity of the existing rock wall, adjacent tree health, and overhead utility trespass.

CONCLUSIONS

The proposal remains inconsistent with the Rockland Neighbourhood Plan objective to retain large lot character and the building heights exceed the maximum height permitted for Panhandle Lots. However, the proposed use, height, and density are consistent with the OCP's Traditional Residential designation and revisions to the proposal have responded Council direction to consider revisions to setbacks, building height, and privacy. Therefore, on balance, it is recommended that Council advance the application for consideration at a public hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00755 for the property located at 1737 Rockland Avenue.

Respectfully submitted,

Patrick Carroll
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

Attachment A: Committee of the Whole Reports for REZ00755 dated October 28, 2021
Attachment B: Committee of the Whole Reports for DPV00226 dated October 28, 2021
Attachment C: Minutes from Committee of the Whole Meeting dated November 25, 2021
Attachment D: Plans date stamped June 14, 2023
Attachment E: Letter from applicant to Mayor and Council dated June 14, 2023
Attachment F: CALUC Correspondence dated January 12, 2023
Attachment G: Correspondence - 2023
Attachment H: Correspondence - 2021



Committee of the Whole Report

For the Meeting of October 28, 2021

To: Committee of the Whole **Date:** October 14, 2021

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

Subject: Rezoning Application No. 00755 for 1737 Rockland Avenue

RECOMMENDATION

That Council decline Rezoning Application No. 00755 for the property located at 1737 Rockland Avenue.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a rezoning application for the property located at 1737 Rockland Avenue. The proposal is to rezone from the R1-A Zone, Rockland Single Family Dwelling District to a site-specific zone to allow for the subdivision and construction of two single-family dwellings, as strata units, on one panhandle lot. The rezoning application pertains to both of the two proposed lots.

The following points were considered in assessing this application:

- The rezoning and development permit with variance applications (see concurrent staff report) is inconsistent with applicable policy and regulations and therefore the proposal is not supportable, despite the offer of designating the existing heritage registered house located on the subject site.
- The property is designated as Traditional Residential in the *Official Community Plan 2012* (OCP) which envisions ground-oriented housing of up to two storeys. The proposed use, height, and density are consistent with this designation.
- However, the proposal is inconsistent with the panhandle regulations and guidelines for sensitive infill development due to the impacts on the existing adjacent properties which result from decreased setbacks and increased heights.
- The proposal is for two single family houses on one panhandle lot (the zoning

regulations require a maximum of one building per lot) which results in only 644m² of lot area per building. This is lower than the minimum of 850m² which is required per lot. This exacerbates challenges associated with meeting the design guidelines that aim to achieve sensitive infill.

- The OCP and *Rockland Neighborhood Plan (1987)* have policies that focus on the retention of heritage and historic buildings, landscape and streetscape features and estate character ensuring that new development is complementary to nearby heritage sites. Staff consider the proposed infill development to be not sufficiently sensitive to the surrounding context to meet these policies.
- The current R1-A Zone requires a minimum site area of 1502.09m² for the existing house. The proposal would result in the existing house being on a lot that is only 1026.27m² in size.
- The increased accessory building floor area (from 37.00m² to 76.78m²) is not in keeping with typical accessory buildings in the neighbourhood.

On this basis, the recommendation of this report is to decline the application.

BACKGROUND

Description of Proposal

The proposal is to rezone from the R1-A Zone, Rockland Single Family Dwelling District to a site-specific zone to allow for the subdivision and construction of two single-family dwellings as strata units on one panhandle lot.

Differences from the R1-A Zone, Rockland Single Family Dwelling District that would be accommodated in the new zone for Lot 1 relate to site area and floor area for an accessory building. For Lot 2, they relate to the number of single-family dwellings permitted on a lot and the total floor area for the two buildings combined.

Heritage designation (HD000195) and development permit with variances (DPV000585) applications have also been submitted. The development permit with variances application is discussed under a separate concurrent report. The heritage designation application will be brought forward in the event Council advances the application to Public Hearing as the applicant has indicated they are only interested in pursuing designation if the property is rezoned and at this point staff recommend the application is not adequately consistent with other policies and regulations.

Affordable Housing

The applicant proposes the creation of three new residential units (two new single-family houses, one of which would have a secondary suite) which would increase the overall supply of housing in the area.

Tenant Assistance Policy

The proposal would not result in a loss of existing residential rental units and therefore the *Tenant Assistance Policy* would not apply.

Sustainability

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

Active Transportation

The application proposes bike racks for two bikes on Lot 1 which support active transportation.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this rezoning application. The applicant will be required to provide a road dedication on Rockland Avenue of approximately 4.33m² to support sidewalk improvements as a requirement of the subdivision.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Land Use Context

The surrounding low-density residential area has ground-oriented housing forms and the immediately adjacent land uses are single-family dwellings. The existing house at 1737 Rockland Avenue is on the heritage registry. The neighbouring property at 1745 Rockland Avenue is heritage designated.

Existing Site Development and Development Potential

The site is presently in the R1-A Zone, Rockland Single Family Dwelling District. Under this zone, the site could be subdivided to accommodate two single-family homes with secondary suites (one house on the panhandle lot and one on the principal lot), subject to Council's approval of a Panhandle Development Permit Application. Alternatively, the current zone would permit two semi-attached dwellings or three attached dwellings, subject to Council's approval of a Rockland Intensive Residential Development Permit Application. The current zoning also permits House Conversions and garden suites.

Data Table

The following two data tables compare the proposal with the R1-A Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where there are existing non-conformities. The differences related to Lot 2 for building height, number of storeys, setbacks, and site coverage require variances and are discussed in the concurrent development permit with variances report.

Lot 1 (Lot with Existing House)

Zoning Criteria	Proposal (Lot 1)	Existing Zone (R1-A)
Site area (m ²) – minimum	1026.27 *	1502.094
Density (Floor Space Ratio) – maximum	0.40	n/a
Combined floor area (m ²) – minimum	413.80	130.00

Zoning Criteria	Proposal (Lot 1)	Existing Zone (R1-A)
Lot width (m) – minimum	25.60	24.00
Height (m) – maximum	8.59 **	7.60
Storeys – maximum	2.5	2.5
Site coverage (%) – maximum	36.50	40.00
Setbacks (m) – minimum		
Front (west)	0.44 **	10.50
Rear (east)	16.16	8.72
Side (north)	4.55	3.00
Side (south)	1.35 **	3.00
Parking – minimum	2	1
Accessory Building (Schedule F)		
Location	Rear yard	Rear yard
Combined floor area (m ²) – maximum	76.78 *	37.00
Height (m) – maximum	3.29	3.50
Rear setback (m) – minimum	1.20	0.60
Side setback (m) – minimum	1.50	0.60
Separation space between an accessory building and the principal building – minimum	5.82	2.40
Rear yard site coverage (%) – maximum	22.67	25.00

Lot 2 (Panhandle Lot with Two New Houses)

Zoning Criteria	Proposal (Lot 2)	Existing Zone (R1-A Panhandle)
Site area (m ²) – minimum (without driveway)	1288.00 (644.00 per building)	850.00
Number single family dwelling buildings per lot – maximum	2 *	1

Zoning Criteria	Proposal (Lot 2)	Existing Zone (R1-A Panhandle)
Density (Floor Space Ratio) – maximum	0.30	N/A
Combined floor area (m ²) – maximum	256.53 (Building A) 296.91 (Building B) 553.45 (Total) *	280.00
Lot width (m) – minimum	29.52	24.00
Height (m) – maximum	6.87 (Building A) * 5.49 (Building B) *	5.00
Storeys – maximum	1.5 (Building A) * 2 (Building B) *	1
Site coverage (%) – maximum	25.70 *	25.00
Setbacks (m) – minimum		
West	2.27 (Building A – habitable window) *	
East	5.00 (Building B – habitable window) *	
North	9.59 (Building A – non-habitable window) 1.50 (Building B – habitable window) *	4.00 – non-habitable window 7.50 – habitable window
South	7.50 (Building A – habitable window) 3.41 (Building B – non-habitable window) * 3.66 (Building B – habitable window) *	
Building Separation	10.51 (between Buildings A and B)	N/A
Parking – minimum	2 per building	1 per building

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the development application plans were posted on the Development Tracker and an online comment form provided for feedback. A letter from the Rockland Neighbourhood CALUC dated September 11, 2020 is attached to this report. The comments received from the online comment form are also attached to this report.

ANALYSIS

The following sections provide a summary of the rezoning application's consistency with relevant City policies and regulations.

Official Community Plan

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential, which envisions ground-oriented housing of up to two storeys. At the local area level, the OCP provides a land use policy vision and strategic directions for Rockland in the City-wide context, including several policies relevant to the subject property. The latter emphasizes conservation of historic architectural and landscape character, including urban forest on private lands, through sensitive infill that retains open and green space and overall estate character. The OCP also includes policies to support heritage through allowances, such as zoning, to achieve a balance between new development and heritage conservation through residential infill that is sensitive to context and innovative in design.

Although retaining the existing heritage registered house meets these goals, the proposed infill development is not sensitive to the surrounding context (see concurrent Development Permit with Variances Application report). Overall staff consider the proposal to not sufficiently meet the OCP policies, however, an alternate motion has been provided if Council chooses to move it forward. The alternate motion would also direct staff to move the heritage designation application forward to a Committee of the Whole meeting for Council's consideration which could occur quickly as to not hold up Council's consideration of the application should the desire be to advance the application as proposed.

Rockland Neighbourhood Plan

Aligned with the OCP, the *Rockland Neighborhood Plan (1987)* also has policies that focus on the retention of heritage and historic buildings, landscape and streetscape features and estate character ensuring that new development is complementary to nearby heritage sites. As explained under the OCP section above, staff consider the proposal to not sufficiently meet the *Rockland Neighbourhood Plan* policies.

Heritage Designation

The proposed heritage designation of the house is compatible with the *Official Community Plan, 2012* (OCP), and is consistent with the *Zoning Regulation Bylaw*. The applicant has indicated they are only interested in pursuing designation if the property is rezoned. At this point, staff recommend the application is not adequately consistent with other policies and regulations, and while heritage designation is desirable the negative impacts associated with the current proposal offset the benefit of designation.

Although the property could be redeveloped to replace the existing house if it is not heritage designated (see Existing Site Development and Development Potential section above), there are incentives to retain the house under current zoning regulations, including:

- The house could be converted into four dwelling units and if it is heritage designated it could be converted into seven dwelling units and no parking would be required.
- If the house were demolished in order to subdivide, it would need approval by Council because it would require a variance for minimum lot width or a development permit for a panhandle lot.

- The front and side setbacks of the existing house are non-conforming. A new building would need to have larger setbacks or seek Council approval for variances.

Regulatory Considerations

The application does not meet the R1-A Zone, Rockland Single Family Dwelling District, nor the standards specified in Schedule H that relate to newly created panhandle lots.

Proposed Lot 1 – Existing Single Family Dwelling

The applicant is requesting relaxation of the following regulations for Lot 1:

- decrease the site area from 1502.094m² to 1026.27m²
- increase the combined floor area for an accessory building from 37.00m² to 76.78m².

While the lot size could be supportable if it facilitates retention of the existing heritage registered building, staff consider the increased accessory building floor area to not be in keeping with typical accessory buildings in the neighbourhood. However, the increase would not have a substantial impact on existing adjacent properties and the building would not be visible from the street.

Proposed Lot 2 – Two New Single Family Dwellings

The applicant is requesting relaxation of the following regulations for Lot 2:

- increase the number of single-family dwelling buildings on a lot from one to two
- increase the combined floor area from 280.00m² to 553.45 m² (for Building A and B together).

The panhandle lot regulations under Schedule H for the R1-A zone establish a minimum lot area of 850m². The proposed lot area is 1288m², resulting in an average lot area per single family dwelling of 644m². The proposed combined floor area (553.45m²) exceeds the maximum of 280m² specified in the panhandle regulations because two houses are being proposed on one lot. Building A has a floor area of 256.53m² and Building B has a floor area of 296.91m². Increasing the number of single-family dwellings and the overall floor area creates challenges for siting the buildings without having impacts on adjacent properties. This is exacerbated by the request to increase the height of both new houses from 5.00m to 6.87m for Building A and to 5.49m for Building B. This is discussed in the concurrent Development Permit with Variances report.

Easement

The parking for Lot 1 is only accessible via the panhandle of Lot 2. An easement would therefore be needed to satisfy the requirements of Schedule C of the *Zoning Regulation Bylaw*.

Tree Preservation Bylaw and Urban Forest Master Plan

The proposal as it relates to trees will be reviewed in association with the concurrent Development Permit Application for this property.

CONCLUSIONS

The proposed housing forms and density are consistent with the land designation and OCP policies related to sensitive infill in Rockland on lots with an estate character. The proposed

buildings' siting, height, setbacks, and site coverage, however, are not in keeping with the panhandle lot regulations and guidelines and have impacts on the privacy of neighbouring properties. Staff recommend that Council consider declining this rezoning application because, overall, it does not sufficiently meet policy goals for integrating infill development into the neighbourhood.

ALTERNATE MOTION

That Council instruct staff to bring forward the Heritage Designation Application and prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00755 for 1737 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following condition is met: Preparation and execution of an easement that permits shared use between the two lots of the driveway, to the satisfaction of the City Solicitor.

Respectfully submitted,

Rob Bateman
Senior Process Planner
Development Services Division

Karen Hoesel, 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 dated stamped October 8, 2021
- Attachment D: Letter from applicant to Mayor and Council dated June 5, 2021
- Attachment E: Community Association Land Use Committee Comments dated September 11, 2020 and Pre-Application Comments from Online Feedback Form
- Attachment F: Arborist Report dated May 9, 2021
- Attachment G: Correspondence (Letters received from residents).



Committee of the Whole Report For the Meeting of October 28, 2021

To: Committee of the Whole **Date:** October 14, 2021

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

Subject: Development Permit with Variances Application No. 000585 for 1737 Rockland Avenue

RECOMMENDATION

That Council decline Development Permit with Variance Application No. 000585 for 1737 Rockland Avenue.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for property located at 1737 Rockland Avenue. The proposal is to rezone from the R1-A Zone, Rockland Single Family Dwelling District to a site-specific zone to allow for the subdivision and construction of two single-family dwellings on one panhandle lot (Lot 2). The proposal requires a development permit for Lot 2 because it is in Development Permit Area 15B: Intensive Residential – Panhandle Lot.

The following points were considered in assessing this application:

- The rezoning (see concurrent staff report) and development permit with variance applications are inconsistent with applicable policy and regulations.
- Staff consider the proposal to be inconsistent with the objectives for sensitive infill in Development Permit Area 15B: Intensive Residential – Panhandle Lot of the *Official*

Community Plan (OCP). The design of the proposal does not sufficiently mitigate the potential negative impacts of the panhandle lot on adjacent properties.

- The proposal is also inconsistent with the *Small Lot House Design Guidelines (2002)*. The proposed siting and scale of the buildings and placement of windows would have impacts on the adjacent existing properties.
- The proposed variances related to height, number of storeys, and setbacks would have substantial impacts on adjacent properties and therefore are not supportable.

On this basis, the recommendation of this report is to decline the application.

BACKGROUND

Description of Proposal

The proposal is to rezone from the R1-A Zone, Rockland Single Family Dwelling District to a site-specific zone to allow for the subdivision and construction of two single-family dwellings, as strata units, on one panhandle lot. Lot 2, the subject of this application, is a Panhandle Lot and therefore requires a development permit in accordance with Development Permit Area 15B: Intensive Residential – Panhandle Lot.

Specific details include:

- building A is a one and a half storey single-family dwelling
- building B is a two-storey single-family dwelling with secondary suite
- traditional design elements such as gable and hipped rooflines, covered front entryways, and multi-paned windows with trim and sills have been employed
- the exterior materials include hardi-shingle siding, batts on hardi-panel siding, fibreglass shingle roofing and aluminium guard rails
- new hard and soft landscaping would be introduced, including a porous asphalt driveway, large concrete slab entry walks, decorative concrete unit paver patios, trees, shrubs and ground cover.

The proposed variances are related to building heights, numbers of storeys, setbacks and site coverage.

Heritage designation (HD000195) and rezoning (REZ00755) applications have also been submitted. The rezoning application is discussed under a separate concurrent report. The heritage designation application will be brought forward in the event Council advances the application to Public Hearing as the applicant has indicated they are only interested in pursuing designation if the property is rezoned and at this point staff recommend the application is not adequately consistent with other policies and regulations.

Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Existing Site Development and Development Potential

The site is presently in the R1-A Zone, Rockland Single Family Dwelling District. Under this zone, the site could be subdivided to accommodate two single-family homes with secondary suites (one on the panhandle lot and one on the principle lot), subject to Council's approval of a Panhandle Development Permit Application. Alternatively, the current zone would permit two

semi-attached dwellings or three attached dwellings, subject to Council's approval of a Rockland Intensive Residential Development Permit Application. The current zoning also permits House Conversions and garden suites.

Data Table

The following data table compares the proposed Lot 2 with the R1-A Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal (Lot 2)	Existing Zone (R1-A Panhandle)
Site area (m ²) – minimum (without driveway)	1288.00 (644.00 per building)	850.00
Number single family dwelling buildings per lot – maximum	2 *	1
Density (Floor Space Ratio) – maximum	0.30	N/A
Combined floor area (m ²) – maximum	256.53 (Building A) 296.91 (Building B) 553.45 (Total) *	280.00
Lot width (m) – minimum	29.52	24.00
Height (m) – maximum	6.87 (Building A) * 5.49 (Building B) *	5.00
Storeys – maximum	1.5 (Building A) * 2 (Building B) *	1
Site coverage (%) – maximum	25.70 *	25.00
Setbacks (m) – minimum		
West	2.27 (Building A – habitable window) *	
East	5.00 (Building B – habitable window) *	
North	9.59 (Building A – non-habitable window) 1.50 (Building B – habitable window) *	4.00 – non-habitable window 7.50 – habitable window

Zoning Criteria	Proposal (Lot 2)	Existing Zone (R1-A Panhandle)
South	7.50 (Building A – habitable window) 3.41 (Building B – non-habitable window) * 3.66 (Building B – habitable window) *	
Building Separation	10.51 (between Buildings A and B)	N/A
Parking – minimum	2 per building	1 per building

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the development application plans were posted on the Development Tracker and an online comment form provided for feedback. A letter from the Rockland Neighbourhood CALUC dated September 11, 2020 is attached to this report. The comments received from the online comment form are also attached to this report.

This application proposes variances, 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

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 15B: Intensive Residential – Panhandle Lot. Therefore, the *Advisory Design Guidelines for Buildings, Signs and Awnings, (1981)* and *Design Guidelines for Small Lot House (2002)* apply to the panhandle lot.

The proposed design of the buildings has traditional design elements such as gable and hipped rooflines, covered front entryways, and multi-paned windows, which fit in with the character of the neighbourhood. Although the two-car garage doors would be visually prominent on the houses, they would not be clearly visible from the public street. The addition of a second enclosed parking stall in each house does, however, drive the overall massing and site coverage.

Overall, staff consider that the proposal does not sufficiently meet the guidelines for sensitive infill development due to the impacts on privacy for the existing adjacent properties which result from window size, placement, and distance from property lines. The increased height beyond the standard panhandle single-family dwellings will also impact privacy as well as views towards the subject site. However, an alternate motion has been provided if Council chooses to move the application as proposed forward for consideration at a public hearing

Regulatory Considerations

Overall, staff consider the variances to not be supportable due to impacts on adjacent properties and the extent to which they differ from the regulations for panhandles which were designed to minimize potential conflicts and to encourage a sensitive fit with surrounding properties.

Proposed Building A – New Single Family Dwelling

The applicant is requesting variances for Building A as follows:

- increase the height from 5.00m to 6.87m
- increase the number of storeys from 1 to 1.5
- decrease the west setback (habitable window) from 7.50m to 2.27m.

The proposed increase in height and number of storeys would have minimal overlook impacts on the property to the south because there is only one window on the south facing second floor; however, the additional height, will be visible from the adjacent backyards. Although the variance to the west setback is substantial, it would primarily impact the proposed Lot 1 and would therefore be absorbed internally.

Proposed Building B – New Single Family Dwelling with Secondary Suite

The applicant is requesting variances for Building B as follows:

- increase the height from 5.00m to 5.49m
- increase the number of storeys from 1 to 2
- decrease the east setback (habitable window) from 7.50m to 5.00m
- decrease the north setback (habitable window) from 7.50m to 1.50m
- decrease the south setback from 4.00m to 3.41m (non-habitable window)
- decrease the south setback from 7.50m to 3.66m (habitable window).

The variance to the overall height is largely triggered because of the sloped site; however, it would still result in the eastern portion of the building appearing as two storeys, which is inconsistent with the regulations and guidelines' intent of reducing impacts on adjacent properties. Additionally, the variances to the setbacks will have impacts on the privacy of adjacent properties to the north, east, and south, particularly because these proposed elevations all have windows to habitable rooms.

Site Coverage for Buildings A and B

The applicant is proposing to increase the site coverage from 25.00% to 25.70%. Staff consider this to be a small amount which would have minimal impacts.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after October 24, 2019, so *Tree Preservation Bylaw No. 05-106* (consolidated November 22, 2019) applies, protecting trees larger than 30 cm diameter at breast height (DBH).

25 trees have been inventoried. 12 of these are located on the subject lot, nine of which are bylaw protected. 13 trees are located off-site, including two municipal trees and seven bylaw protected trees.

Of the nine bylaw protected trees on the subject lot, seven are proposed for removal. Trees #136, #137, #138, #139, #140 and #141 are required to be removed for construction of the proposed driveway and Building B. Removal of tree #278 would be required for underground

servicing to Building A. Most of the trees proposed for removal have been assessed to have poor structure. Two bylaw protected trees are proposed for retention with this development.

All off-site trees are proposed are proposed for retention.

The landscape plan shows 27 new trees for this development, including 14 replacement trees as required by the *Tree Preservation Bylaw*. Six of the proposed trees are also replacement trees required because of the removal of three dead Garry oaks which occurred in 2018.

Tree Impact Summary Table

Tree Status	Total # of Trees	To be REMOVED	To be PLANTED	NET CHANGE
On-site trees, bylaw protected	9	7	20	+13
On-site trees, not bylaw protected	3	1	7	+6
Municipal trees	2	0	0	0
Neighbouring trees, bylaw protected	7	0	0	0
Neighbouring trees, not bylaw protected	4	0	0	0
Total	25	8	27	+19

CONCLUSIONS

The proposed form, massing and character do not sufficiently meet the goals of the design guidelines for sensitive infill development and the variances to the height, number of stories, and setbacks will have impacts on the adjacent existing properties. Staff recommend that Council consider declining this application.

ALTERNATE MOTION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No.00755, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000585 for 1737 Rockland Avenue, in accordance with:

1. Plans date stamped October 8, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. increase the site coverage from 25.00% to 25.70%
 - ii. increase the height from 5.00m to 6.87m for Building A
 - iii. increase the number of storeys from 1 to 1.5 for Building A
 - iv. decrease the west setback (habitable window) from 7.50m to 2.27m for

- Building A
- v. increase the height from 5.00m to 5.49m for Building B
 - vi. increase the number of storeys from 1 to 2 for Building B
 - vii. decrease the east setback (habitable window) from 7.50m to 5.00m for Building B
 - viii. decrease the north setback (habitable window) from 7.50m to 1.50m for Building B
 - ix. decrease the south setback from 4.00m to 3.41m for Building B (non-habitable window) for Building B
 - x. decrease the south setback from 7.50m to 3.66m for Building B (habitable window) for Building B.

3. The Development Permit lapsing two years from the date of this resolution.”

Respectfully submitted,

Rob Bateman
Senior Process Planner
Development Services Division

Karen Hoesse, 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 dates stamped October 8, 2021
- Attachment D: Letter from applicant to Mayor and Council dated June 5, 2021
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- Attachment F: Arborist Report dated May 9, 2021
- Attachment G: Correspondence (Letters received from residents).

E.1.a.e 1737 Rockland Avenue: Rezoning Application No. 00755 and Development Permit with Variances Application No. 000585 (Rockland)

Moved By Councillor Isitt

Seconded By Councillor Thornton-Joe

That this matter be referred to staff to work with the applicant to achieve greater consistency in relation to setbacks, building height, privacy of the new buildings, and to maximize the retention of trees.

