



ROCKLAND NEIGHBOURHOOD ASSOCIATION

November 14, 2016

Mayor and Council
caluc@victoria.ca

Re: 1745 Rockland Rezoning

The community meeting for the proposed rezoning of 1745 Rockland went ahead on November 3, 2016. With the revised preliminary plans presented for three single-storey dwellings, most of the previous concerns of overbuilding and excessive height appear to have been addressed.

There was general appreciation that the proponent and architect had listened to the neighbours and council, and brought forward a proposal that addressed the neighbours' concerns.

The remaining concerns are basic and should be easily addressed.

Perhaps the largest concern expressed by those attending is the issue of blasting. The proponent had the blasters present to answer questions; however, the ongoing concerns around blasting and regulation/non-regulation should be noted by council. In Rockland alone, we have three rezonings likely to require minor to significant blasting, but the City of Victoria blasting bylaw provides no oversight, leaving residents on their own when trying to deal with neighbourhood blasting.

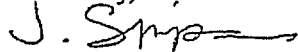
The second issue about which the neighbours expressed concern is the future status of the access off of Richmond Avenue to 1737 Rockland in the event of a possible rezoning of that property. It is important that it be made clear in the site-specific zone that the driveway never provide access to other than the three proposed dwellings. This panhandle access passes within feet of the homes on either side, and further traffic increases would be untenable. The proponent offered to include language in the proposal to the effect that no such access was contemplated.

Finally, landscaping and the privacy of abutting neighbours was addressed. The proponent expressed his understanding that high quality plantings are

necessary from both the new residents' and the neighbours' perspectives and assured the meeting that he would undertake ongoing discussions to facilitate the neighbours' requirements and, if required, submit written understandings to Planning in due course.

This community meeting shows that a positive outcome can be effected when neighbours are informed and Council is willing to send a rezoning proposal back for revision. The RNA LUC is comfortable in saying that this is a good outcome for the neighbourhood.

Sincerely,



Janet Simpson, President

Rockland Neighbourhood Association

cc Conrad Nyren, Parry Street Developments Ltd.
Alec Johnston, Senior Planner, City of Victoria.

NOTES FROM 4th CALUC MEETING TO DISCUSS 1745 ROCKLAND AVENUE

7:00 pm, 3rd November, 2016, Fairfield Community Centre

Present: RNA Board: Janet Simpson, Bob June, Aimée Botje, David McWalter, Vanessa Dingley

Developer: Conrad Nyren Architect: Peter Hardcastle

Blasting and Construction: Neal Smith (HHS Drilling and Blasting) and Darrell (Homewood Constructors)

Local residents: Nine

Bob June (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present and thanked them for coming. Most of those present had attended the previous CALUC meetings to discuss the earlier proposals for this property. He reminded people that the notes taken at the meeting are submitted to the City Council with a cover letter from the Rockland Neighbourhood Association. When asked whether the notes could be circulated, he replied that there was insufficient time for this; but the RNA's cover letter will be posted on our website. The proposal will go from the City Planning Department to the Council (the Committee of the Whole), and there will a further opportunity for public comments when it goes to a Public Hearing at the final Council meeting. The developer has the opportunity to respond to comments if he wishes to do so.

Conrad Nyren (developer) said that he had met many members of the audience in earlier discussions. He introduced Neal Smith, from HHS Drilling and Blasting, and Darrell (last name?) of Homewood Constructors. He said that an earlier proposal for four units had been rejected. Since then there has been considerable consultation with the neighbours around the property in drawing up the most recent proposal. The current proposal has three homes, which are separate buildings, and it now conforms to R1-A and Schedule H (panhandle) requirements. The site coverage is 25%, i.e. within the requirements. The landscaping is similar to that in the previous proposal, although changed slightly to make it appropriate for the three homes (instead of four).