Council discussed:

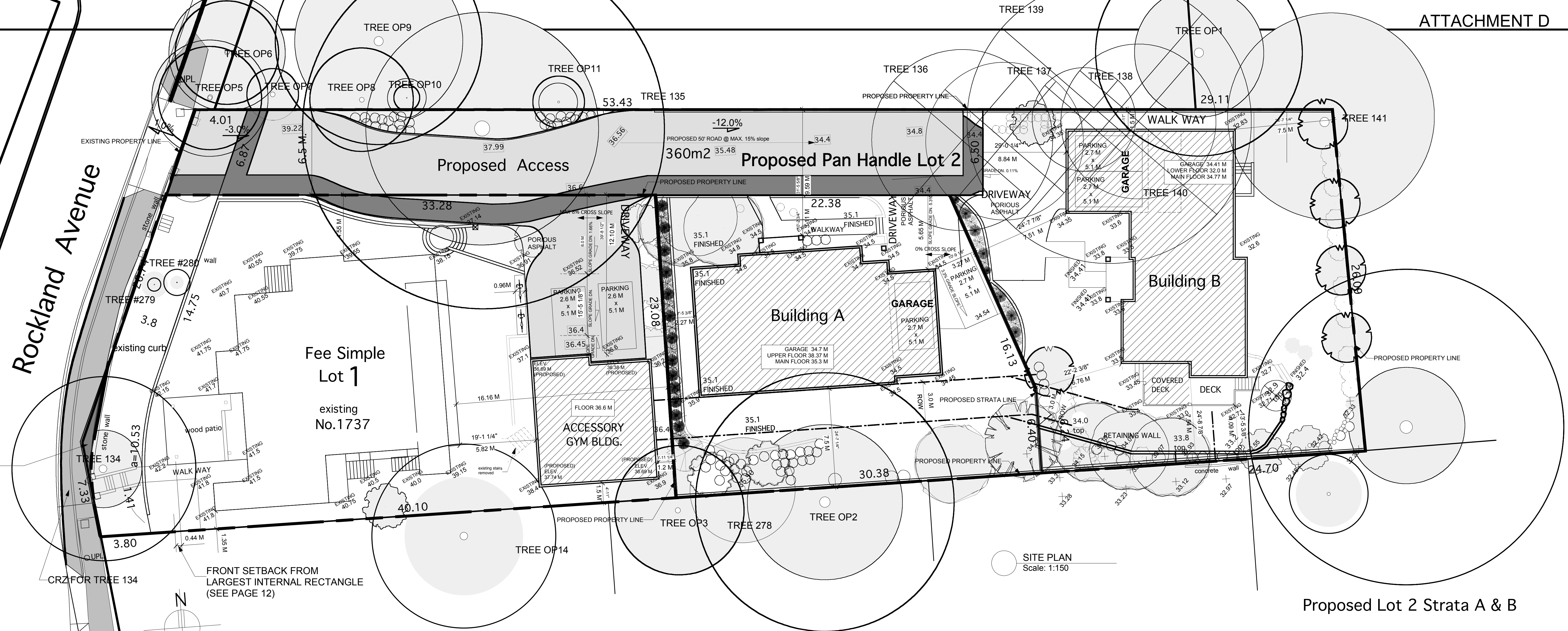
- *Concerns regarding change on this parcel; support for referral in order to mitigate impact on surrounding parcels*

On the main motion:

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe


OPPOSED (1): Councillor Young

CARRIED (7 TO 1)



SITE PLAN
Scale: 1:150

Proposed Lot 2 Strata A & B



Revisions
Received Date:
June 14, 2023

ACCESSORY

GRADE CALCULATIONS

(36.69+36.38) ÷ 2 X 19 = 694.165
(36.38+36.38) ÷ 2 X 2 = 72.76
(36.38+36.2) ÷ 2 X 11 = 399.19
(36.2+36.69) ÷ 2 X 30 = 1093.35
(36.69+37.74) ÷ 2 X 30 = 1116.45
(37.74+36.69) ÷ 2 X 32 = 1190.88

4566.795 ÷ 124 = 36.828
AVG. GRADE = 36.828

Proposed Lot 1

Lot 1

SITE DATA		PROPOSED ACCESSORY BUILDING	
OWNER	KIM COLPMAN		
ADDRESS	1737 ROCKLAND AVENUE		
ZONE	R1-A ZONING		
LEGAL DESCRIPTION			
LOT	1		
PLAN	2437		
SECTION	74		
DISTRICT	VICTORIA		
SITE AREA	11046.68 SQ.FT. (1026.27 SQ.M.)		
SITE COVERAGE			
EXISTING	3099.578 SQ.FT. (287.96 SQ.M.)	28.05%	
PROPOSED	938 SQ.FT. (87.14 SQ.M.)	8.4%	
TOTAL	4037.578 SQ.FT. (375.1 SQ.M.)	36.5%	
REAR LOT COVERAGE	938 SQ.FT. (87.14 SQ.M.)	22.67%	
LOT WIDTH	83'-11 7/8"	25.6 M	

TOTAL FLOOR AREA	826.531 SQ.FT. (76.78 SQ.M.)
SETBACKS	
SIDE	12.10 M
SIDE	1.5 M
REAR	1.2 M
TO EXISTING BUILDING	5.82 M
BUILDING HEIGHT	10'-9 1/2" 3.289 M

EXISTING MAIN

TOTAL FLOOR AREA	4454.109 SQ.FT. (413.8 SQ.M.)
SETBACKS	
FRONT	0.44 M (SEE PAGE 12)
REAR	16.16 M
SIDE	4.55 M
SIDE	1.35 M
BUILDING HEIGHT	28'-2 1/4" 8.59 M

EXISTING MAIN

LOWEST GRADE CALCULATIONS

(36.15+40) ÷ 2 X 7.75 = 306.70
(40+40) ÷ 2 X 1.33 = 53.2
(40+40.5) ÷ 2 X 11.25 = 452.81
(40.5+40.5) ÷ 2 X 1 = 40.5
(40.5+40.75) ÷ 2 X 6.75 = 274.21
(40.75+40.75) ÷ 2 X 5.5 = 224.125
(40.75+41.8) ÷ 2 X 33.5 = 1382.713
(41.8+41.8) ÷ 2 X 6.83 = 285.494
(41.8+41.5) ÷ 2 X 9 = 374.85
(41.5+41.5) ÷ 2 X 5.5 = 228.25
(41.5+42.2) ÷ 2 X 20 = 837
(42.2+42.15) ÷ 2 X 16.66 = 702.63
(42.15+41.7) ÷ 2 X 14 = 586.95
(41.7+41.75) ÷ 2 X 10.66 = 444.788
(41.75+41.75) ÷ 2 X 5.75 = 240.06
(41.75+40.7) ÷ 2 X 13.75 = 566.84
(40.7+40.55) ÷ 2 X 8 = 325
(40.55+40.55) ÷ 2 X 6.5 = 263.575
(40.55+39.75) ÷ 2 X 6.5 = 260.975
(39.75+39.75) ÷ 2 X 1.33 = 52.86
(39.75+39.55) ÷ 2 X 13.5 = 535.275
(39.55+39.55) ÷ 2 X 1.33 = 52.80
(39.55+38.15) ÷ 2 X 22.5 = 874.125
(38.15+39.15) ÷ 2 X 54.66 = 2112.609

11478.14 ÷ 283.55 = 40.48
AVG. GRADE = 40.48

Proposed Lot 2
(STRATA LOTS A & B COMBINED))

Lot 2 (PANHANDLE)

SITE DATA		PROPOSED	
OWNER	KIM COLPMAN		
ADDRESS	1737 ROCKLAND AVENUE		
ZONE	R1-A ZONING (PANHANDLE)		
LEGAL DESCRIPTION			
LOT	LOT 2		
PLAN	2437		
SECTION	74		
DISTRICT	VICTORIA		
SITE AREA			
W/ PANHANDLE	18148.07 SQ.FT. (1686.011 SQ.M.)		
W/ OUT PANHANDLE	14051.10 SQ.FT. (1305.39 SQ.M.)		
SITE COVERAGE	4372.424 SQ.FT. (406.21 SQ.M.)	24.09%	
TOTAL FLOOR AREA	5753.197 SQ.FT. (534.48 SQ.M.)		
SETBACKS			
WEST (FRONT)	2.27 M		
EAST (REAR)	7.5 M		
NORTH (SIDE)	1.5 M		
SOUTH (SIDE)	4.09 M		
LOT WIDTH	96'-10 3/8" 29.52 M		

LOWEST GRADE CALCULATIONS

(34.5+34.45) ÷ 2 X 26.5 = 913.58
(34.45+34.5) ÷ 2 X 11.5 = 396.46
(34.5+34.5) ÷ 2 X 1.5 = 51.75
(34.5+35.9) ÷ 2 X 49.5 = 1742.4
(35.9+35.8) ÷ 2 X 32.5 = 1165.125
(35.8+34.8) ÷ 2 X 12 = 423.6
(34.8+34.8) ÷ 2 X 2.5 = 87
(34.8+34.5) ÷ 2 X 5.5 = 190.575
(34.5+34.5) ÷ 2 X 3.5 = 120.75
(34.5+34.5) ÷ 2 X 11 = 379.5
(34.5+34.5) ÷ 2 X 3.5 = 120.75
(34.5+34.5) ÷ 2 X 21 = 724.5
(34.5+34.5) ÷ 2 X 7 = 241.5
(34.5+34.5) ÷ 2 X 11.5 = 396.75

6954.24 ÷ 199 = 34.945
AVG. GRADE = 34.94

Building A

SITE DATA		PROPOSED	
OWNER	KIM COLPMAN		
ADDRESS	1737 ROCKLAND AVENUE		
ZONE	R1-A ZONING (PANHANDLE)		
LEGAL DESCRIPTION			
LOT	STRATA LOT A		
PLAN	2437		
SECTION	74		
DISTRICT	VICTORIA		
SITE AREA	6199.71 SQ.FT. (575.97 SQ.M.)		
SITE COVERAGE	2045.75 SQ.FT. (190.05 SQ.M.)	32.99%	
TOTAL FLOOR AREA	2523.329 SQ.FT. (234.42 SQ.M.)		
SETBACKS			
NORTH	9.59 M		
SOUTH	7.5 M		
EAST	3.27 M		
WEST	2.27 M		
BUILDING HEIGHT	21'-8 1/8" 6.60 M		
LOT WIDTH	75'-6 1/2" 23.02 M		

LOWEST GRADE CALCULATIONS

(34.35+32.83) ÷ 2 X 42.25 = 1419.178
(32.83+32.6) ÷ 2 X 31.95 = 1045.244
(32.6+32.6) ÷ 2 X 3 = 97.8
(32.6+32.7) ÷ 2 X 29.75 = 971.3375
(32.7+32.71) ÷ 2 X 2.83 = 92.541
(32.71+32.71) ÷ 2 X 5.83 = 117.0839
(32.71+32.71) ÷ 2 X 5.83 = 190.6993
(32.71+32.71) ÷ 2 X 3.70 = 121.027
(32.71+33.4) ÷ 2 X 23 = 760.265
(33.4+33.45) ÷ 2 X 1.84 = 61.502
(33.45+33.45) ÷ 2 X 2 = 66.9
(33.45+33.5) ÷ 2 X 3.5 = 117.1625
(33.5+33.6) ÷ 2 X 15.45 = 518.3475
(33.6+33.8) ÷ 2 X 3.75 = 126.375
(33.8+33.8) ÷ 2 X 11 = 371.8
(33.8+33.6) ÷ 2 X 5.75 = 193.775
(33.6+33.6) ÷ 2 X 11 = 369.6
(33.6+34.35) ÷ 2 X 15.75 = 535.1063
(34.35+34.35) ÷ 2 X 21 = 721.35

7897.094 ÷ 236.93 = 33.33
AVG. GRADE = 33.33

Building B

SITE DATA		PROPOSED	
OWNER	KIM COLPMAN		
ADDRESS	1737 ROCKLAND AVENUE		
ZONE	R1-A ZONING (PANHANDLE)		
LEGAL DESCRIPTION			
LOT	STRATA LOT B		
PLAN	2437		
SECTION	74		
DISTRICT	VICTORIA		
SITE AREA	7851.397 SQ.FT. (729.41 SQ.M.)		
SITE COVERAGE	2335.674 SQ.FT. (216.99 SQ.M.)	29.7%	
TOTAL FLOOR AREA	3229.868 SQ.FT. (300.06 SQ.M.)		
SETBACKS			
WEST	8.84 M		
EAST	7.5 M		
SOUTH	4.09 M		
NORTH	1.5 M		
BUILDING HEIGHT	17'-4 3/4" 5.30 M		
LOT WIDTH	91'-5 1/2" 27.87 M		



HARTMANN'S
DRAFTING & DESIGN
3404 MAPLEWOOD RD. VICTORIA, B.C.
V8P 3N3 PHONE: 383-1295

DATE APRIL 2021
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1452
REVISED JUNE 2023

PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
SITE PLAN



FRONT ELEVATION
Scale: 1/4" = 1'-0"
(WEST)



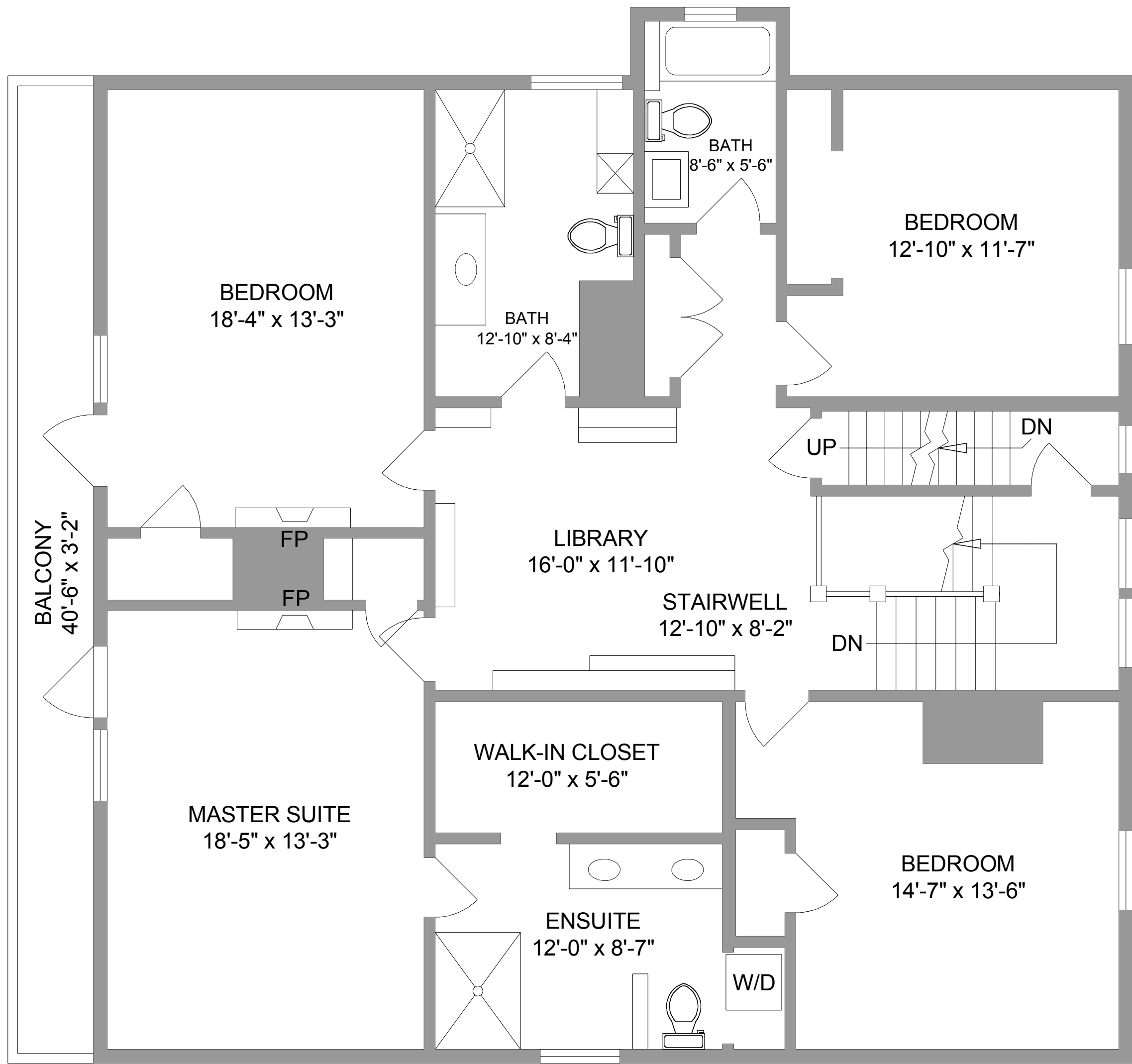
REAR ELEVATION
Scale: 1/4" = 1'-0"
(EAST)



LEFT ELEVATION
Scale: 1/4" = 1'-0"
(NORTH)

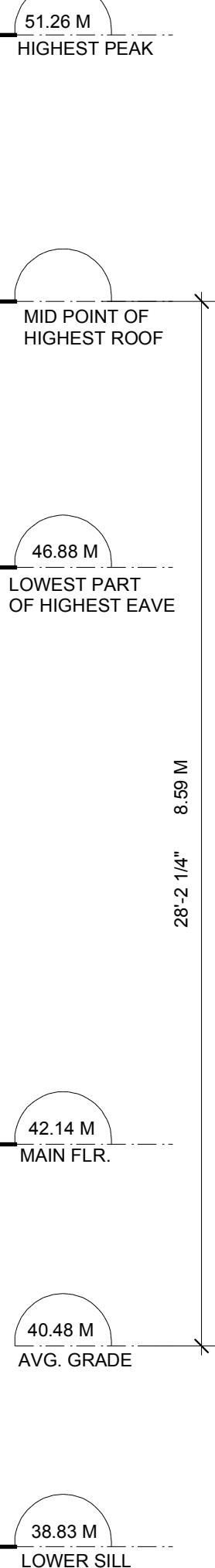


SOUTH / EAST ELEVATION
Scale: 1/4" = 1'-0"



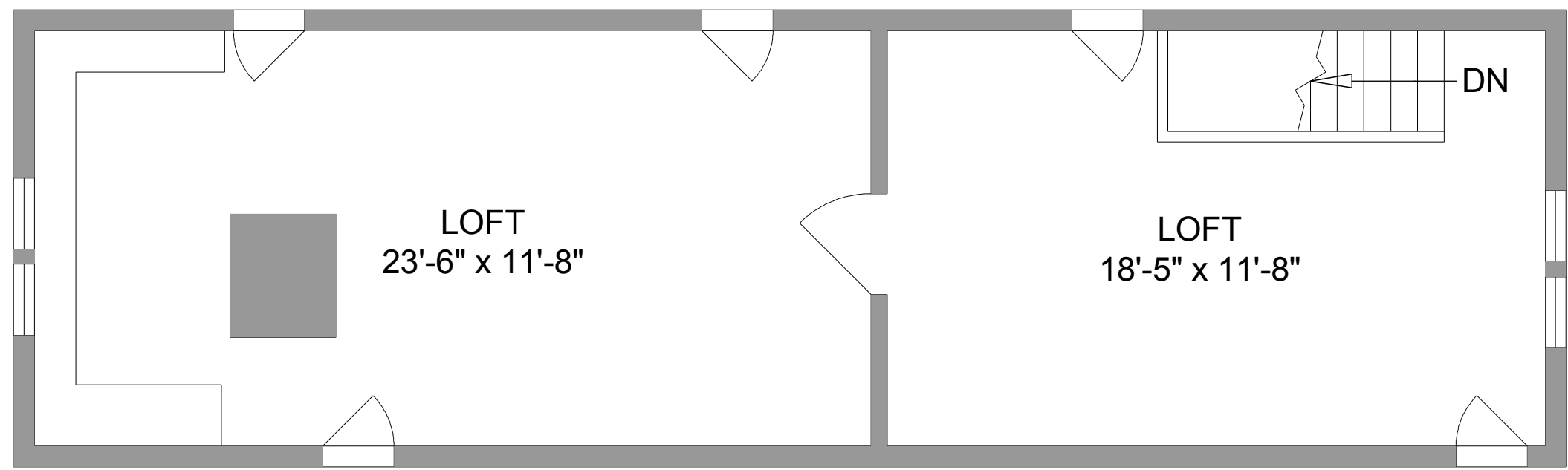
UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

1717.513 SQ.FT.
159.56 SQ.M.



HEIGHT MEASUREMENTS ARE TO SCALE
(GEODETICS FROM POWELL & ASSOCIATES SURVEY)

LOT 1 EXISTING MAIN RESIDENCE



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

493.828 SQ.FT.
45.878 SQ.M.



HARTMANN'S
DRAFTING & DESIGN

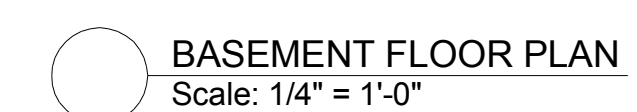
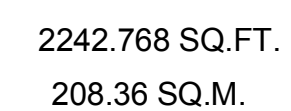
3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE : 383-1295

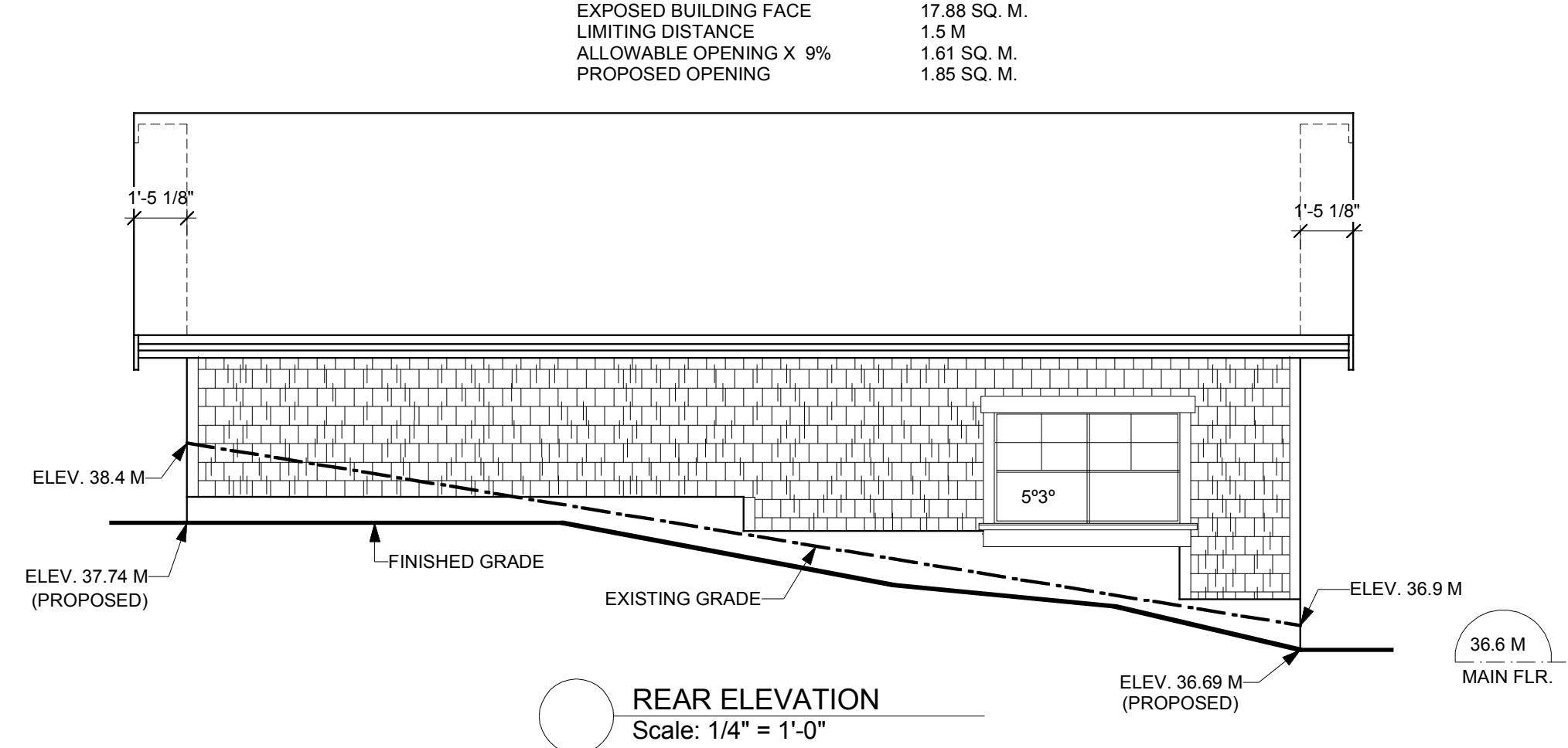
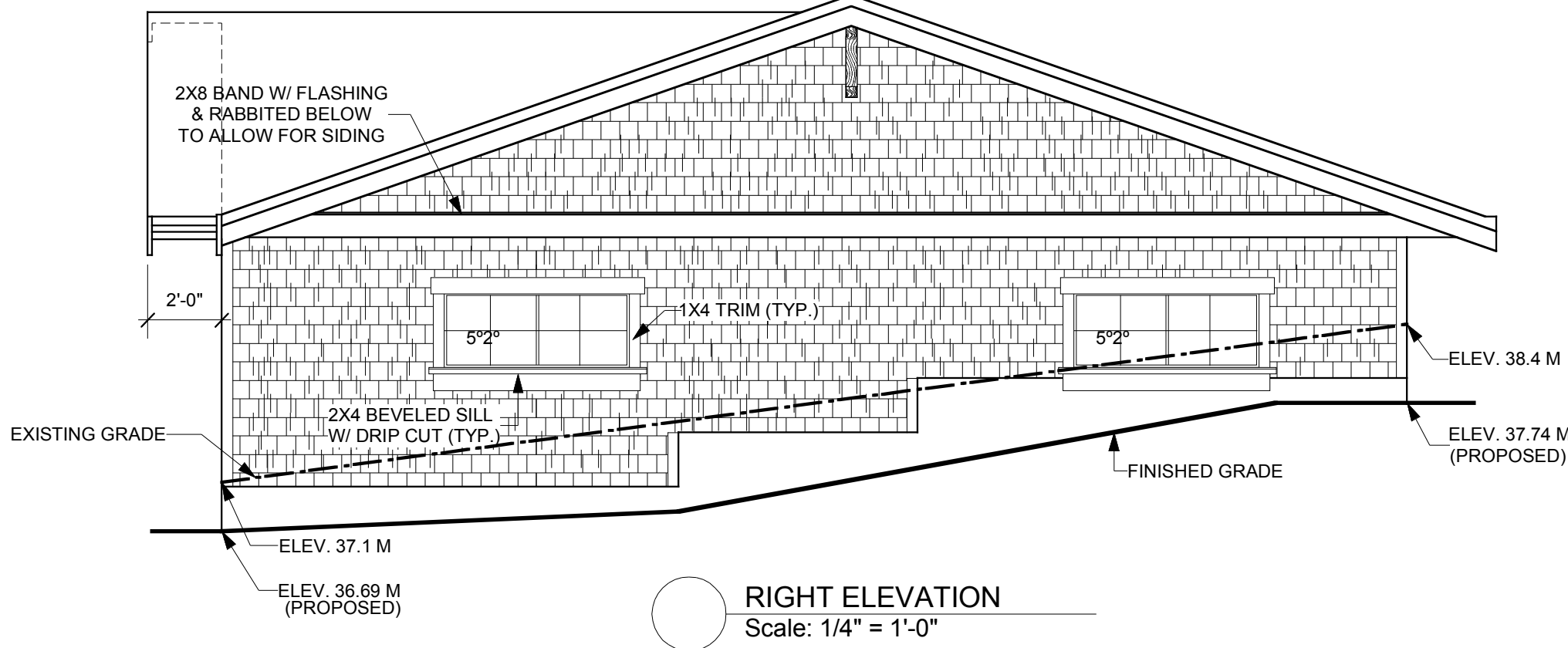
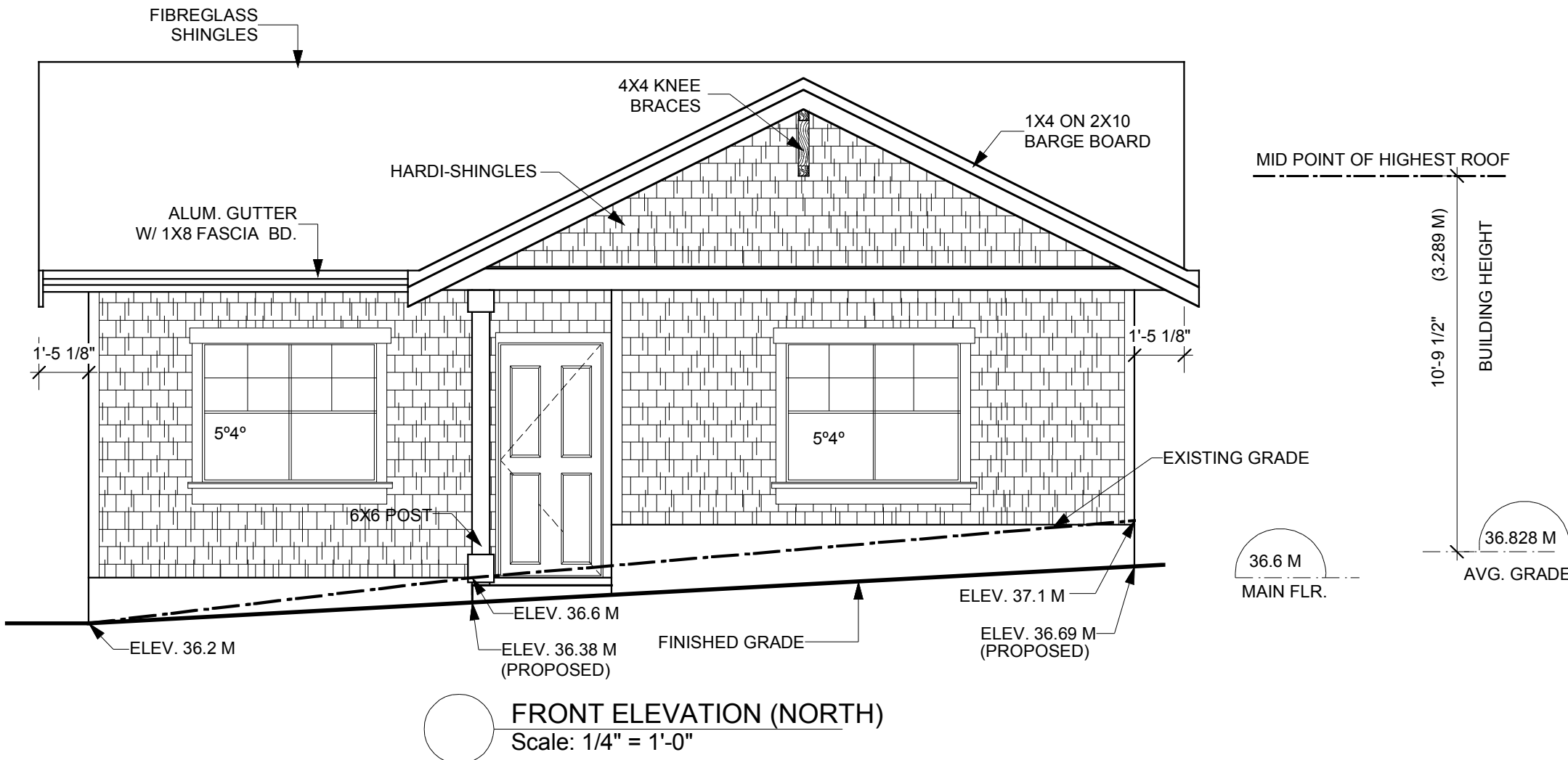
DATE APRIL 2021
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1452
REVISED JUNE 2023

**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
LOT 1 ELEVATIONS, UPPER FLR, LOFT**

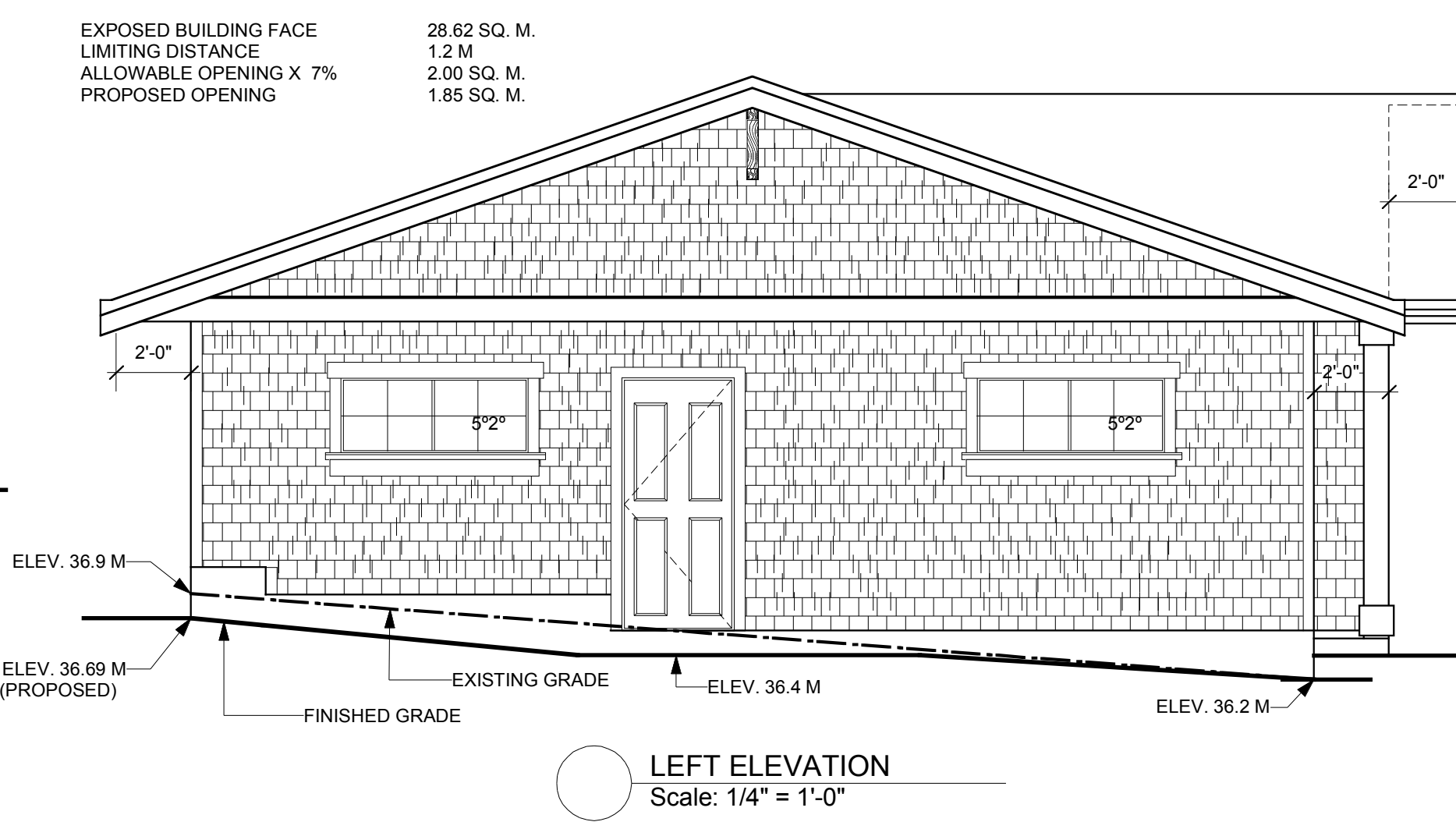
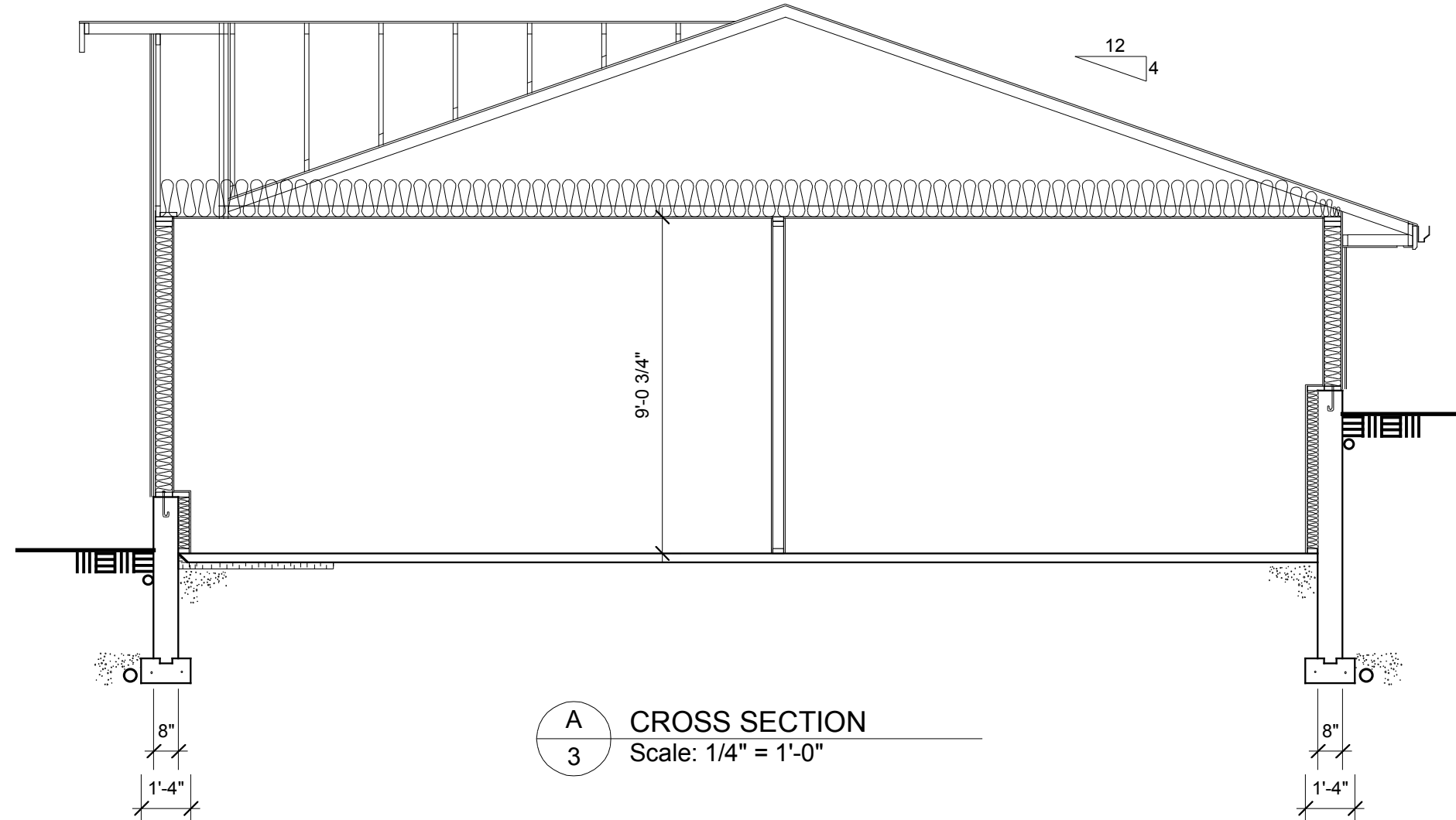
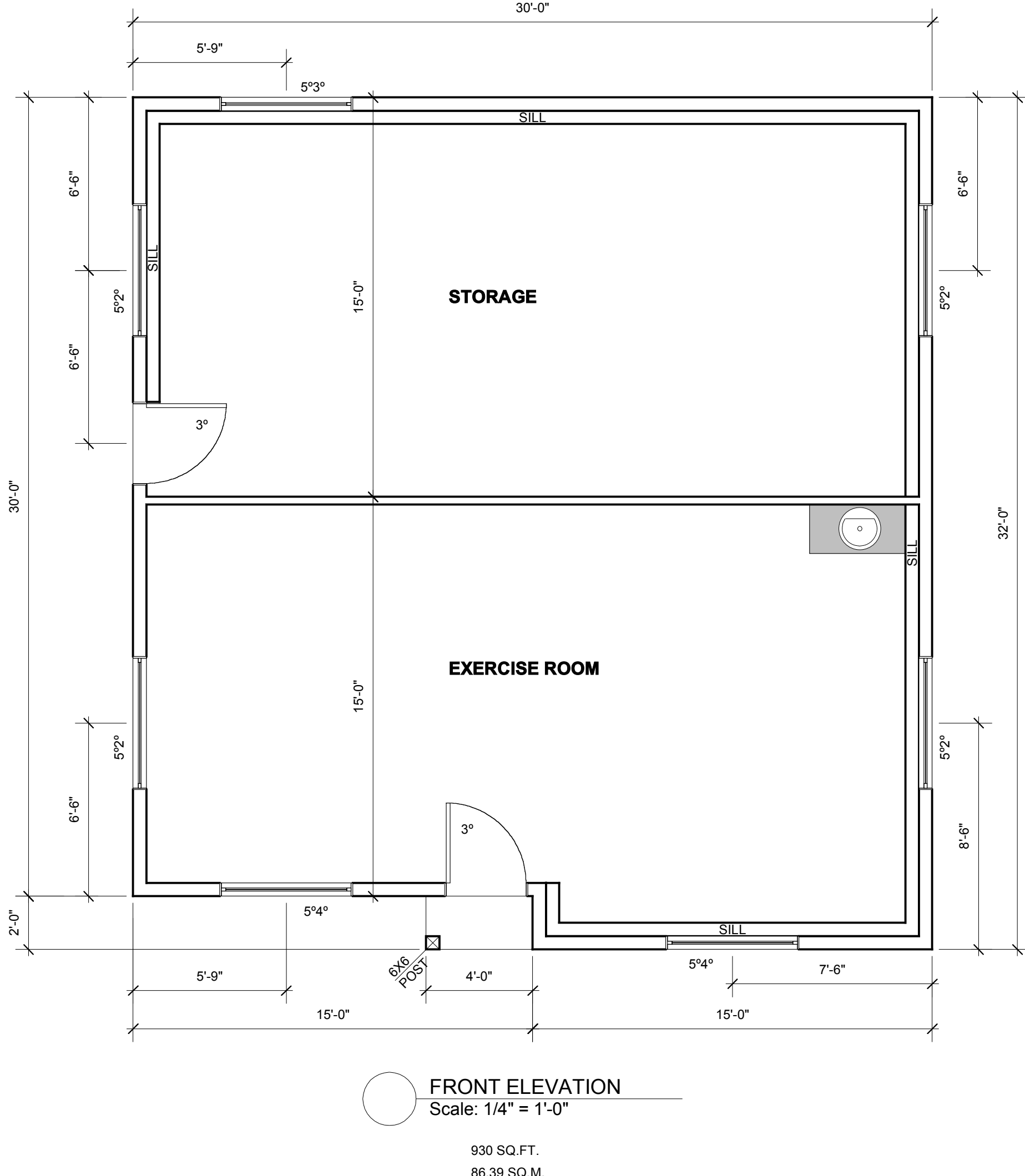
SHEET
OF 12

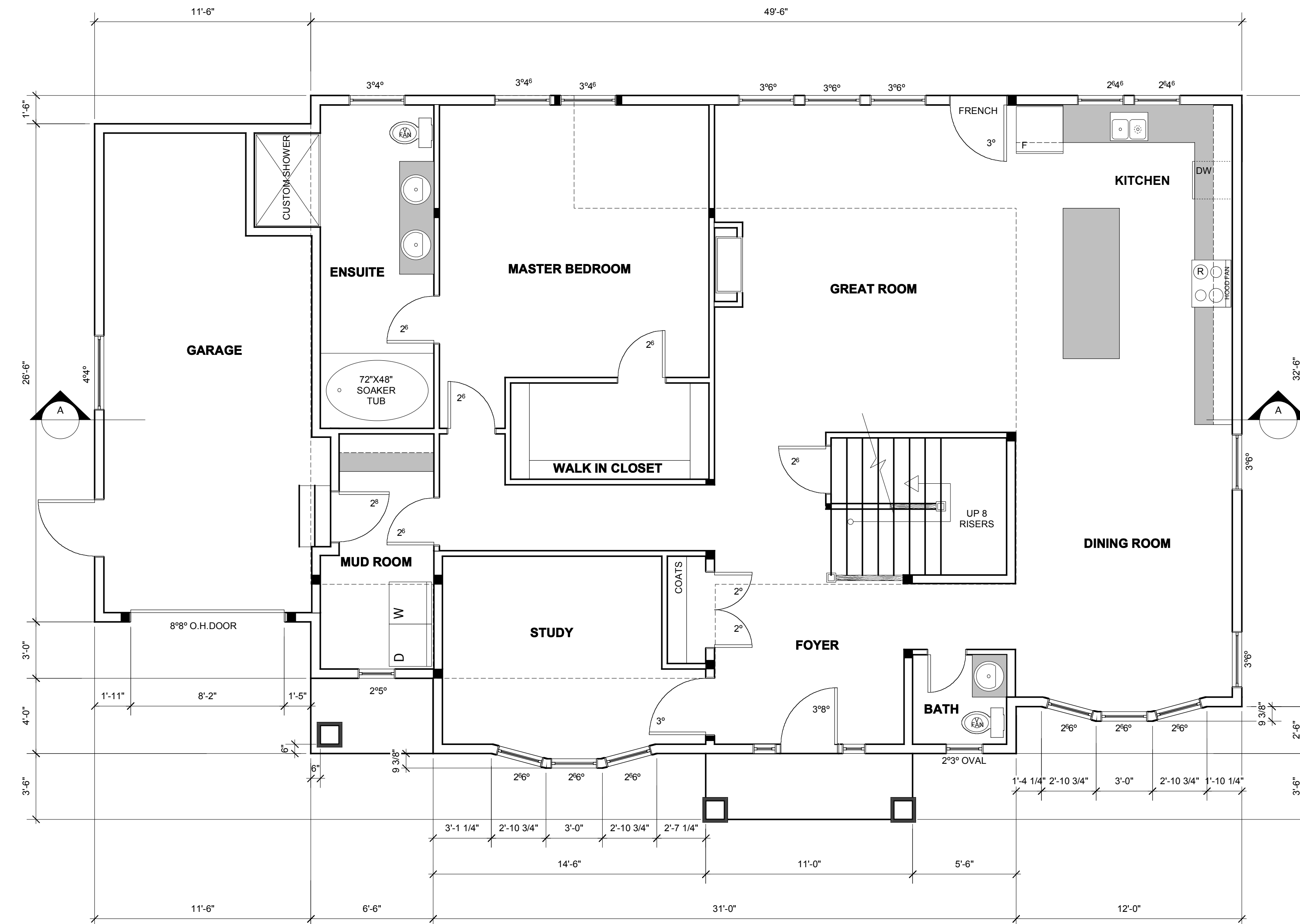
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




LOT 1
PROPOSED ACCESSORY BUILDING






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

MAIN FLR. AREA 1887.364 SQ.FT. (TAKEN TO DRYWALL)
 ACTUAL FLOOR AREA
 (LESS GARAGE 200 SQ.FT. ALLOWANCE) 1687.364 SQ.FT.