Peter Hardcastle, architect for the project, explained that the proposals, when approved, will be like a contract, and further changes cannot be made without a 'development variance permit', which would trigger another meeting. He explained that while the current proposal meets all the R1-A and Schedule H requirements, the re-zoning was made necessary by having three *detached* units. This will be a site-specific zone. The maximum height of the homes will not go above 5m. from the existing natural grade (the max. allowable), and in fact the houses are nestled into the landscape so as to minimize their impact as much as possible. Peter noted that the landscape plan will be just as binding as the building plan unless changes are very minor.

Neal Smith said that the site is reasonably level, though there are some rock outcrops. His company will obtain a blasting permit from the City of Victoria, and it will do a 'pre-blast survey' on all buildings within 200 ft. of the blasting, so that any changes after the blasting can be clearly shown. He said that it is very unusual for any damage to occur, but his company's insurance would cover any damage. He explained that they use the most up-to-date blasting methods, which are much safer than older methods. They will only blast where it is needed, but they can't identify that until they are able to see under any materials covering the rock.

QUESTIONS/COMMENTS/ANSWERS:

Susan Wynne-Hughes (926 Richmond)

Hilary Lazaruk (no address given)

Q: What about blasting damage to trees?

A: The Parks Department marks a "no go" zone around the trees. It's extremely rare that they get damaged, and we use a different type of blasting near the trees so as not to damage them. We probably won't need to blast near the driveway.

Janet Simpson (RNA: 1336 Richardson Street)

Q: We are often told that there will be no damage from blasting, but there was damage from the blasting on Royal Terrace, so how can we be sure that it won't happen again?

A: Neal: We are very careful and use the most appropriate techniques. Unfortunately not all the blasting companies do the same.

Janet Simpson (RNA: 1336 Richardson Street)

Q: What about drainage? The tennis court caused some problems for the three homes on Richmond below it.

Reed Pridy (1723 Green Oaks Terrace)

Q: The drainage problems are not necessarily run-off problems, but changes in the rock can cause problems.

A: The three new homes will enable much better drainage than the previous layout. New perimeter drains will improve the situation, so there should be a net gain in drainage capacity. Most of the rock will be untouched, and the minimum amount will be blasted.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: Will the pre-blasting survey be done inside and outside the buildings?

A: Yes, inside and out. We will photograph all pre-existing problems. The blasts will be small and will be done very carefully.

Ross Crockford (942 Richmond Avenue)

Q: I live in the condo building next to Unit 2 – will this be included in the pre-blasting survey?

A: Anything within 200 ft. will be included.

Aimée Botje (1759 Rockland Avenue, #7)

Q: Will the survey cover rock walls?

A: Yes

Janet Simpson (RNA: 1336 Richardson Street)

Q: Will the trees still have access to sufficient water?

A: The whole area will be irrigated, and the soil around the trees will not be disturbed. Perimeter drains only remove *excess* water, and do not affect the ground water level.

Vince Bennett (1740 Lyman Duff Lane)

Q: Is the street drainage sufficient for the three additional houses?

A: Yes, Richmond Avenue has plenty of drainage capacity.

Hilary Lazaruk (no address given)

Q: What is the time frame for the development?

A: Conrad said that he hoped the work would be done in 10 months, but others thought it would take longer than this – perhaps 14 months. The schedule and expenses are tightly controlled.

Peter Stringer (no address given)

Q: What is the timeline for the subdivision into two lots?

A: We already have approval for the subdivision of the whole site into two lots: the existing house is a fee simple lot; the fact that it has a Heritage designation means that there are limits on what changes can be made to it. We have received some interest in its purchase.

Ross Crockford (942 Richmond Avenue)

Q: What about parking – how much will there be?

A: Although only one parking space per unit is required, the three units will each have a 2-car garage. (The earlier plan had more parking because of the guest parking provided.)

Vince Bennett (1740 Lyman Duff Lane)

Q: What about external lighting?

A: We don't have details yet, but it will be controlled "down-lighting". We need to make it a safe walking area, but there will definitely be no standard lamp posts.