STRATA LOT A



HARTMANN'S
DRAFTING & DESIGN

3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE : 383-1295

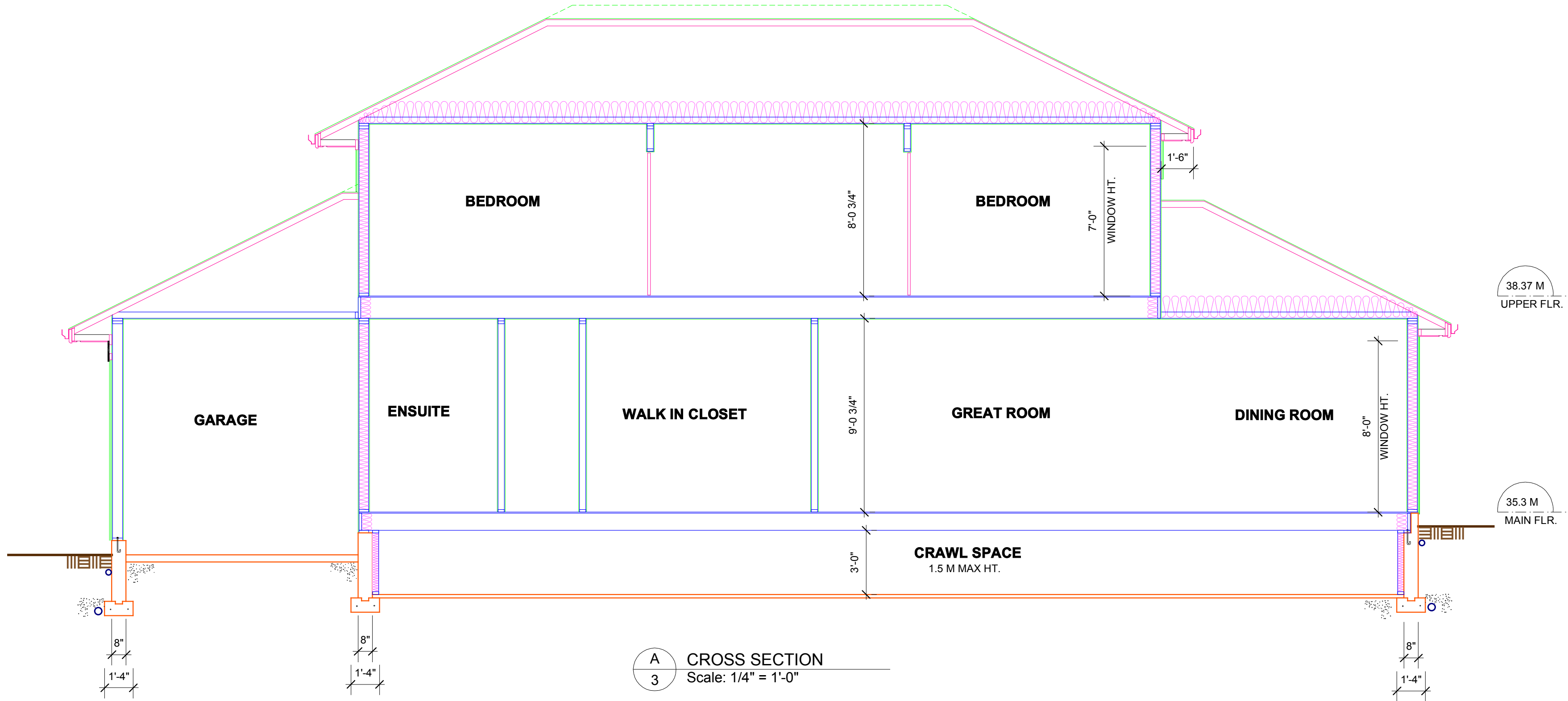
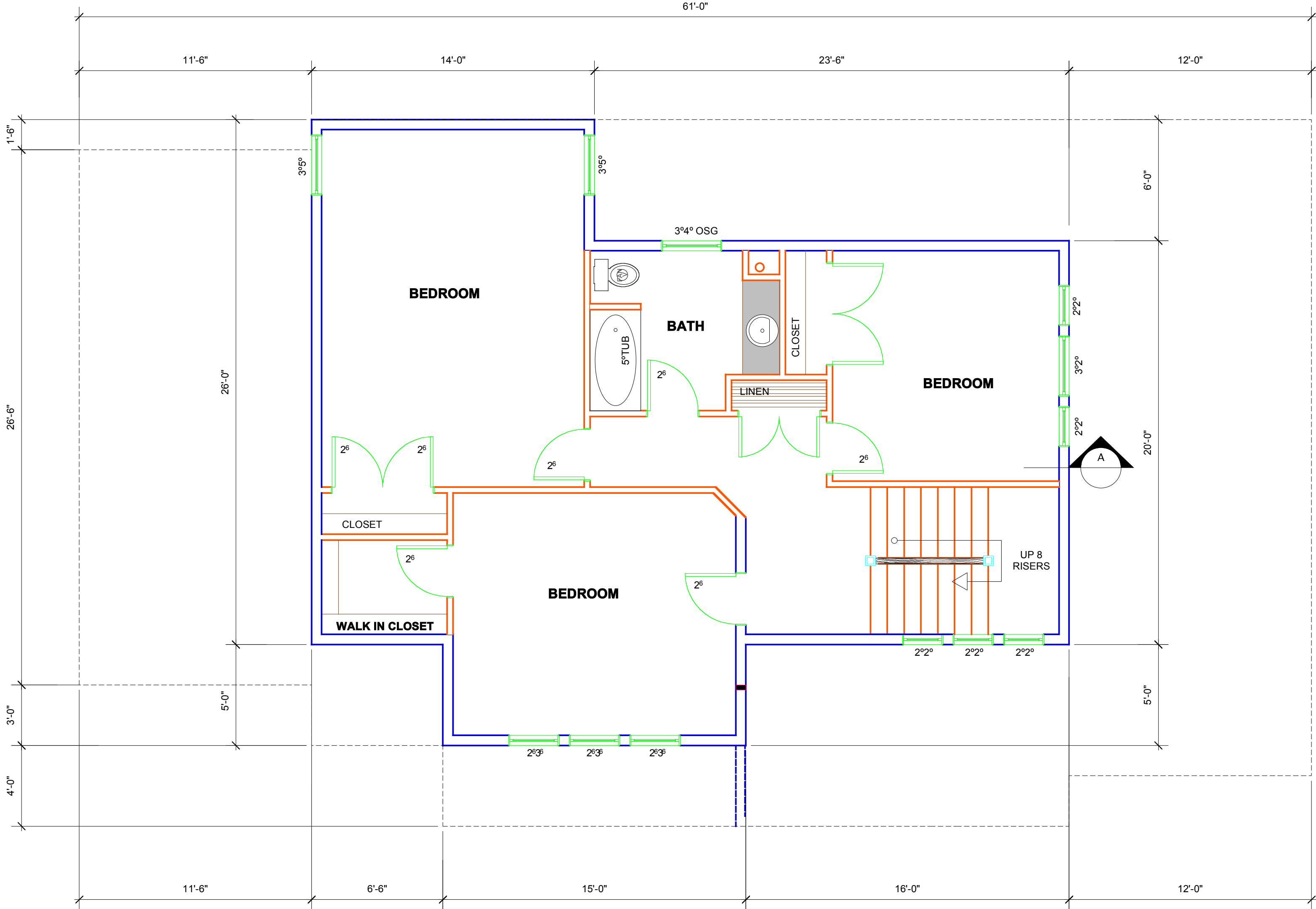
DATE APRIL 2021
 DRAWN BY TMAR
 CHK BY KMAR
 PLAN # 1452
 REVISED JUNE 2023

PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT A MAIN FLR

SHEET
OF 12

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STRATA LOT A



HARTMANN'S
DRAFTING & DESIGN

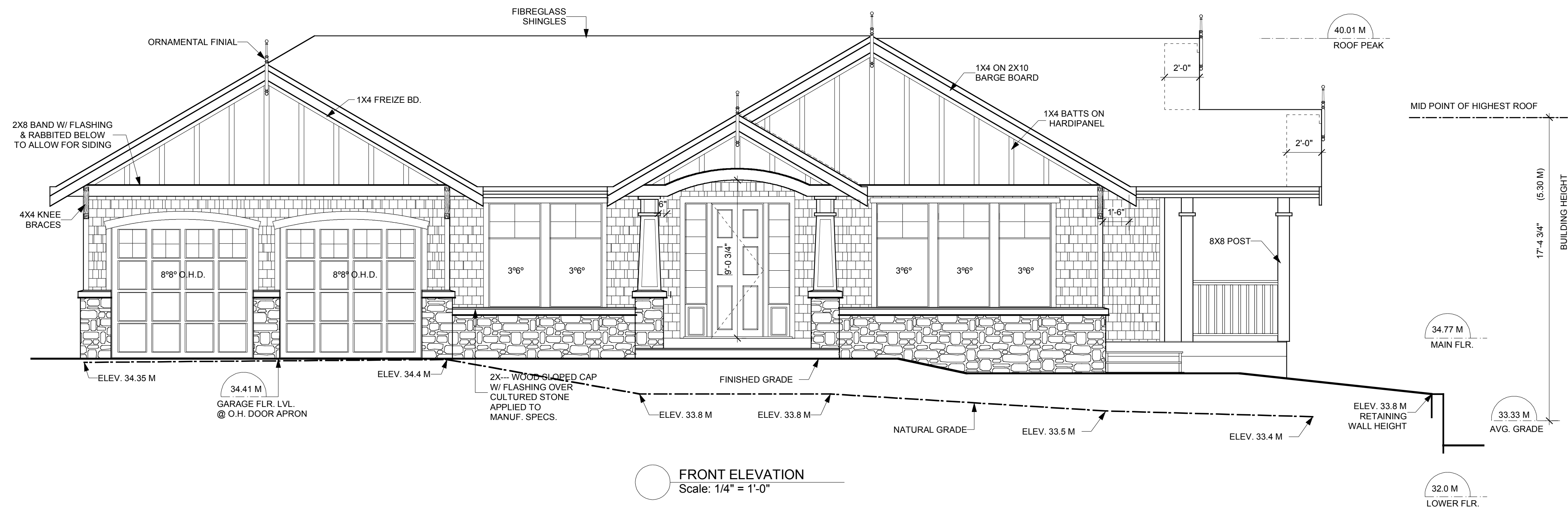
3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE : 383-1295

DATE APRIL 2021
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1452
REVISED JUNE 2023

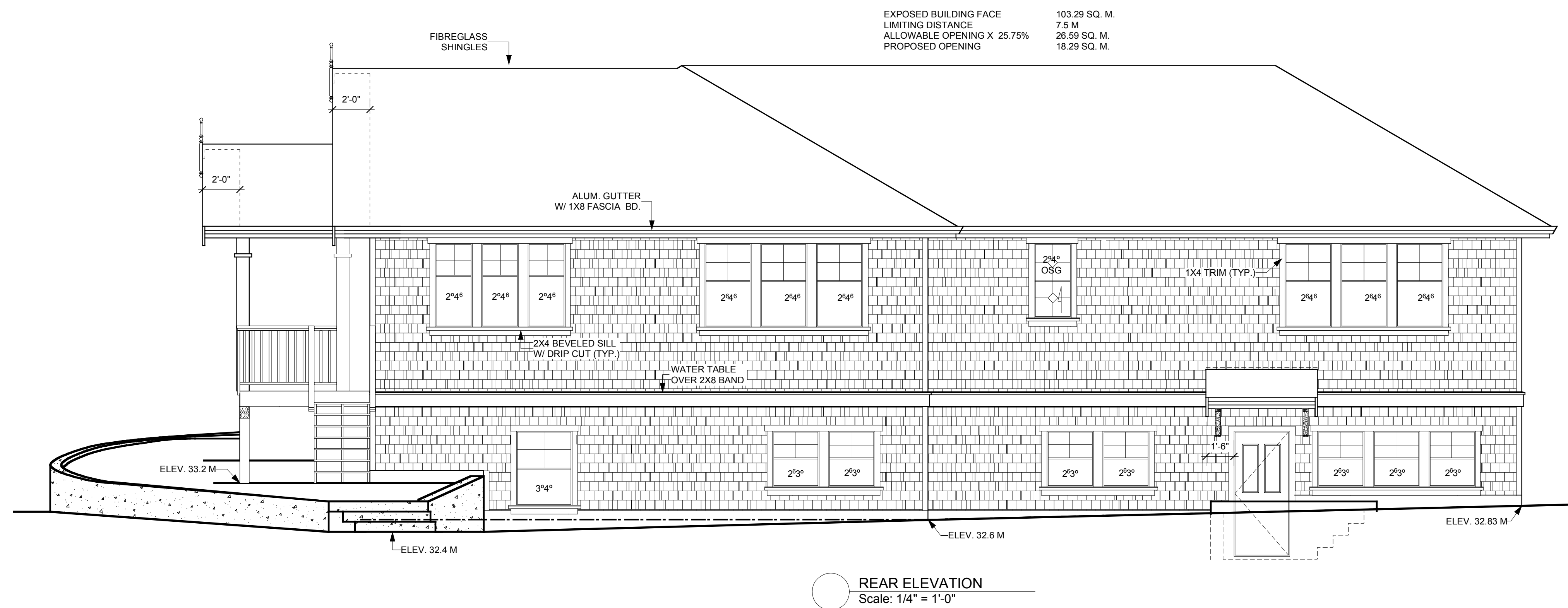
PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT A UPPER FLR, X-SEC

SHEET
OF 12

7



STRATA LOT B



HARTMANN'S
DRAFTING & DESIGN

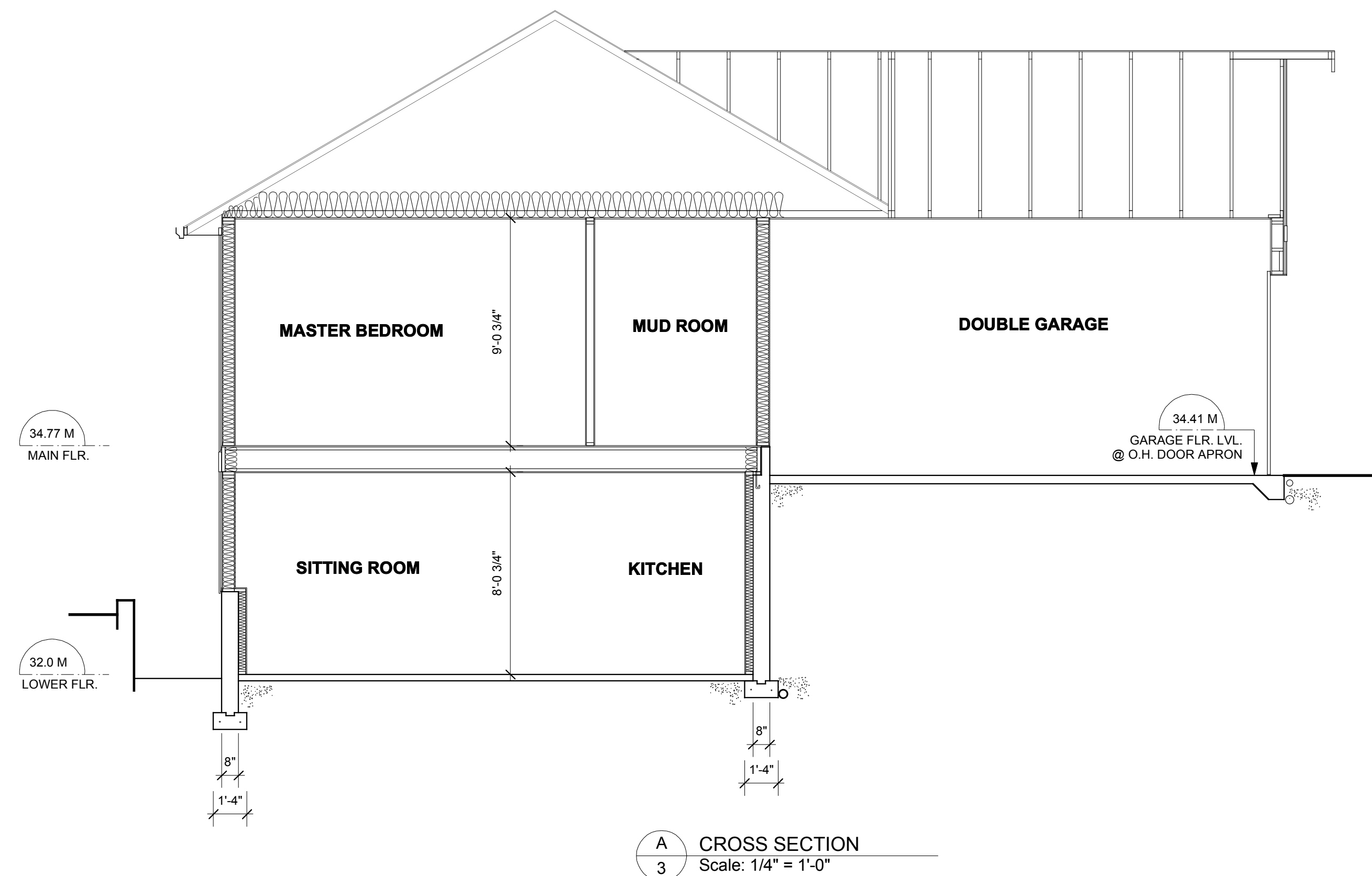
3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE: 383-1295

DATE APRIL 2021
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1452
REVISED JUNE 2023

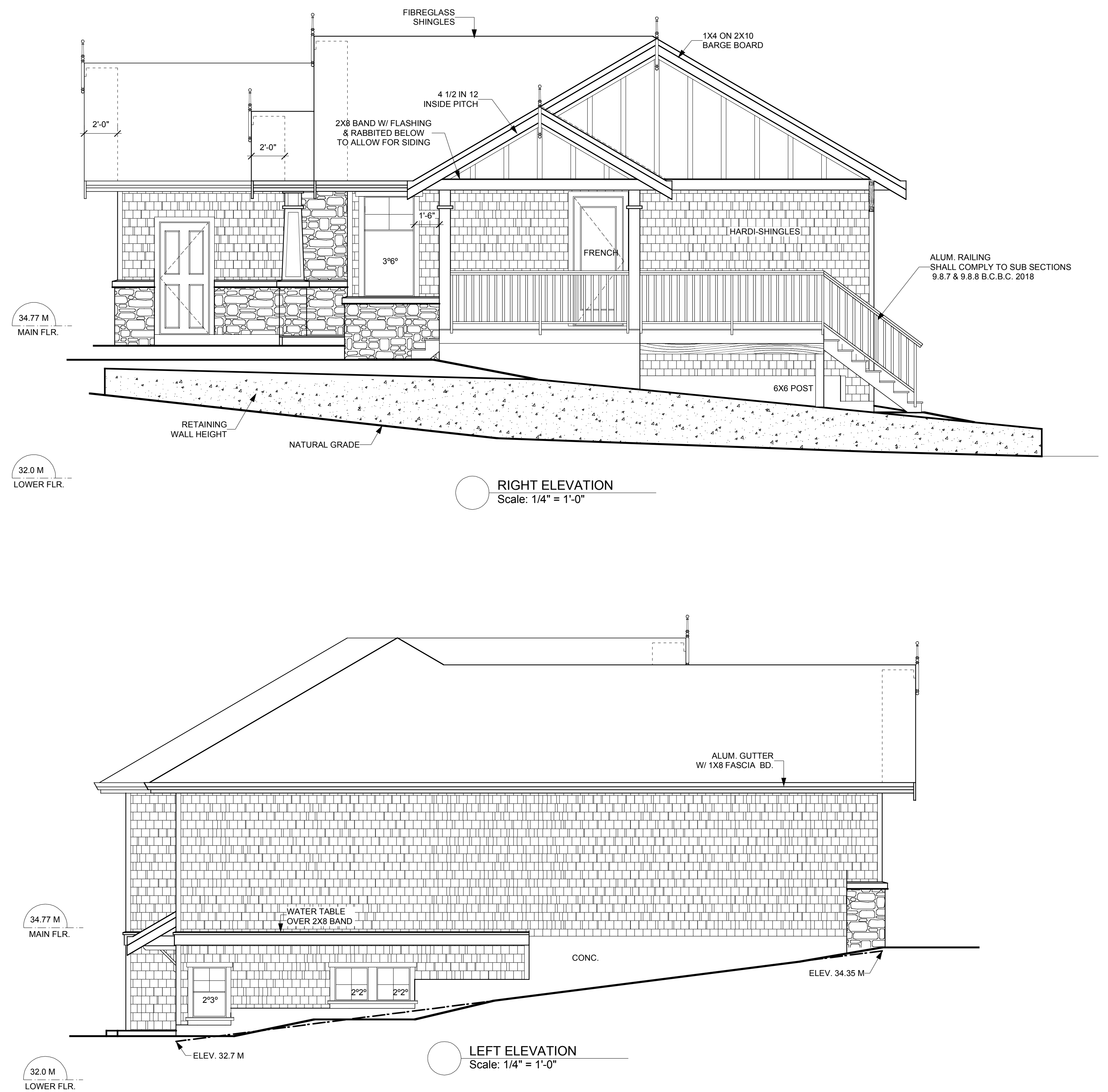
PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT B REAR & FRONT ELEV.

SHEET
OF 12

8



STRATA LOT B



HARTMANN'S
DRAFTING & DESIGN

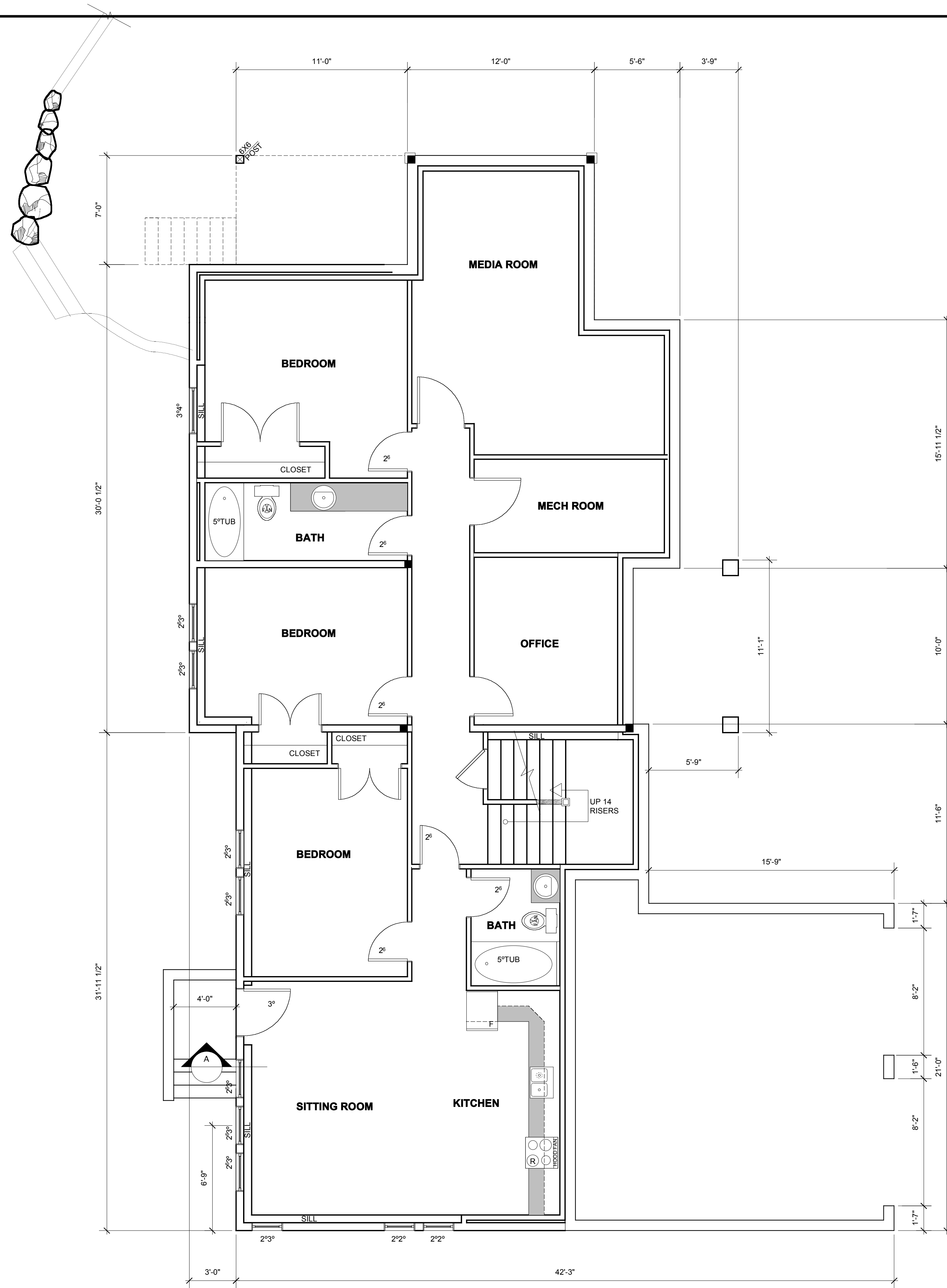
3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE: 383-1295

DATE APRIL 2021
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1452
REVISED JUNE 2023

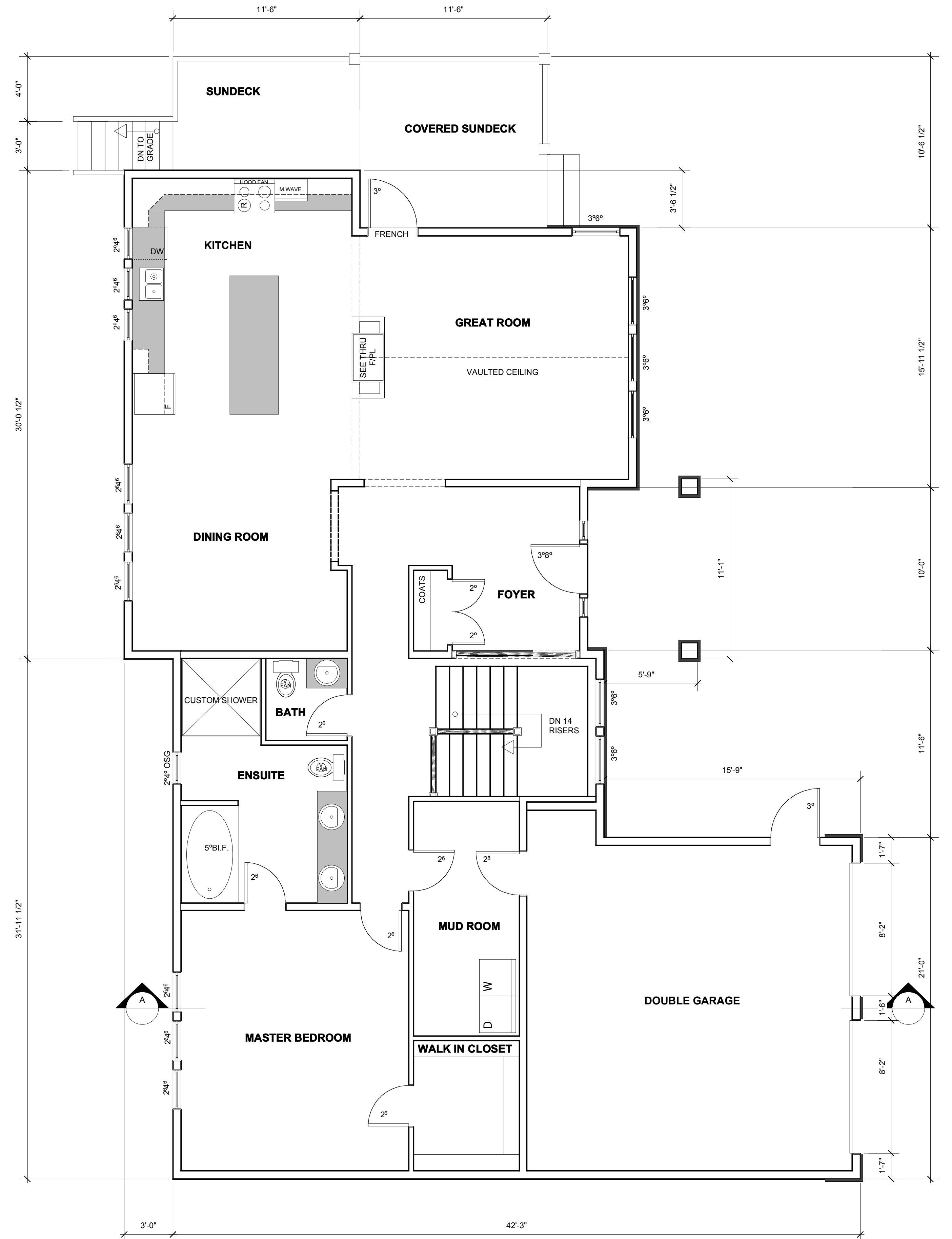
**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE**
STRATA LOT B X-SEC LEFT & RIGHT ELEV.

SHEET
OF 12

9



LOWER FLOOR PLAN
Scale: 1/4" = 1'-0"
LOWER FLR. AREA 1515.465 SQ. FT.



MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"
ACTUAL FLOOR AREA (LESS GARAGE 200SQ.FT. ALLOWANCE) 1714.403 SQ. FT.

STRATA LOT B



HARTMANN'S
DRAFTING & DESIGN
3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE : 383-1295

DATE APRIL 2021
DRAWN BY TMAR
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PLAN # 1452
REVISED JUNE 2023

**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
STRATA LOT B LOWER & MAIN FLR.**

SHEET
OF 12

10



HARTMANN'S
DRAFTING & DESIGN

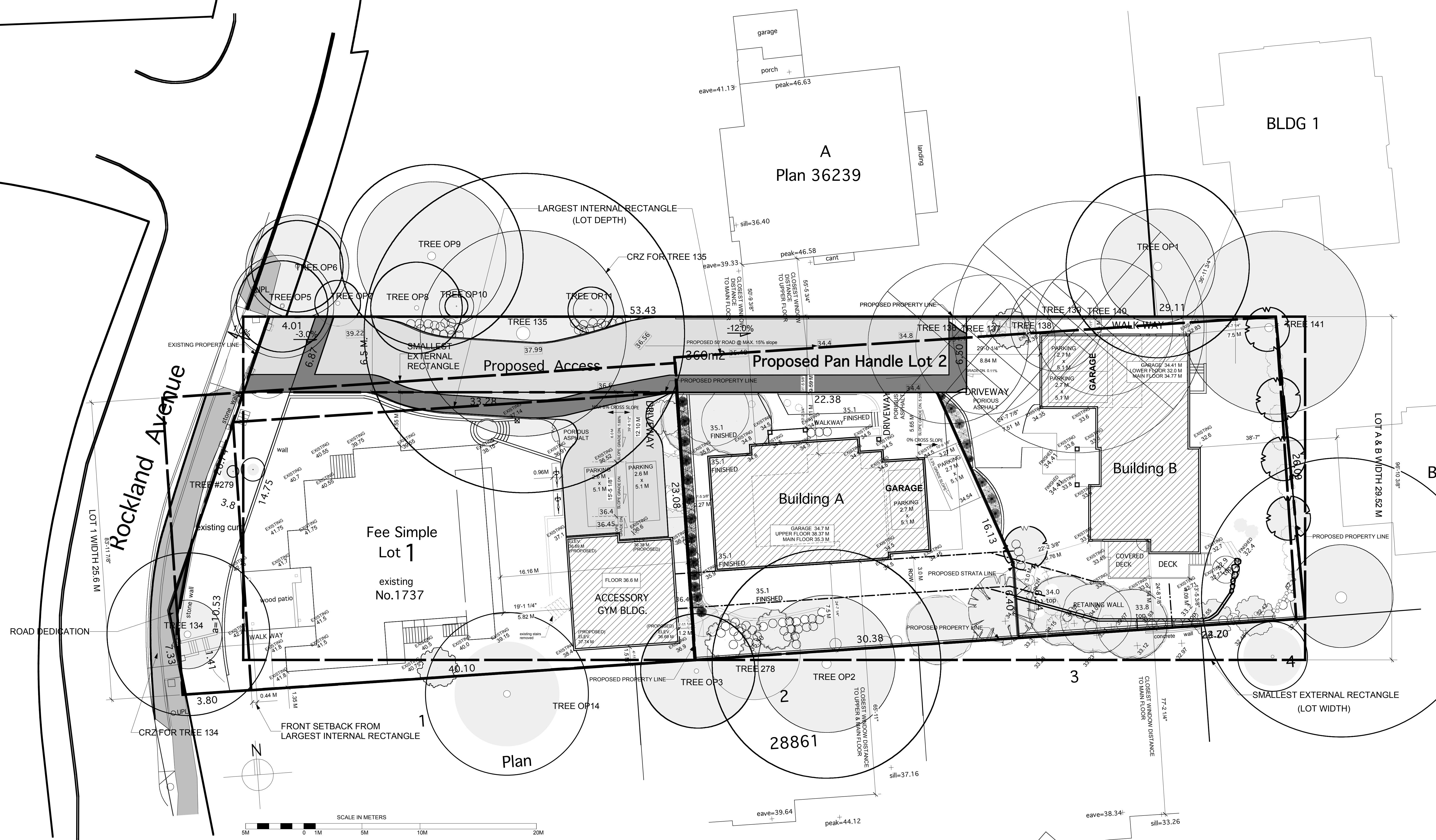
3404 MAPLEWOOD R.D. VICTORIA, B.C.
V8P 3N3 PHONE : 383-1295

DATE APRIL 2021
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1452
REVISED JUNE 2023

**PROPOSED DEVELOPMENT
FOR 1737 ROCKLAND AVE
SITE ELEVATION FOR LOT 1 & 2**

SHEET OF 12

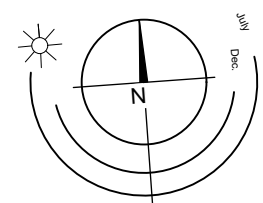
11



SHOWING NEIGHBORING LOTS AND RESIDENCES ADJOINING PROPOSED DEVELOPMENT



LANDSCAPE CONCEPT PLAN
SCALE 1 : 125

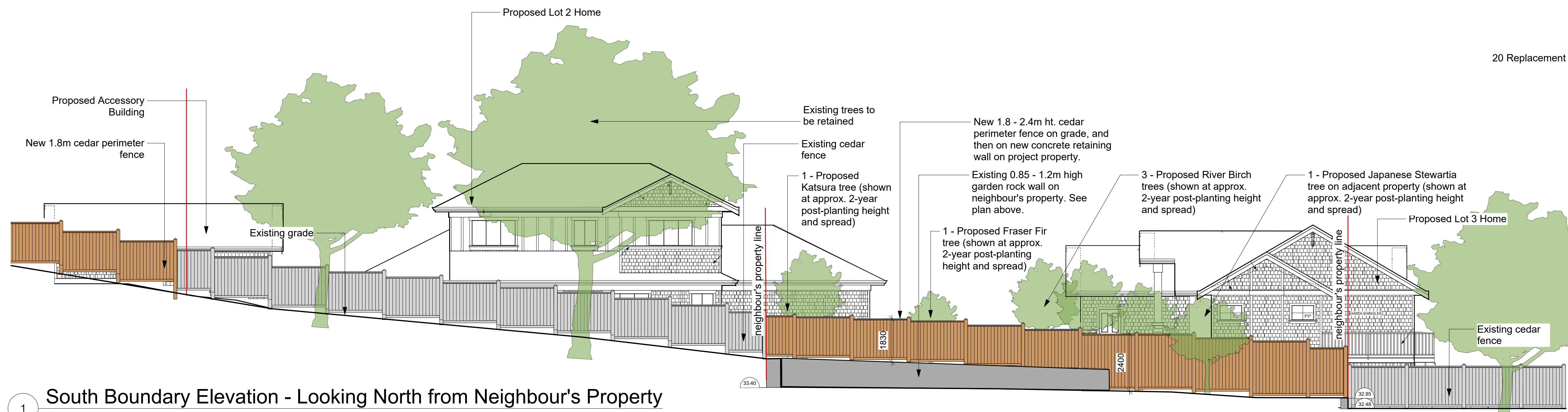
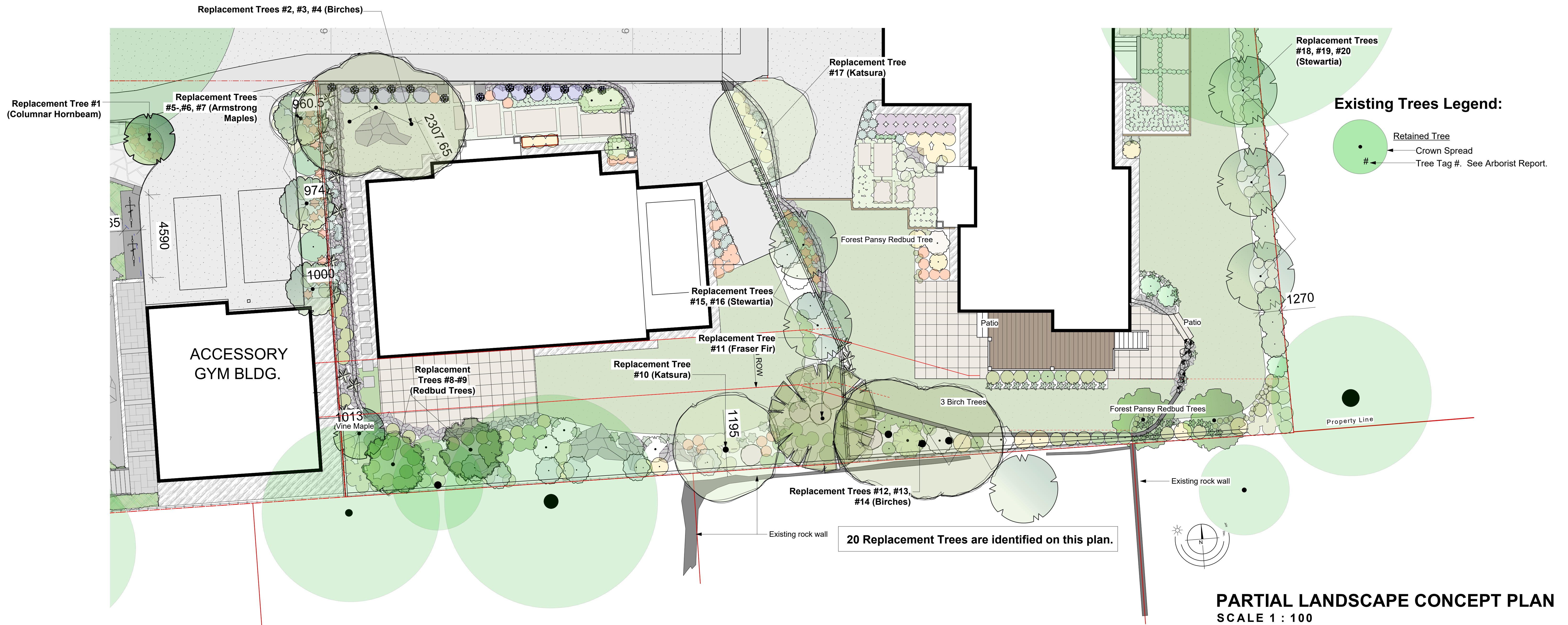


Landscape Concept Plan - 1737 Rockland Avenue - L1



LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105
Project No: 1939 Nov 18, 2020
Rev A Feb.22, 2021
Rev B Apr. 14, 2021
Rev C July 17, 2021 (dim. of new trees off p.l. and buildings added)
Rev D October 14, 2021 (adjust property line adjacent road dedication on Rockland: no changes this sheet)
Rev E March 25, 2022 (adjust proposed building locations)
Rev F Nov 17, 2022 (elevation adjusted) Rev G Jun 7, 2023 (retained trees revised, plant list revise)

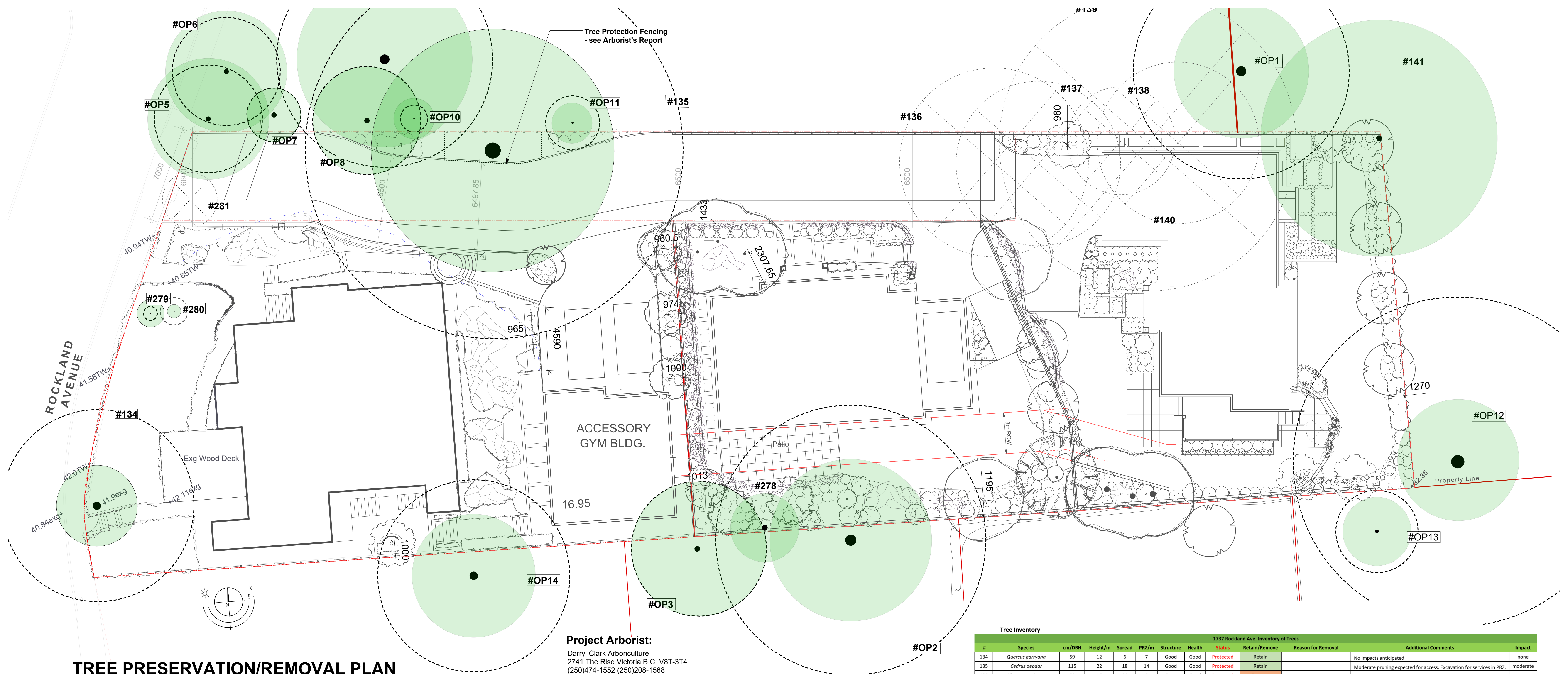


Partial Plan & Elevation - 1737 Rockland Avenue - L2



Project No: 1939 Nov.18, 2020
 Rev A Feb.22, 2021
 Rev B Apr. 14, 2021
 Rev C July 17, 2021 (dim. of new trees off p.l. and buildings added)
 Rev D October 14, 2021 (adjust property line adjacent road dedication on Rockland; no changes this sheet)
 Rev E March 25, 2022 (adjust proposed building locations)
 Rev F Nov 17, 2022 (elevation adjusted) Rev G Jun 7, 2023 (retained trees revised, plant list revised)

#3-864 Queens Ave. Victoria B.C. V8T 1M5
 Phone: (250) 598-0105



TREE PRESERVATION/REMOVAL PLAN
SCALE 1 : 125

Existing Trees Legend:

#

Retained Tree (tree on project site)

Crown Spread

Tree Tag #. See Arborist Report.

Protected Root Zone (dim. on table is radius)

#

Retained Tree (tree off site)

Crown Spread

Tree Tag #. See Arborist Report.

Protected Root Zone (dim. on table is radius)

#

Removed Tree

Protected Root Zone

Tree Tag #. See Arborist Report.

Project Arborist:
Darryl Clark Arboriculture
2741 The Rise Victoria B.C. V8T-3T4
(250)474-1552 (250)208-1568
clarkarbor@gmail.com
www.dclarkarboriculture.com
Certified Arborist PN-6523A
TRAQ Certified
ISA Tree Risk Assessor CTRA 459

Tree Inventory												
1737 Rockland Ave. Inventory of Trees												
#	Species	cm/DBH	Height/m	Spread	PRZ/m	Structure	Health	Status	Retain/Remove	Reason for Removal	Additional Comments	Impact
134	Quercus garryana	59	12	6	7	Good	Good	Protected	Retain		No impacts anticipated	none
135	Cedrus deodor	115	22	18	14	Good	Good	Protected	Retain		Moderate pruning expected for access. Excavation for services in PRZ.	moderate
136	Ulmus americana	53	16	14	6	Poor	Good	Protected	Remove	Regrading for driveway		severe
137	Ulmus americana	60	16	12	7	Fair	Fair	Protected	Remove	Regrading for driveway		severe
138	Ulmus americana	31	16	6	4	Poor	Fair	Protected	Remove	Regrading for driveway		severe
139	Ulmus americana	90	20	15	11	Fair	Fair	Protected	Remove	Regrading for driveway		severe
140	Ulmus americana	50	15	12	6	Poor	Fair	Protected	Remove	Regrading for driveway		severe
141	Pseudotsuga menziesii	65	10	19	8	Poor	Poor	Protected	Retain		Excavations for paved surfaces. Foot traffic anticipated.	moderate
278	Laburnum anagyroides	31	8	5	4	Poor	Fair	Protected	Retain		Excavations for paved surfaces. Foot traffic anticipated.	moderate
279	Pinus nigra	6	4	2	1	Good	Good	Unprotected	Retain		No impacts anticipated	none
280	Magnolia grandiflora	6	3	1	1	Good	Good	Unprotected	Retain		No impacts anticipated	none
281	Cornus kousa	16	5	2	2	Good	Good	Unprotected	Remove	Widening Driveway Entrance		severe
OP1	Quercus garryana	70	15	10	8	Good	Good	Protected	Retain		Excavation S side for foundation, stump removal, Landscaping.	moderate
OP2	Aesculus hippocastanum	80	16	12	10	Good	Good	Protected	Retain		Excavation N side for sewer/storm, foundation, patio, Landscaping.	moderate
OP3	Abies grandis	40	14	10	5	Good	Good	Protected	Retain		Excavation N side for storm, foundation, patio, Landscaping.	moderate
OP5	Betula pendula	35	20	9	4	Good	Good	Protected	Retain		Excavations for hydro/tel/cable trench	minor
OP6	Cedrus deodor	35	20	9	4	Good	Good	Protected	Retain		No impacts anticipated	none
OP7	Sorbus aucuparia	20	6	4	2	Fair	Good	Unprotected	Retain		No impacts anticipated	none
OP8	Prunus laurocerasus	37	8	8	4	Fair	Good	Protected	Retain		No impacts anticipated	none
OP9	Quercus garryana	70	16	13	8	Good	Good	Protected	Retain		No impacts anticipated	none
OP10	Sequoiadendron giganteum	8	6	3	1	Fair	Poor	Unprotected	Retain		No impacts anticipated	none
OP11	Thuja plicata	15	8	3	2	Fair	Good	Unprotected	Retain		No impacts anticipated	none
OP12	Thuja plicata "zebrina"	96	9	9	12	Fair	Good	Protected	Retain		Excavation in the PRZ radially from west. Landscaping.	moderate
OP13	Betula papyrifera	25	8	5	3	Fair	Good	Unprotected	Retain		Excavation in the PRZ radially from north	minor
OP14	Aesculus hippocastanum	59	9	9	7	Fair	Good	Protected	Retain		Excavation in the PRZ NE corner, Landscaping.	moderate

DBH: Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the stems rounded to the nearest cm.
PRZ: Protected Root Zone. The PRZ shall be considered 12x the DBH radially, rounded to the nearest whole meter.

Tree Preservation/Removal Plan - 1737 Rockland Avenue -L3

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 1939 Nov 18, 2020
Rev A Feb 22, 2021
Rev B Apr 14, 2021
Rev C July 17, 2021 (dim. of new trees off p.l. and buildings added)
Rev D October 14, 2021 (adjust property line adjacent road dedication on Rockland; no changes this sheet)
Rev E March 25, 2022 (adjust proposed building locations)
Rev F Nov 17, 2022 (elevation adjusted)
Rev G Jun 7, 2023 (retain/remove trees revised; plant list revised)

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AbF	1	Abies fraseri	Fraser Fir	6cm cal
AcCi	1	Acer circinatum	Vine Maple	6cm cal
AcRA	3	Acer rubrum 'Armstrong Gold'	Armstrong Gold Red Maple	6cm cal.
BeP	6	Betula nigra 'Cully'	River Birch	6cm cal.
CaBFF	1	Carpinus betulus 'Frans Fontaine'	Columnar Hornbeam	6cm cal.
CJ	2	Cercidiphyllum japonicum	Katsura Tree	7cm cal.
CeCa	6	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal
StPs	7	Stewartia pseudocamellia	Japanese Stewartia	6cm cal.