Hilary Lazaruk (no address given)

Q: Will it be a gated community?

A: There are no plans for a gate at present. (People may want to keep deer out, but they can jump over 7ft.) This is not planned as a gated area.

Sue Wynne Hughes (926 Richmond)

Q: What type of fencing will there be?

A: The fencing will be very high-quality, custom-made fencing. The houses will sell for approx. \$1.8m to \$2m, so everything will be of very good quality.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: Is there any possibility that the access road might be taken through Earl Large's property?

A: This is not part of the plan, and Peter Hardcastle said he hadn't considered it. The City would have to give permission to allow this.

Vince Bennett (1740 Lyman Duff Lane)

Q: Would it be possible to have a covenant to prevent this from happening?

A: We would be willing to consider it, but the City might have an issue with it. In any case, there is a very low probability of its arising.

Dave McWalter (RNA: 1720 Lyman Duff Lane)

Q: We really want to prevent this (a through road) from happening.

A: (Peter Hardcastle) We will submit a written proposal with the planning application, and we could include the following statement: "There is no intention for the (access) road to go through Mr. Large's property." This would put everyone on notice that we do not want this to happen, and it would be on the record.

Vince Bennett (1740 Lyman Duff Lane)

Q: Will there be natural gas?

A: Yes

Sue Wynne Hughes (926 Richmond)

Q: Can there be some negotiation on the landscape plan? I would like to discuss some of the trees on the border.

A: When the landscaping is going to be done, you will be notified. But there can be negotiated changes, and the City staff can deal with this – all they want to see to approve it would be letters showing that *both* sides are in agreement. The landscape plans show existing planting and new planting. Conrad noted that there will be 12 ft coniferous trees to provide a good screen between the new homes and the existing ones. The new owners will want privacy as much as the existing owners do.

Adjournment: 8:55 pm

CALUC COMMUNITY MEETING FEEDBACK FORM

This form was developed by the RNA Land Use Committee to help consolidate neighbours feedback to Rezoning Proposals. It is not meant to be a complete compilation of all issues. When a development proposal requires rezoning the applicant is advised to have consulted with the immediate neighbours so that their concerns can be considered. Please read this form carefully, checking the statements with which you are in agreement and signing to indicate that you have been fully informed about this development proposal. You are encouraged to provide comments; however your ultimate position need not be declared until the Public Meeting before City Council.

- ☒ I have had an opportunity to review the required plans and proposal for 1745 Rockland
- ☒ I understand both the existing zoning and the requested proposed rezoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include the site plan, landscape plan, floor plans, elevations with clearly indicated heights, setbacks and site coverage, photos or illustration (to scale) of buildings in relation to flanking buildings..
- ☒ Proposals for blasting or tree removal has been explained to me.
- Or
- ☐ I have been informed there will be no blasting or tree removal.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponents explanation adequately addressed my major questions about the proposal.
- ☐ I realize that the plans I have seen may change considerably and that it would be in my best interest to follow the process going forward.

Please check one of the following to indicate your support of, further consideration, or objection to this development as it has been proposed.

☒ I support the concept as proposed at this time.

☒ I do not have an opinion at this time.

☐ I am opposed to this development as it has been proposed.

Signature(s) of owner(s): [Signature] Date: 3 Nov. 2016

Address if owner(s): 7-1759 ROCKLAND AVE

Comment: _____

(over)

Thank you. It is your neighbourhood. Please do not hesitate to contact the proponent, the Rockland Planner, the Rockland Council Liaison or landuse@rockland.bc.ca if you have questions or concerns.

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Signature(s) of owner(s): [Signature] Date: 3/11/2012

Address if owner(s): 926 RICHMOND AVE VICTORIA

Comment: _____

(over)

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Signature(s) of owner(s):

[Signature]

Date:

NOV. 4/2016

Address if owner(s):

1643 ST. FRANCIS WOOD

Comment:

(over)

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