Large Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ArUn	2	Arbutus unedo 'Compacta'	Compact Strawberry Bush	#5 pot
HyA	1	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#7 pot
HyQ	14	Hydrangea quercifolia 'Snow Queen'	Oak Leaf Hydrangea	#7 pot
OeC	1	Oemleria cerasiformis	Indian Plum	#7 pot
VSS	5	Viburnum plicatum t. 'Summer Snowflake'	Summer Snowflake Viburnum	#7 pot

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
ChTe	3	Choisya ternata	Mexican Orange Blossom	#7 pot
ESL	9	Enkianthus campanulatus 'Showy Lantern'	Showy Lantern Enkianthus	#7 pot
FMA	3	Fothergilla gardenii 'Mount Airy'	Mount Airy Fothergilla	#5 pot
HyMB	9	Hydrangea macrophylla 'Blaumeise'	Teller Blue Lacecap Hydrangea	#7 pot
MaAq	5	Mahonia aquifolium	Tall Oregon Grape	#3 pot
RhN	6	Rhododendron 'Nancy Evans'	Nancy Evans Rhododendron	#7 pot
RiSa	5	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	#5 pot
SaR	28	Sarcococca ruscifolia	Sweet Box	#3 pot
VaOv	3	Vaccinium ovatum	Evergreen Huckleberry	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
GSh	72	Gaultheria shallon	Salal	#1 pot
MaNe	85	Mahonia nervosa	Low Oregon Grape	#1 pot
NaWD	44	Nandina domestica 'Wood's Dwarf'	Wood's Dwarf Heavenly Bamboo	#1 pot
SyAl	9	Symphoricarpos albus	Snowberry	#3 pot

Groundcovers

ID	Quantity	Botanical Name	Common Name	Size
IsF	265	Isotoma fluviatilis alba 'White Star Creeper'	White Staer Creeper	10cm pot
ThPr	82	Thymus praecox arcticus Coccineus	Thyme	10cm pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
AsCa	32	Asarum canadense	Wild Ginger, Canadian Wildginger	# 1 pot
BIS	51	Blechnum spicant	Deer Fern	#1 pot
CaAc	17	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
CrBa	31	Crocsmia 'Babylon'	Babylon Montbretia	#1 pot
FeG	5	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	#1 pot
FAH	13	Fuschia 'Alice Hoffman' (Hardy Fuschia)	Alice Hoffman Fuschia	#1 pot
HeSe	39	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
Lav	16	Lavandula officinalis	English Lavender	#1 pot
PeA	10	Perovskia atriplicifolia	Russian Sage	#1 pot
PoM	15	Polystichum munitum	Sword Fern	#1 pot
PoSe	26	Polystichum setiferum	Alaskan Fern	#1 pot
StT	50	Stipa tenuissima	Mexican Feather Grass	#1 pot

Notes:

1. All work to be completed to current CSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system
3. Perennials at base of driveway wall for existing lot (Lot 1) to be selected and planted by owners.

Reference Images for Proposed Trees



'Forest Pansy' Redbud (early spring flowers)



Katsura (early fall colour)



River Birch



Frasier Fir



Vine Maple (spring flowers and autumn samaras)



Armstrong Gold Red Maple (red fall colour)



CHARACTER IMAGES

Reference Images - 1737 Rockland Avenue

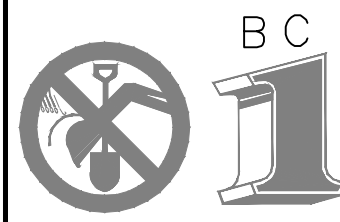


LADR LANDSCAPE ARCHITECTS

#3-864 Queens Ave. Victoria B.C. V8T 1M5
Phone: (250) 598-0105

Project No: 1939 Nov.18, 2020
Rev A Feb.22, 2021
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Rev G Jun 7, 2023 (retained trees revised plant list revised)

ISLANDER ENGINEERING: June 5, 2023 / G:\shortcut-largata-by-lq\08914R\W\Bunt\Wheat\561Lumc\Civil\Civil Projects\156 - 1737 Rockland - Civil Design.dwg



THE CONTRACTOR IS TO CALL B.C. ONE, CALL, AND HAVE EXISTING U/G SERVICES STAKED PRIOR TO ANY CONSTRUCTION

CONFIRM UNDERGROUND LOCATIONS WITH UTILITY COMPANIES

THE LOCATION AND ELEVATION OF THE EXISTING UNDERGROUND INFRASTRUCTURE SHOWN ON THIS DRAWING MAY NOT BE ACCURATE OR COMPLETE. THE ACTUAL HORIZONTAL AND VERTICAL LOCATIONS MUST BE CONFIRMED PRIOR TO THE START OF ANY EXCAVATION.

LEGEND	
Existing Municipal Infrastructure	Drain —D—
Proposed Municipal Infrastructure	Ditch —D—
Existing External U/G Utilities	Sewer —S—
Proposed External U/G Utilities	Water —W—
Street Lighting	Pole Mount —P—
Post Top	Pedestrian Signal —P—
	Traffic Signal —T—
	Ctrl Monument —M—
	Traverse Hub —H—
	Gas Valve —G—
	Water Meter —M—
	Concrete Box —C—
	Wood Box —W—
	Catch Basin —C—
	Culvert —C—
	Silt Trap —S—
	Cap / Plug —C—
	Air Valve —A—
	Valve —V—
	Flush Valve —F—
	Hydrant —H—
	Reducer —R—
	Water Meter —M—

REVISIONS	
6	1 REVISD TREE NUMBERS JUNE 7, 2023
5	
4	
3	
2	
1	

REVISIONS	
REVISION # 1	REVISION # 2
Approved	Approved
Date	Date
Signed	Signed
Design Engineer	Design Engineer
Manager of Development	Manager of Development
Development Coordinator	Development Coordinator

DESIGN APPROVED	
Approved By	Date
Design Engineer	
Manager of Development	
Development Coordinator	

CITY OF VICTORIA	
1737 ROCKLAND AVENUE	
CONCEPTUAL SERVICING PLAN	
B.M. : 10-29A	Elev: 25.120m
Design: JB	Drawn: DS
Scale: Hor: 1:200	Vertical: -
Date: February 4, 2021	
ISLANDER ENGINEERING	FILE # 2156
623 DISCOVERY STREET	MUNICIPAL DESIGN # -
VICTORIA, B.C. V8T5G4	SERVICE #
PHONE 250.580.1200	DRAWING # C01
www.islandereengineering.com	SHEET # 1 OF 1



SUBMITTED FOR REZONING / DEVELOPMENT PERMIT APPLICATION



June 13, 2023

Mayor Marianne Alto and Councillors
1 Centennial Square
Victoria, B.C. V8W 1P6

On October 28, 2021, Committee of the Whole (COTW) reviewed the rezoning and development permit applications for 1737 Rockland. There was general consensus that this was reasonable and sensitive densification, however Council wanted the proposal to be brought a little closer to policy. The focus of comments revolved around changes to further respect neighbouring properties. To this end the following motion was passed:

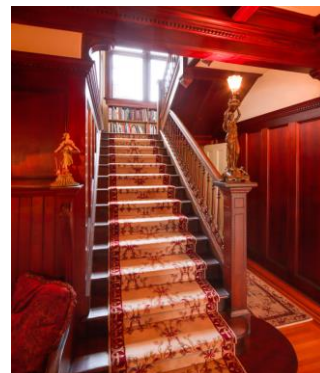
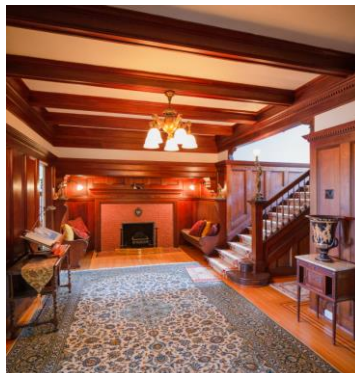
"That this matter be referred to staff to work with the applicant to achieve greater consistency in relation to setbacks, building height, and privacy of the new buildings."

A letter to Mayor and Council June 5, 2021 describes the many details of this project with respect to heritage designation, green building, project benefits, government policy, community and city engagement as well as landscape and building design. The purpose of *this* letter is to provide a review of the proposal and describe the changes made in response to Council's motion of October 28, 2021.

1 Proposal Review

Our proposal for this large 2,713m² property is to retain and designate the existing home and its interior foyer and staircase, add an accessory building to its rear yard and create 2 new, 2 storey homes on the remaining land behind.

The real gem of this proposal is the 1899 Samuel McClure home that has been lovingly restored and its original character maintained. It is the private residence of Earl Large, Founder of Large & Co. – a family owned business in Victoria since 1962. The home remains a single family residence, probably one of the few in Rockland that has not been broken into smaller units. It is truly a community treasure and worthy of protection.



An accessory building for the existing home is proposed as a gym and storage. This is needed because the basement is rocky and essentially not useable.

The home sits high in the top south-west corner facing Rockland Avenue leaving a large part of the property in the rear 'unused' and available for two homes on decent sized lots (576m² and 729m²). Because these lots are 'behind' the existing residence, the application is being reviewed as a panhandle development. We are however, applying for site specific zoning because in *practicality* this is not a panhandle subdivision.

The development actually reads more like a single family subdivision with the new lots conforming closer to an R1G type zone. It mimics what was done on the contiguous property on Lyman Duff Lane many years ago, where the significant home was retained facing Rockland Ave and the property behind was subdivided into 3 additional single family lots. It has a road access similar to our proposal.



Panhandle policy guidelines have been considered in this application though, particularly with respect to privacy for our contiguous neighbours, which has been a focus for staff, the community and for Council. This is an important aspect of the policy, and has been applied to modifications throughout this process.

No matter what zone is created, our collective goal is consistent - to utilize any available land to its highest and best use while balancing the priorities of policy, our neighbors, the community as well as the urgent need for all housing types across the spectrum.

2 Changes to Proposal

2.1 Summary

Many changes have been made throughout the application lifecycle. This letter will focus on those that support Council concerns - setbacks, building height and privacy. Note the bigger changes were done to building B as it originally had smaller setbacks and was closer to neighbouring properties.

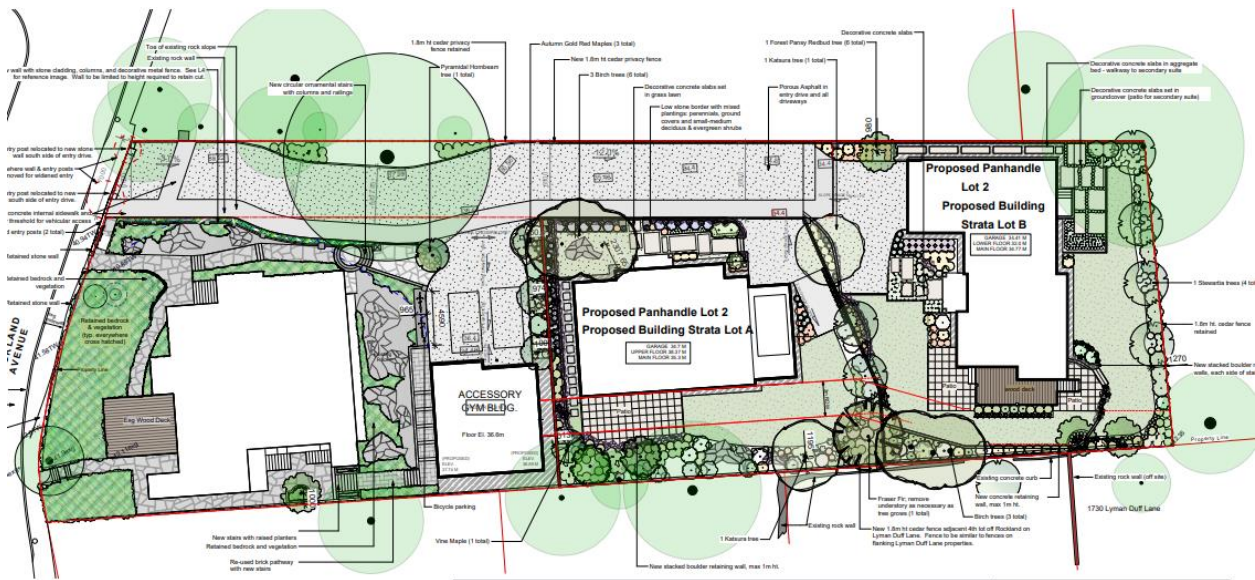
Please note that the original design did consider privacy by siting and designing to the sloping topography of the land, by ensuring outdoor recreation spaces between homes were separated and through careful placement of privacy landscaping and fencing. These additional changes now further support policy and serve to make the application stronger. The table below summarizes the changes - more information is provided in the next section, 2.2 Detail Review.

Building A	Building B
PRIVACY: South side, removed all upper windows. The remaining bathroom window is obscured.	SETBACKS: South set back has increased to 7.5m to a habitable window (was 3.66m).
PRIVACY: Provided details showing the distance between building A and existing neighbouring buildings. South neighbour – 20m	SETBACKS: East set back increased to 7.5m to align with policy (was 5.0m) by moving the entire house forward (to the west). This required the garage of building A to be reduced to single car, with an additional outdoor parking spot.
PRIVACY: Incorporated further privacy landscaping.	PRIVACY: North side removed master bedroom upper windows to eliminate overlooks.
HEIGHT: Decreased the height from 6.87m to 6.6m by reducing the top floor ceiling height to 8'.	PRIVACY: In agreement with the South neighbor, proposing an 8' fence between our properties and providing an additional privacy tree on their property.
SETBACKS: Modified to a single car garage and one outdoor parking space to allow building B to be moved forward.	SETBACKS: Provided details showing the distance between building B and existing neighbouring buildings.

South neighbour – 23.5m (19.4m to deck)
East neighbour – 11.8m
North neighbour – 11.3m

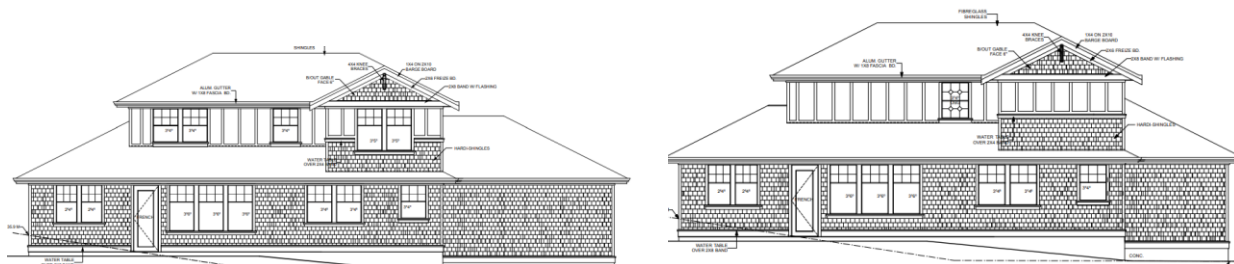
2.2 Detail Review

The following site plan will provide context for the following discussion.



Building A Modifications

All upper bedroom windows had been removed from the rear (south), to eliminate any possible overlooks to the neighbour on Lymann Duff. The only window on this elevation is an obscured bathroom window.

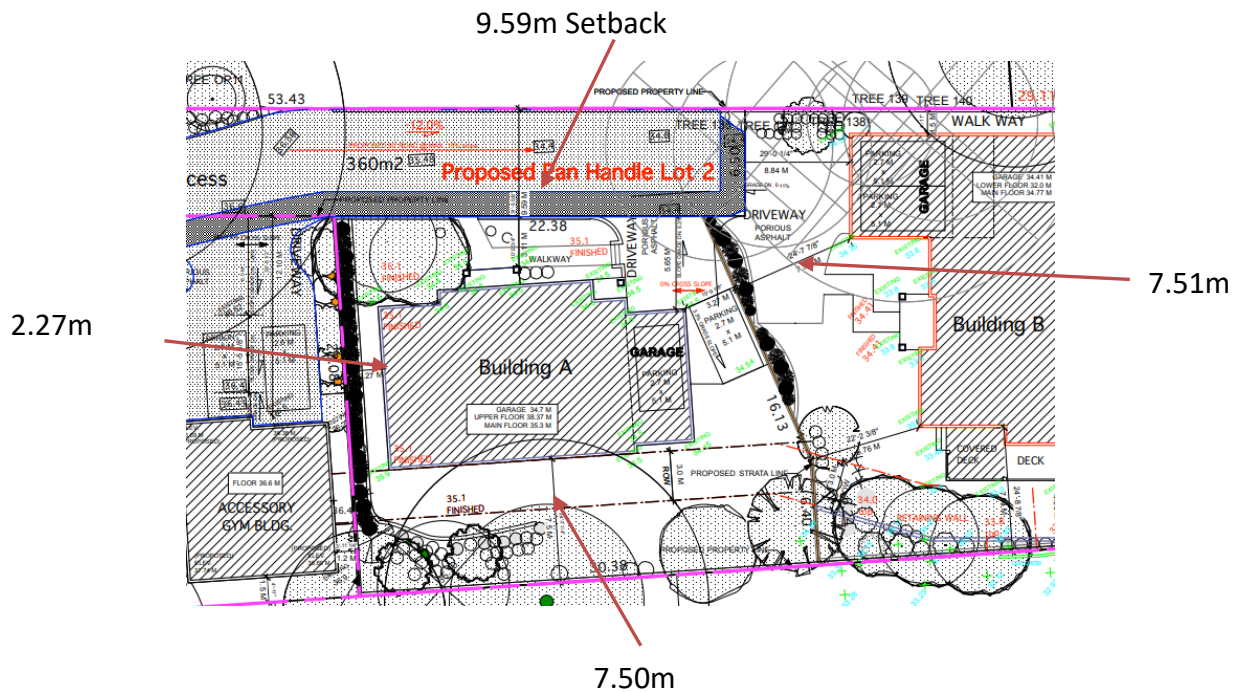


Before

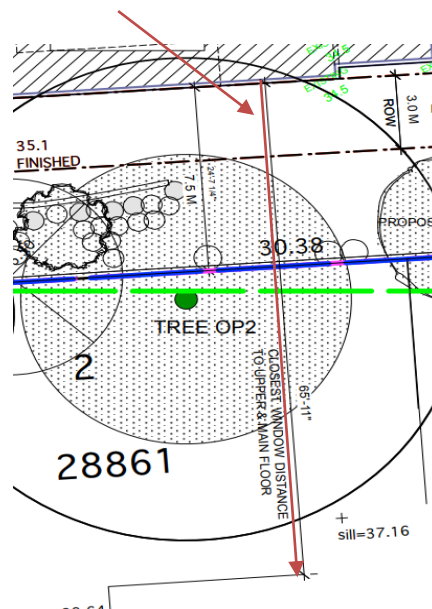
After

To help reduce visual impact the building height was reduced from 6.87m to 6.6m by changing the top floor ceiling height to 8'.

The panhandle zone calls for a single storey building, again in support of privacy. However, the size of the lot allows a second storey because there are sufficient setbacks (see below) to avoid privacy concerns. Note the second floor is stepped in significantly and is about half the size of the main floor, making this a 1 ½ storey building.



To further illustrate privacy protection, the distance from the proposed house to the neighbours closest window is almost 20m.



There is also a large tree in the neighbour's yard obscuring any visual impact. As well, the neighbour's deck is higher which actually looks over/down onto proposed building A suggesting there will be very little, if any, privacy impact for this neighbour.



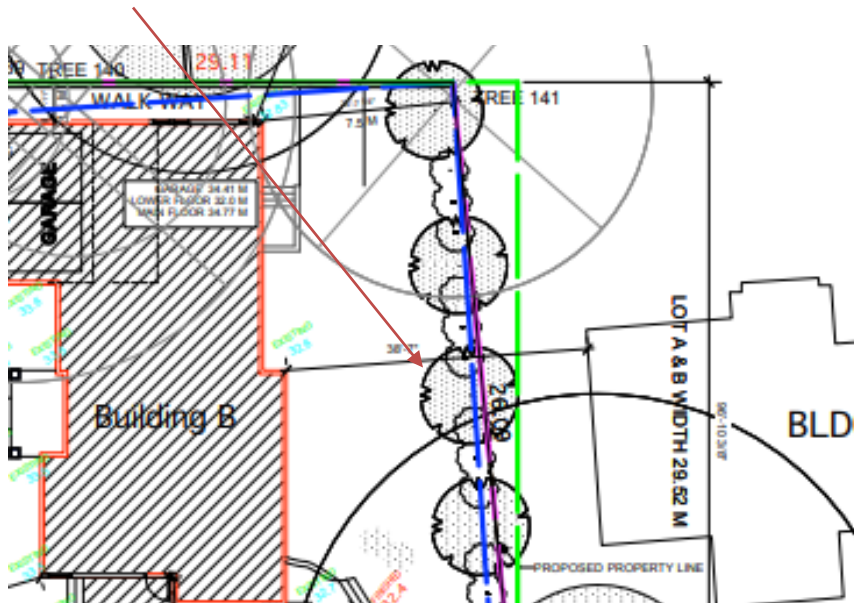
Tree in neighbour's yard



Looking Up to Neighbour

Building B Modifications

Building B was pulled to the west (moved 'forward') which increased the east (rear) setback from 5.0m to 7.5m, to align with policy. The actual distance between the buildings (to the east neighbour) is 11.8m.





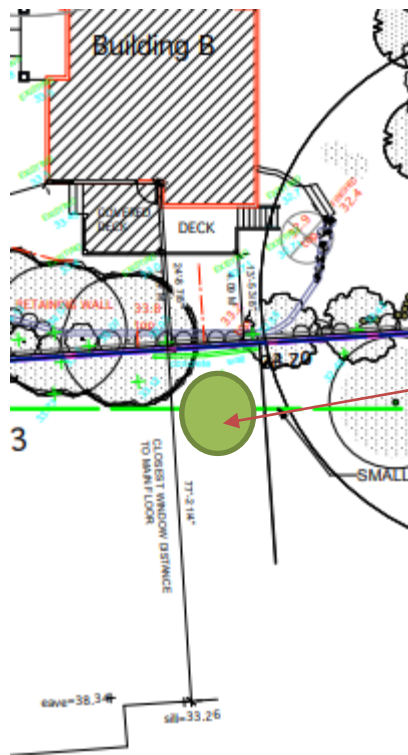
Notably, the east elevation faces the side yard of our neighbour, and more specifically is adjacent a side where there are very few windows. In addition to the increased setback the neighbour's rear yard and recreation area is further obscured by a large tree on their property.



East Neighbour

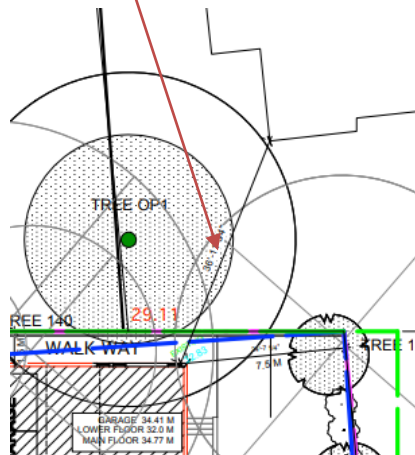
To bring the application closer to policy, Building B design was significantly modified to allow the south setback to now be 7.5m (to a habitable window). The actual distance between the buildings is 23.5m, or 19.4m from the deck.



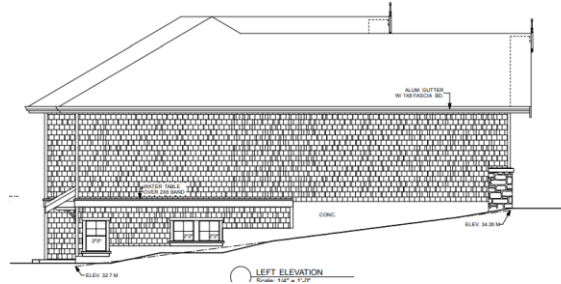


Tree planted for additional privacy on neighbour's property

The north set back is 1.5m, which is the typical interior side yard setback. Note the actual distance between buildings being 11.3m.



On the north elevation all upper windows were removed to eliminate overlooks. This side of building B is meant to be a simple pathway to the suite. There are no areas to recreate.



3 Tree Preservation and Removal Summary

One of the councillors asked about protected trees and the status of tree removal. The following summary is from the Arborist's report.

Summary				
1737 Rockland Ave. Tree Impact Summary				
TREE STATUS	# of Protected Trees	# of Trees to be Removed	# of Replacement Trees	# of Existing Replacement Trees
Onsite trees	9	5	10	0
Offsite Trees	13	0	0	0
Municipal Trees	0	0	N/A	0
TOTAL	22	5	10	0

Almost all of the trees being removed are in fair to poor condition. The removal is required for the driveway access. There is one tree that is in good condition but must be removed in order to widen the driveway entrance.

4 Conclusion

The proposal before you is a result of 3 years of collaboration with our professional team, staff, neighbors, mayor and council. Throughout this time we have been constantly looking for the balance that respects tradition and existing neighbours but also looks at the necessity for creative transformation. Here is the chance to do just that - retain this magnificent community treasure and provide additional housing that is appropriate in its context and location.

I thank you for the opportunity to rethink our proposal and bring forward a stronger application that has more support from neighbors and further aligns with policy.

Sincerely,



Kim Colpman
Applicant



January 12, 2023
1737 Rockland Avenue REZ00755.

Re: Letter to Planning 2022/12/12 – Revisions.

The applicant made privacy improvements to the plans for 1737 Rockland Avenue; however, the Rockland Land Use Committee understands neighbours identified that these were insufficient and require significant revisions.

The primary concern remains that the proposed rezoning creates a panhandle lot, and the result 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 endeavouring to exceed the panhandle building height limit. Reasonably, 1737 Rockland Avenue should fulfill the same requirements as the neighbouring panhandle lot.

The road Right-of-Way Dedication requirement is not clear:

2020/11/23 Plan

- Exhibits a Proposed Road Dedication and a significantly reduced front yard.

2021/03/01 Plan

- Exhibits a Proposed Road Dedication and includes the existing front yard.

2021/07/27 Plan

- Removed a Proposed Road Dedication and front yard.

Rockland Avenue is significantly deficient in right of way width, particularly in this local area. Road dedication contribution is expected in any rezoning. Therefore, an adequate road dedication sized to accommodate the Secondary Collector road classification for Rockland Ave. needs to be required. We understand this occurred for 1735 Rockland Avenue as a condition of its subdivision and rezoning.

Additionally, the neighbours and the community understand that an outstanding issue of processing a protected tree removal violation is underway for 1737 Rockland. The consensus is that the breach and any remediation requirements be confirmed and completed before any further rezoning discussion goes forward.

Regards.

RNA LUC

Bob June, co-chair. Carollyne Yardley, co-chair.

From: David McWalter <[REDACTED]>

Sent: Tuesday, June 20, 2023 11:08 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc: Patrick Carroll <pcarroll@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]> [REDACTED]

[REDACTED] Grant Townsend <[REDACTED]> George Dundas <[REDACTED]> Brent Bitz

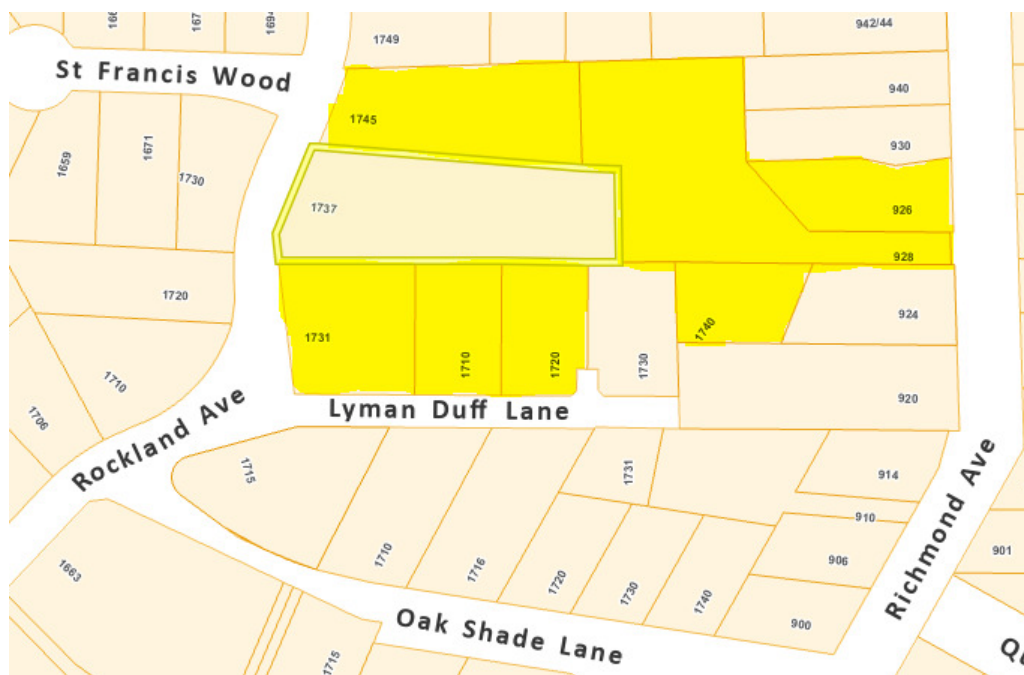
<[REDACTED]> Jennifer Thomson <[REDACTED]> Chris Thomson

<[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

Dear Mayor and Council,

Over the years, I have seen City Staff recommend development proposals which were, in my opinion, not suitable for the respective site, not appropriate for the neighbourhood, or simply, badly planned and poorly received by the neighbourhood. It remains a mystery to me, how many of these proposals ever gained recommendations from City Staff.

It has occurred to me that the obvious strategy of City Planning Staff was to bend every rule to recommend those projects. They were so accommodating and appreciative of many development proposals that they appeared to be enablers rather than gatekeepers.

Now, I see that the City Planning Staff has made another decision, this one on the rezoning application for 1737 Rockland.

Finally, City Staff has met a developer whose ideas cannot be made to somehow fit even their easy-going tolerance for bending zoning rules and their very liberal and forgiving interpretation of the Official Community Plan.

And, after months of deliberation, they have recommended that you NOT accept this proposal. They have recommend that you decline this project.

By all accounts, there is no need to continue with this development proposal. The developer has shown a complete disregard for other opinions along every step of the process, from cutting down trees without permits, meeting with neighbours and discussions with the community land-use committee. The proposal just stayed the same. Even City Staff cannot recommend this proposal.

In the final analysis, the proposal has no obvious benefits to the community and the developers have shown no flexibility whatsoever.

Please decline this development proposal.

Thank you.

Don Cal
1059 Pentrelew Place
Victoria, B.C.

Hello Mayor and Council,

Thank-you for taking the time to read my email. This note is regarding Rezoning Application No. 00755 for 1737 Rockland (which abuts my property at 1720 Lyman Duff Lane). It is on the agenda for the Committee of the Whole meeting on Thursday October 28th, 2021.

My thoughts on this application are as follows (not a full list, but condensed to key points):

- This is a **suitable property for a panhandle development**.
- It is unfortunate that the current proposal does not respect the existing zoning that is in place to guide this type of development. It **significantly exceeds every key metric associated with the existing zoning** for an R1-A panhandle subdivision, including:
 - # of dwellings
 - Site area (m2)
 - Site coverage (%)
 - Height
 - Storeys
 - Setbacks
 - Accessory building size
- There is a **perfect recent comparable** for this development which occurred right next door at 1745 Rockland between 2013-2017. That property was also a heritage home being subdivided for a panhandle development, and the original proposal was also quite overreaching. For this reason it was met with opposition by neighbours and City Council, resulting in a contentious 4-year dispute that ultimately ended with the developer downsizing the proposal to align with panhandle zoning. That development subsequently led to the construction of 3 panhandle-friendly homes which recently sold for ~\$2.5 million each, **proof that a development that respects the panhandle zoning can be completed in a manner that is profitable for the developer and acceptable for the neighbourhood and the City**. To repeat the failed initial approach shows contempt by the developer for his neighbours, the zoning, as well as City Staff and Council.
- I feel strongly that **there is no compelling reason for Council to allow this rezoning** for the reasons noted above. Having said that, I would be quite supportive of a proposal that respected the existing zoning.

Best regards,

Dave McWalter
1720 Lyman Duff Lane

Dear Mayor & Council- As residents who live on Rockland kitty corner from 1737 we are opposed to the development of this panhandle property as currently proposed because of the number of new buildings, their site coverage, height of the new buildings, lack of adequate setbacks and proposed removal of existing trees. Thank you. Jan & Janice Drent 1720 Rockland

Jan and Janice Drent

[i](#)

Good Day Mayor and Council

We write with regards to the proposed rezoning and development at 1737 Rockland Ave which will be reviewed at the Committee of Whole on October 28, 2021. We live adjacent to this proposed development; we are concerned about the impact this will have on mature protected trees on our property and our privacy. We are very pleased that city staff have submitted a detailed report recommending that this development proposal be declined. The good work done by your the city staff concludes that this proposed development exceeds every key metric associated with the existing zoning for an R1-A panhandle subdivision, including:

- # of dwellings
- Site area (m2)
- Site coverage (%)
- Height
- Storeys
- Setbacks
- Accessory building size

Many thanks in advance for taking the time to review this proposal and arriving at the right decision; please follow the lead of your city staff and decline this proposed development.

Sincerely
Kim and Judy Carlton

Dear Mayor and Council,

As a resident of Richmond Avenue living close to the property of 1737 Rockland I would like to express my strong objections to the current proposal.

While the site is suitable for development, this plan exceeds the existing zoning for an R1-A panhandle subdivision in numerous ways: the setbacks, the number of dwellings, the density of buildings, the number of storeys. It would be to the detriment of the neighbourhood to have such an oversized set of buildings constructed in such a small space.

In addition, in order for this to go ahead, all existing trees will be removed. Note should be taken of the fact that in December 2109 the developer arranged to have clearcutting of numerous mature trees on this property, an act which was recognized as a bylaw infraction. If one was in doubt ,this clarifies the fact that he has no regard for the spectacular natural environment of our neighbourhood and seeks only to raze and build.

I trust that council will recognize that the neighbours in this area are naturally seeking to maintain the balance of development and natural beauty of Rockland and therefore will support our position and reject this proposal as unequivocally inappropriate.

With thanks,
Sue Wynne-Hughes
926 Richmond Ave.

To whom it may concern,

I am writing to you again to express my opposition to the proposed development at 1737 Rockland Avenue. This is Agenda item F.2 for the meeting of the Committee of the Whole.

The current proposal ignores the existing R1-A zoning panhandle subdivision regulations. How can a developer ignore the existing regulations for the size of the dwellings, the site area, site coverage, height, number of stories and setbacks and expect the neighbors not to oppose his plan? Why would council entertain this proposal when it will have a detrimental impact to the adjoining properties and the lives of the neighbors? I live at 1740 Lyman Duff Lane directly adjacent to a new development at 928 Richmond. It took nearly four years of opposition by Rockland residents and a one time denial of the development by council, before the developer altered the proposal to adhere with panhandle zoning regulations. There are now three single story homes on the property. A tastefully done infill that fits and enhances the neighbourhood. This is the model that should be adopted for 1737 Rockland. Please reject the development as proposed. It is not a fit for the community and it would have a huge negative impact on the adjoining neighbors.

Sincerely,

Vince Bennett

Dear Mayor and Members of Council

We write again in relation to the proposed development at 1737 Rockland Ave. Upon reviewing the applicant's revised submission, we were disheartened to see that the concerns outlined in our previous email, as well as many of the concerns expressed by Council and Staff during the Committee of the Whole meeting in October 2021, have not been adequately addressed.

As noted in our previous email to Council, our home is directly adjacent to the proposed development at 1737 Rockland Ave. Our home is located at 3-928 Richmond Ave – we are the "East Neighbour" identified on page 7 of the applicant's May 25, 2022 letter to the Mayor and Councillors. Although the applicant has revised the east setback to adhere with policy, the variances requested in terms of overall building height and number of storeys remain significant issues that, despite the assertions of the applicant, continue to have a considerable impact on our privacy.

The applicant asserts on page 7 of their May 25, 2022 letter to the Mayor and Councillors that a) the east elevation faces our garage and b) our rear yard is obscured by a large tree. The implication is that the east side of our property is a sheltered, low utility area so a slightly larger setback should be sufficient to address any privacy concerns and therefore variances with respect to height and number of storeys should be conceded. We would like to point out the following to Council:

- The east elevation does not face our garage – this is factually inaccurate. It faces our master bedroom windows, our master bathroom window, and side yard.
- The tree the applicant references does not obscure all of our rear yard. It is located in the south east corner and, while it does provide some privacy, the entirety of our side yard would still be visible from a two-storey home.

Assuming that the applicant worked with Staff to revise their proposal, we are very surprised at the lack of basic diligence done to support their proposal and also the perceived lack of value that the applicant continues to place on our privacy, despite neighbours', Council's, and Staff's prior feedback. While we understand and expect that development in the area will occur, and are philosophically not opposed to development occurring at 1737 Rockland Ave, we certainly expect Council will require the applicant to make much greater efforts to consider the surrounding context and their development's impact on adjacent properties.

As always, thank you for your consideration and best regards,

Jennifer and Chris Thomson

December 22, 2022

Mayor and Members of Council – City of Victoria

Re: Revised Development Application for 1737 Rockland Ave

We are the owners of the home immediately NE of the proposed development and in particular Strata Building B. We have reviewed the latest revision of this application and it still does not adhere to Schedule H – Panhandle Lot Regulations that our strata had to adhere to.

The specific concerns that we continue to have and have not been addressed in this latest revision are:

- The setback for building B is still 1.5m from the North property line where only 4 m is allowed in Schedule H.
- On page 8 of the revision letter it states that there is 11.3 between building B and the existing north neighbour's home (the front of our home). The majority of this distance is due to the fact that our home was built according to the Schedule H setback regulations.
- The height as viewed from our property is difficult to determine and appears to be 2 stories on the application. It is definitely far more than the allowed 5m as per Schedule H.
- On review of the entire application we note variances in size, height and setback with respect to most of the Schedule H Panhandle Regulations. We believe 1737 Rockland should be held to these regulations as was our development.

Hopefully you will take into consideration our comments when reviewing this application at your meetings.

Thank you for attention to this matter.

George Dundas
Grant Townsend
1 – 928 Richmond Ave
Victoria, BC V8S 3Z3

June 15, 2022

Mayor and Members of Council – City of Victoria

Re: Revised Development Application for 1737 Rockland Ave

We are the owners of the home immediately NE of the proposed development and in particular Strata Building B. We have reviewed the revised application and how it will affect our home. As well, we have reviewed Schedule H – Panhandle Lot Regulations as they relate to this development.

The specific concerns that we have are:

- The setback for building B is still 1.5m from the North property line where only 4 m is allowed in Schedule H.
- On page 3 of the revision letter it states that there is 11.3 (10.4 before) between building B and the existing north neighbour's home (our home). The majority of this distance is due to the fact that our home was built according to the Schedule H setback regulations.
- The height as viewed from our property is difficult to determine and appears to be 2 stories on the application. It is definitely far more than the allowed 5m as per Schedule H.
- On review of the entire application we note variances with respect to most of the Schedule H Panhandle Regulations. We believe 1737 Rockland should be held to these regulations as was our development.

Hopefully you will take into consideration our comments when reviewing this application at your meetings.

Thank you for attention to this matter.

George Dundas
Grant Townsend
1 – 928 Richmond Ave
Victoria, BC V8S 3Z3



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.

2023

CITY OF VICTORIA | Sustainable Planning & Community Development

Rezoning and Development Permit with Variances Application

For 1737 Rockland Avenue

COMMITTEE OF THE WHOLE | JUNE 29, 2023

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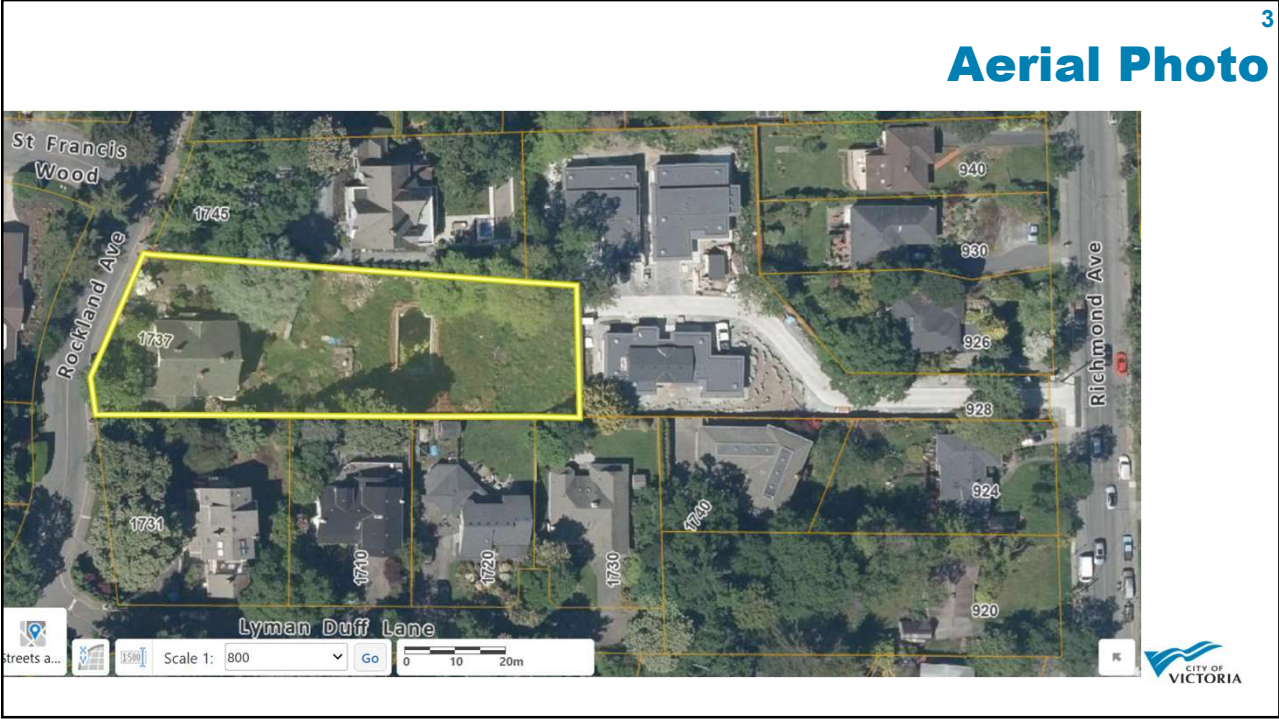
Legislative Authority

LGA, Sect. 479- Council may regulate the permitted uses, density, siting, size and dimensions of land, buildings and other structures within a zone

Sect. 489- Council may issue a Development Permit in accordance with the applicable guidelines specified in the Community Plan.

Sect. 491- Where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, including requirements respecting the character such as landscaping, and the siting, form, exterior design and finish.

2



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4



**Subject
Property**
(from rear yard)

5



5



**1745 Rockland
Avenue**
(neighbour to
north)

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6

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**1745 Rockland
Avenue**

**(view from
subject
property)**



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8



**1731 Rockland
Avenue**

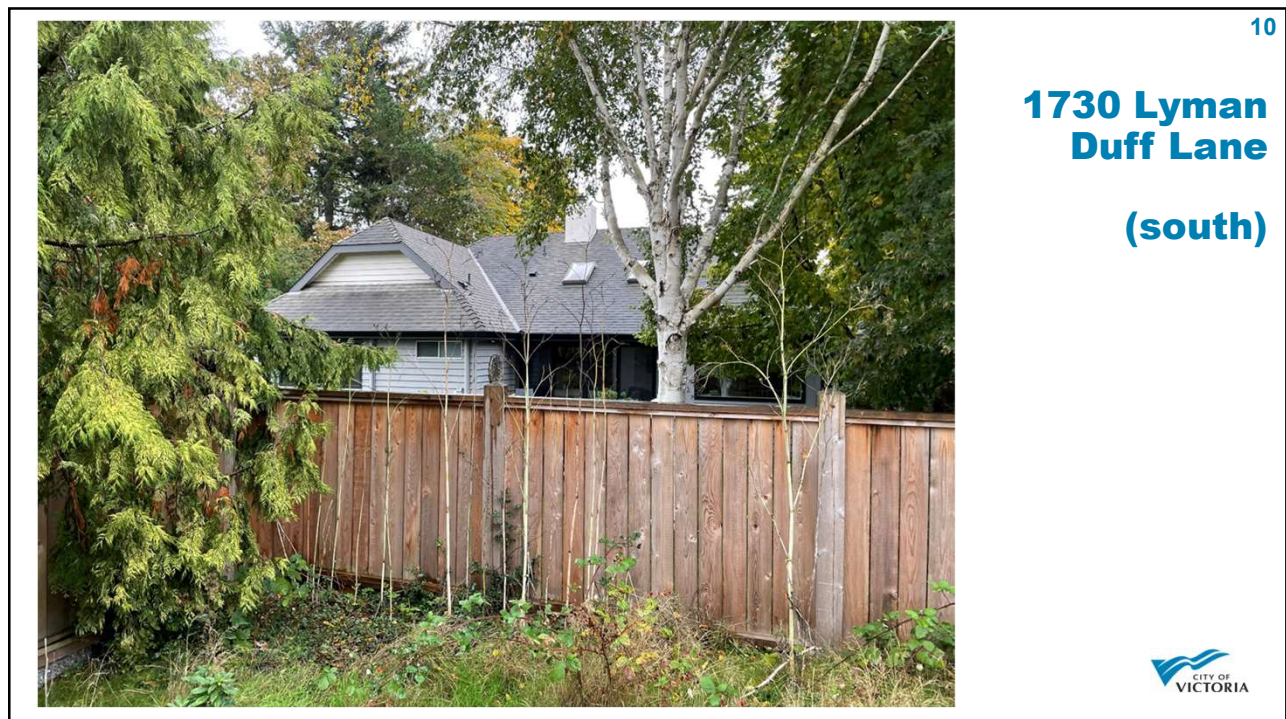
**(neighbour to
south)**



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**1720, 1710
Lyman Duff
Lane
(south)**



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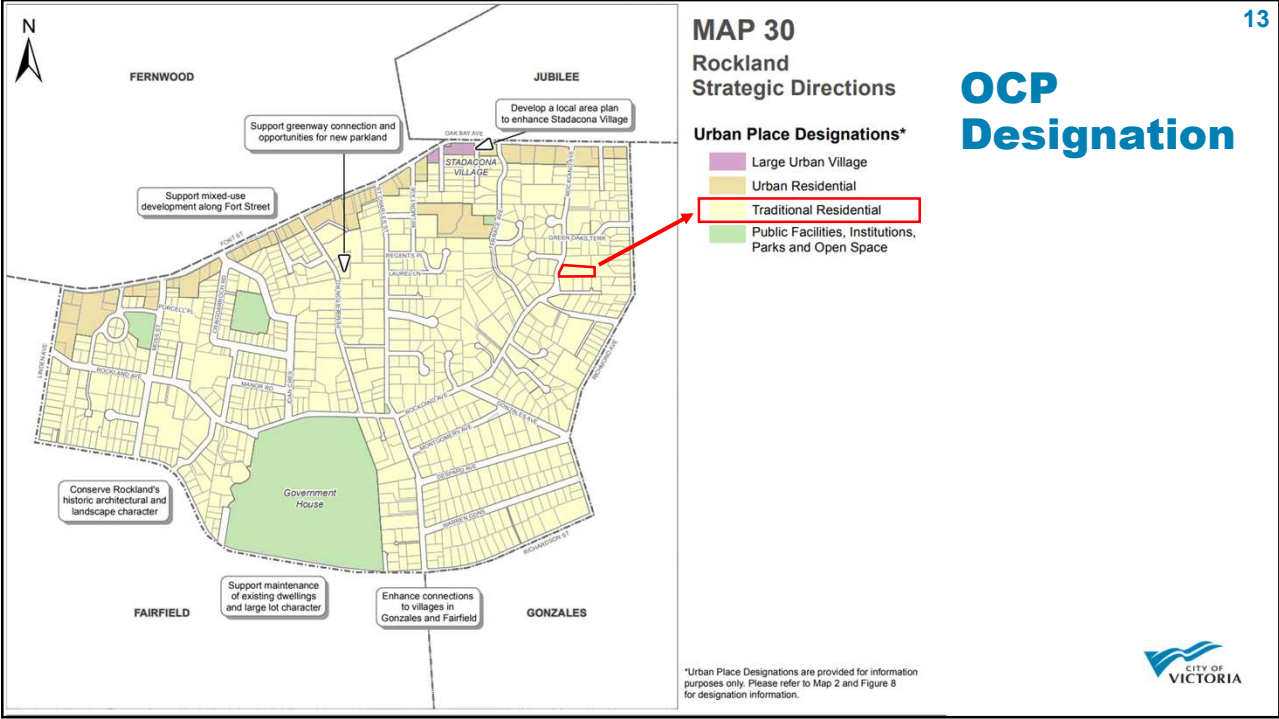


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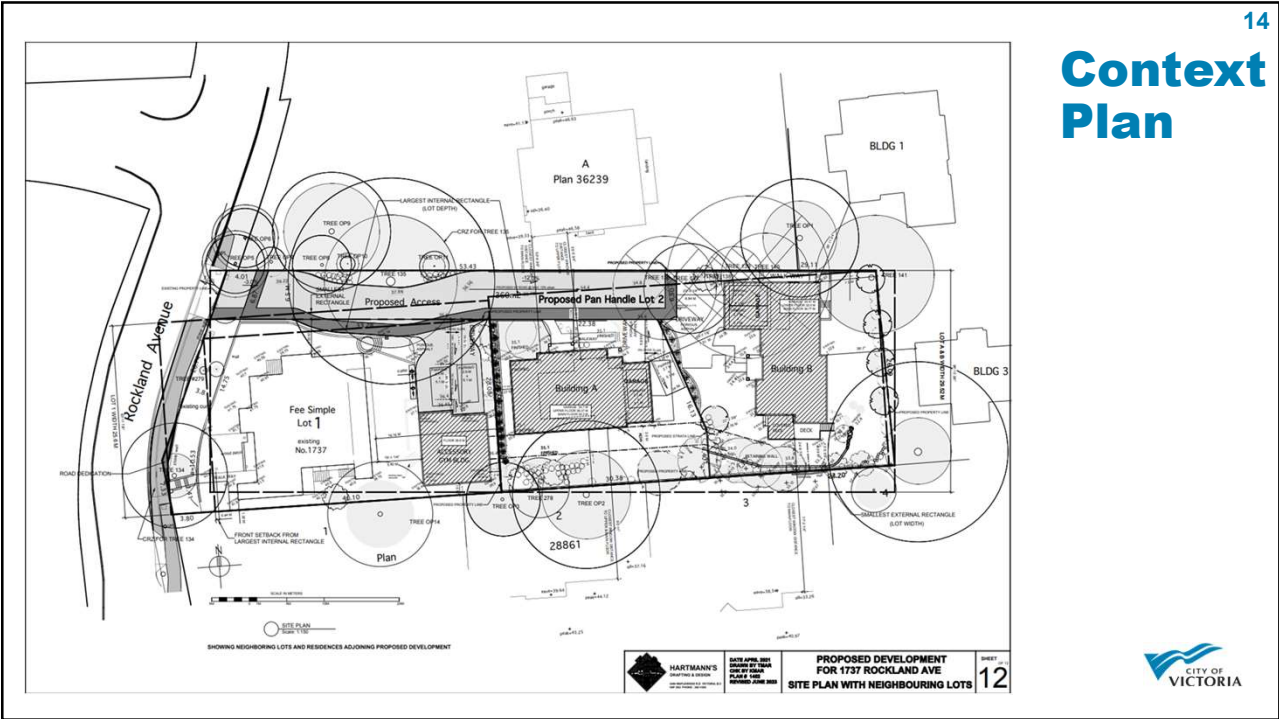
**928 Richmond
Avenue
(east)**



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Variation from R1-A/Panhandle Regulations

Density:

- two single family dwellings on Lot 2
- minimum site area from 850m² to 575.97m² (Strata Lot A) and 729.41m² (Strata Lot B)
- minimum lot area for Lot 1 from 1502.09m² to 1026.27m²
- total combined floor area for Lot 2 from 280m² to 534.48m²
- accessory building floor area from 37m² to 76.78m²

Height:

- height from 5m to 6.6m (Building A) and 5.3 (Building B)
- number of storeys from 1 to 1.5 (Building A) and 2 (Building B)
- fence height from 1.8m to 2.4m

Setbacks:

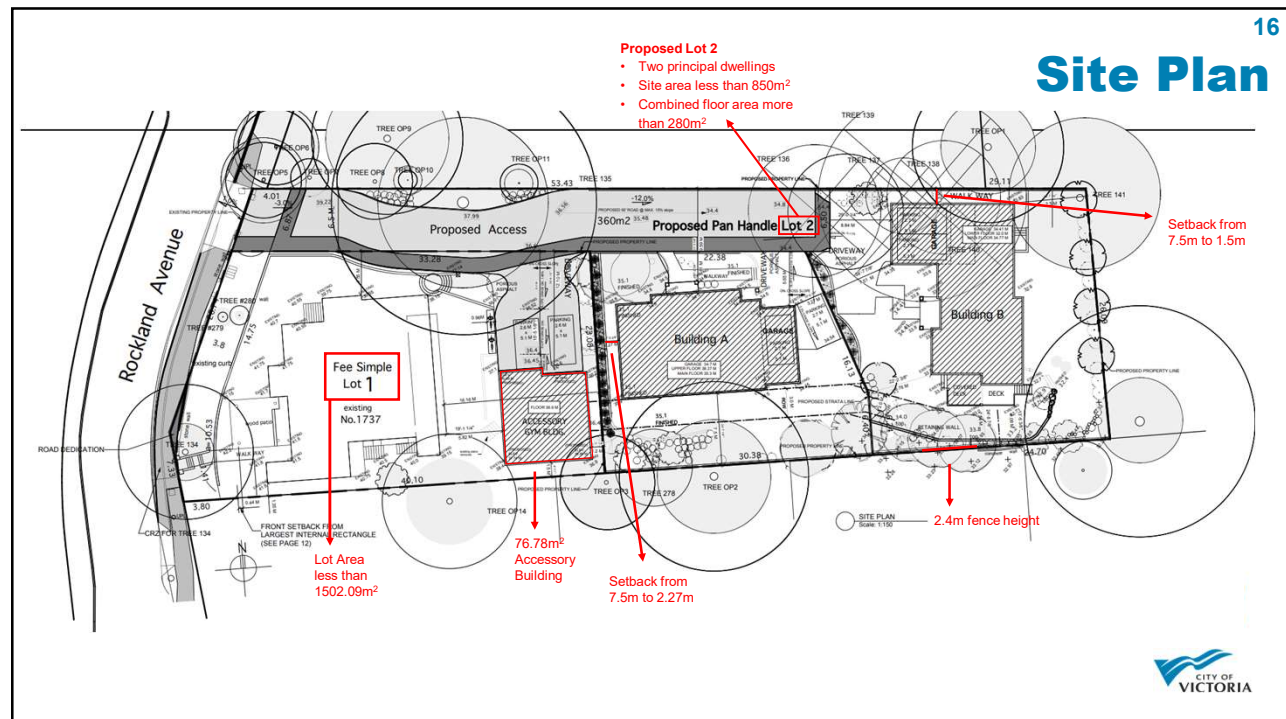
- Building A west setback from 7.5m to 2.27m (habitable)
- Building B north setback from 7.5m to 1.5m (habitable)



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Site Plan

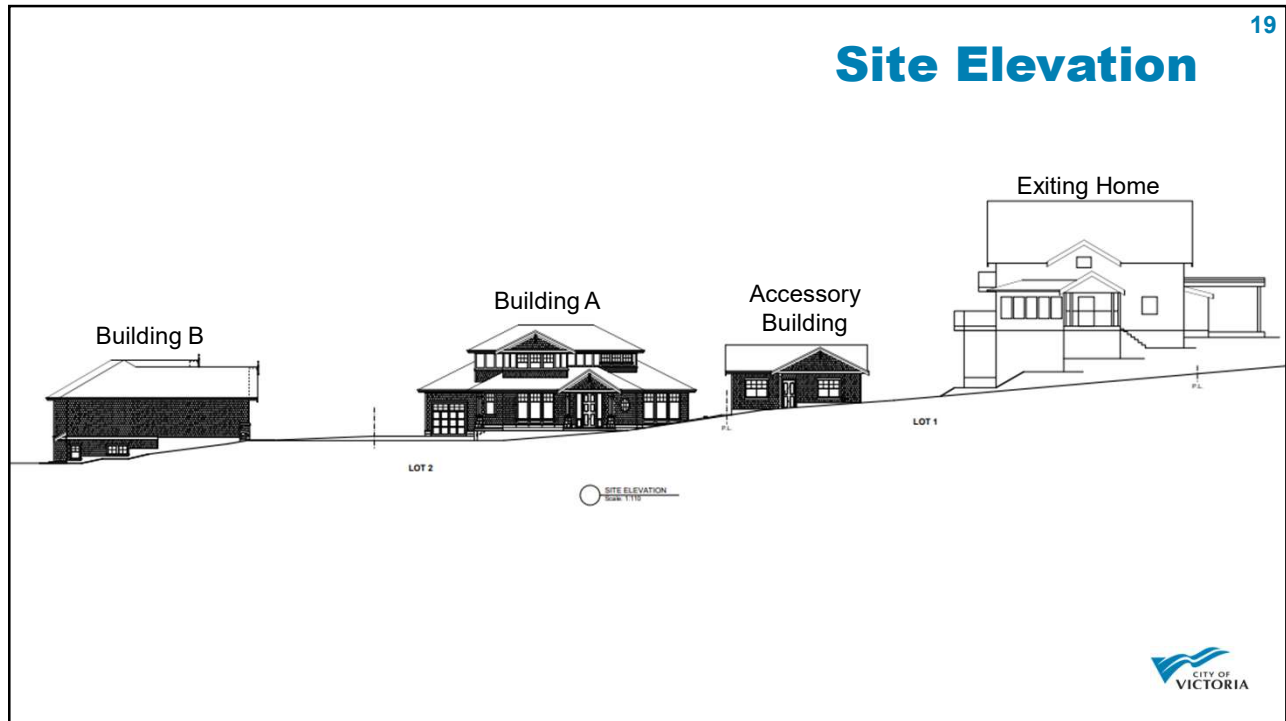


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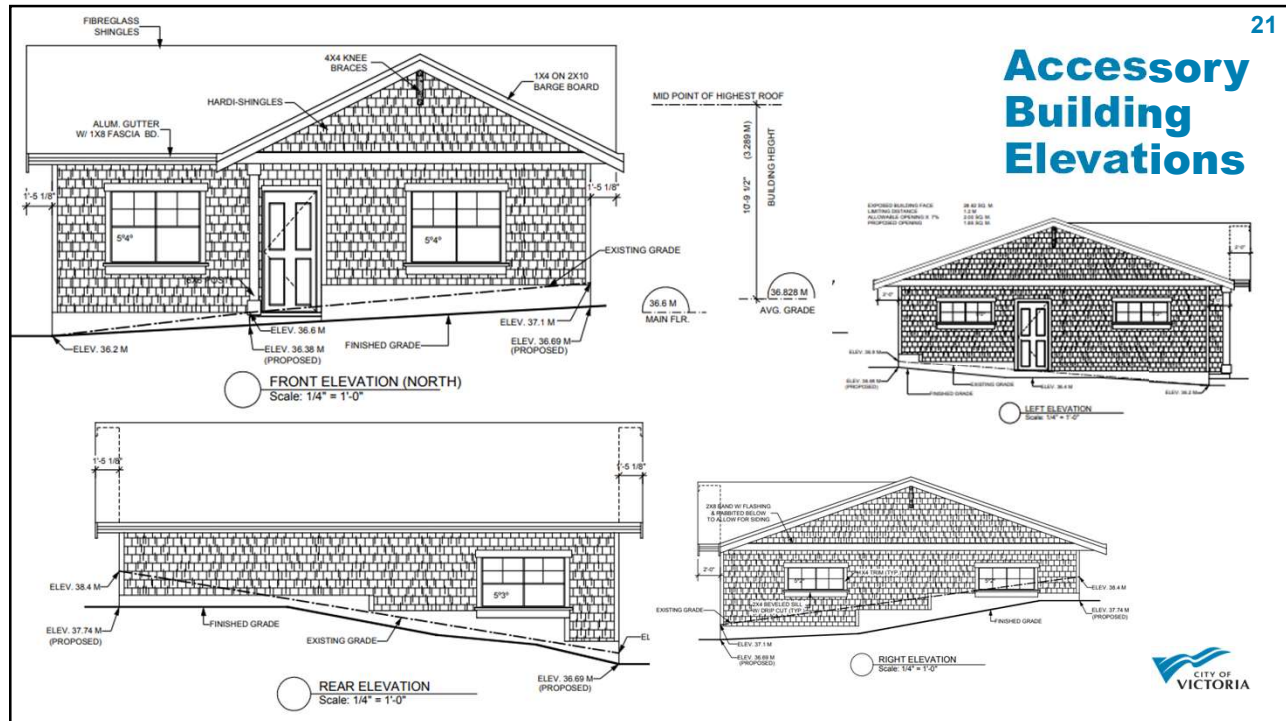
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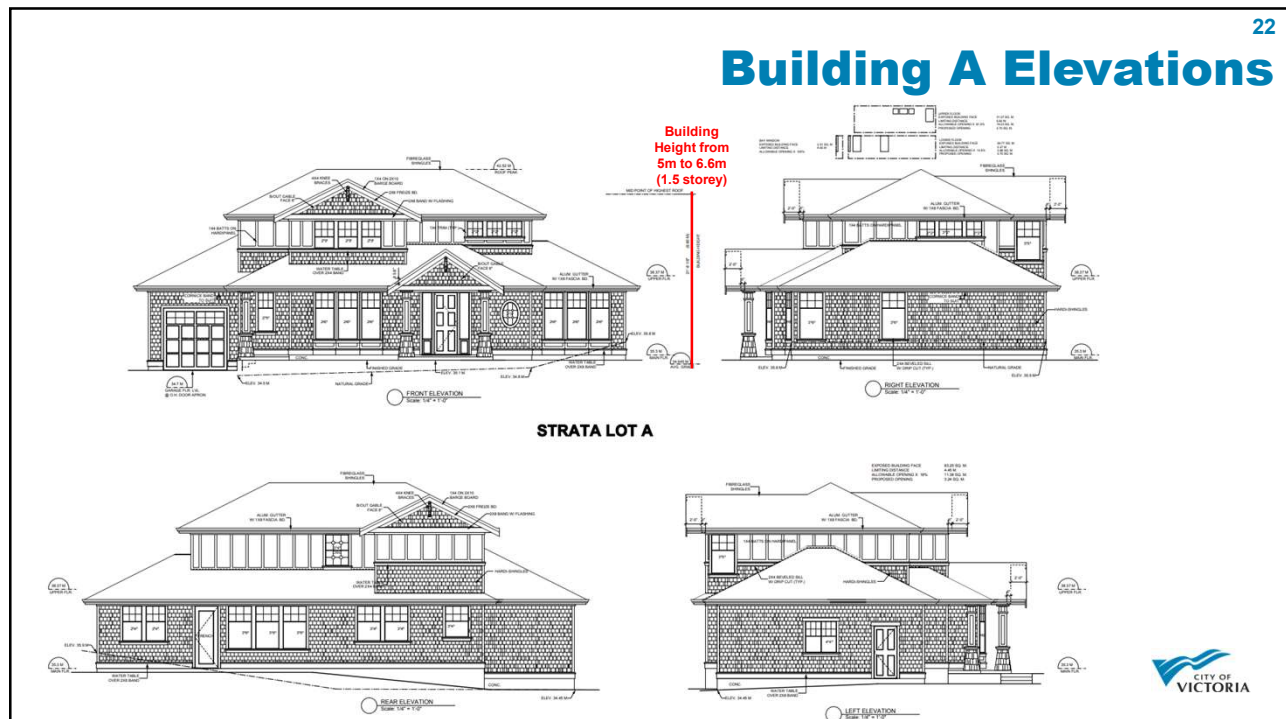
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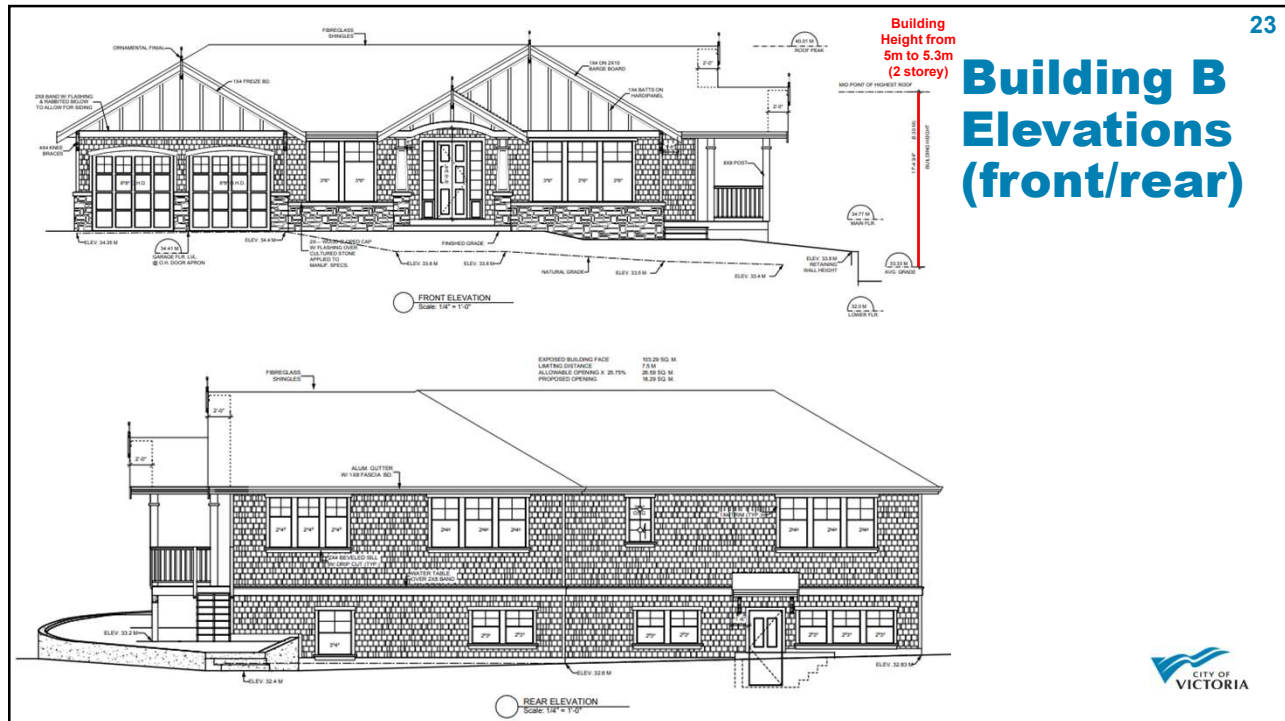
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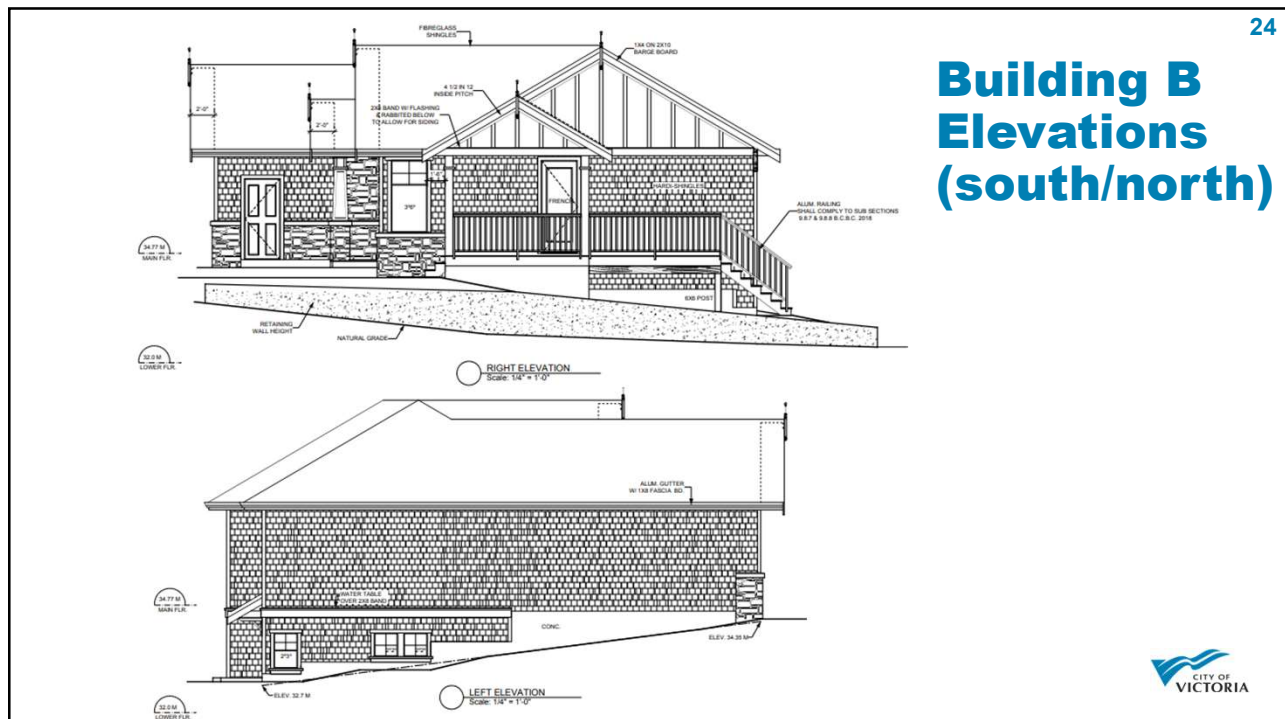
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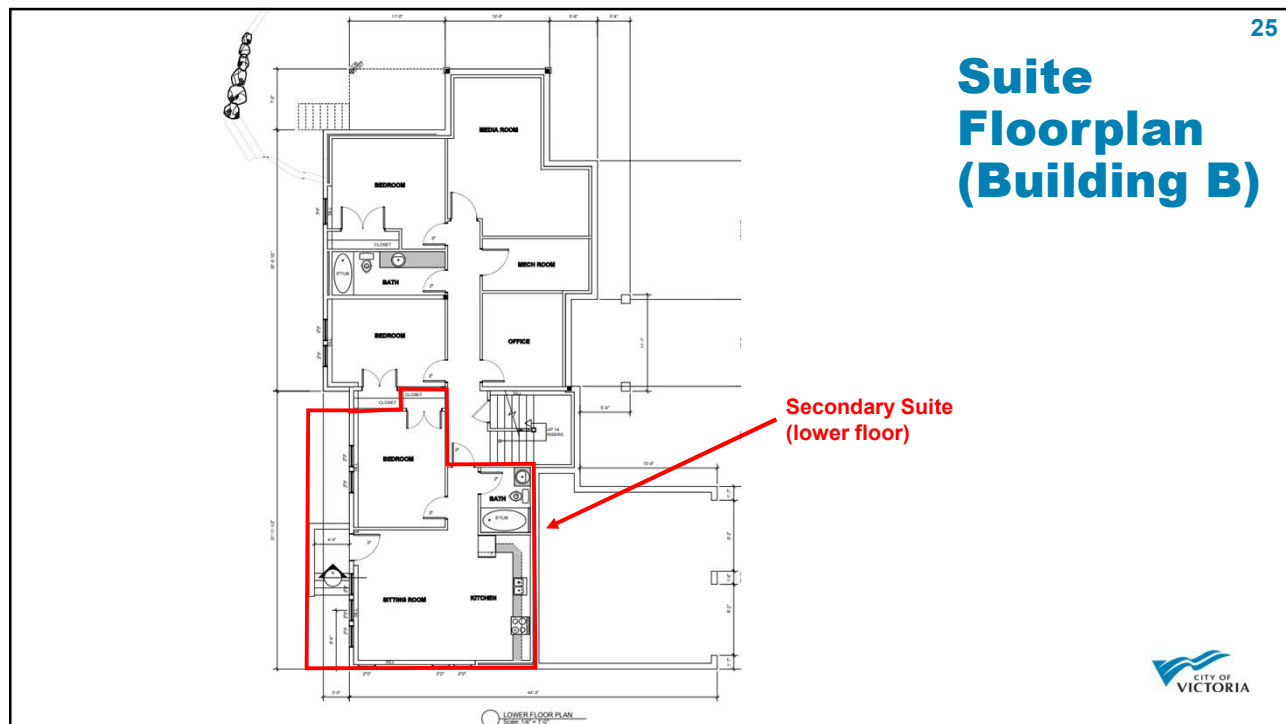
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November 25th, 2021- Council Motion

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

That this matter be referred to staff to work with the applicant to achieve greater consistency in relation to setbacks, building height, privacy of the new buildings, and to maximize the retention of trees.

Council discussed:

- Concerns regarding change on this parcel; support for referral in order to mitigate impact on surrounding parcels

On the main motion:

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Isitt, Councillor Loveday, Councillor Potts, Councillor Thornton-Joe
 OPPOSED (1): Councillor Young

CARRIED (7 TO 1)

CITY OF VICTORIA

26

Revisions in Response to Council Motion

Proposed Lot 2 (Containing both new dwellings)

- site coverage reduced from 25.70% to 24.09%- variance no longer required
- combined floor area reduced from 553.45m² to 534.48m²
- lot area for Lot 2 increased by reducing panhandle access
- additional fencing along boundary with 1720 Lymann Duff Lane- new variance for 2.4m height

Proposed Building A

- height reduced from 6.87m to 6.60m
- revised to single vehicle garage- surface parking space added

Proposed Building B

- height reduced from 5.49m to 5.30m
- south setback (habitable) increased from 3.66m to 7.54m- variance no longer required
- south setback (non-habitable) increased from 3.41m to 4.09m- variance no longer required
- east setback increased from 5.0m to 7.5m- variance no longer required
- two master bedroom upper windows removed

