



ROCKLAND NEIGHBOURHOOD ASSOCIATION

August 25, 2015

Mayor and Council
City of Victoria

Re: REZ 00444 for 1745 Rockland

It is with disappointment that we correspond again over the size and scope of the proposed development of 1745 Rockland Avenue. As documented in previously submitted Neighbourhood Feed Back forms and letters, the immediate neighbours and the neighbourhood as a whole find the proposed development to be unacceptable.

The proposal being presented to the city varies significantly and negatively from that presented at the last CALUC Community Meeting, May 15, 2015.

This proposal actually increases the heights of buildings, totally ignoring the neighbours' latest input. Building height and loss of privacy is a key issue with the surrounding neighbours, yet the proponent has increased the height of Unit #1 by approximately 2 ft. 5in. and Unit #4 by 1ft. 3in.

Because the lots are defined as Panhandles (Jonathan Tinney, Executive Summary), Schedule H regulations should apply. These regulations exist to protect privacy, green space, and the integrity of a character neighbourhood. Schedule H (3.a) allows a residential building height maximum of 5.0m. This is an appropriate height in any development which imposes upon neighbours' back yards. Single storey residences may well find support among neighbours.

Schedule H also serves to prevent overbuilding in backyards. However, for 1745 Rockland, "the lot areas of the proposed strata lots are less than the minimum of 850m² for panhandle lots in the R1-A Zone" (Jonathan Tinney). How does rezoning benefit a neighbourhood when it permits buildings to be squeezed onto panhandle lots?

A further issue is in the calculation of building area. It appears the site coverage was calculated without excluding the driveway, which changes the site coverage considerably, resulting in more than the allowable density.

The surrounding neighbours appreciate the unique nature of this property and are open to reasonable development beyond the strict interpretation of Schedule H, which specifies 1 residence on a panhandle lot. What they wish to achieve is the maintenance of their privacy.

The Rockland Neighbourhood Association's position is that the current zoning was put in place with due consideration and should be the basis for redevelopment and densification until such time as new zoning is created with community input. Further, we have been assured by city staff that the Traditional Residential Urban Place Designation serves to preserve the character of Rockland from intense densification with density to increase along the Fort – Oak Bay Avenue corridor. To this end we have R1-A, R1-B and Schedule H – Panhandle lot Regulations to guide development.

We urge you to take into consideration the concerns of the neighbours and apply the regulations that are in place to protect them.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) KERRY L. KRICH have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) KERRY L. KRICH

ADDRESS: 930 RICHMOND AVENUE

Are you the registered owner?

Yes

No

COMMENTS:

Have opposed from the onset of this proposal. Not well-designed in terms of neighborhood needs & ambience. Complete loss of privacy + increase of autos in area not designed for traffic.

DATE:

August 23rd
2015.

SIGNATURE:

Kerry L. Krich

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) James / Frank Macdonald have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

~~I am opposed to the application~~

NAME: (please print) James Macdonald

ADDRESS: 927 Richmond Ave
Victoria BC V8S3Z4

Are you the registered owner? Yes No

COMMENTS:

DATE: Aug 23 / 15 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Gillian Wayman have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Gillian Wayman

ADDRESS: 944 B Richmond Ave

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug. 23/15 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) B. N. CAIN & MORIA CAIN have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) Beverly Nicole Cain

ADDRESS: 1735 Green Oaks Terrace

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 22, 2015

SIGNATURE:

~~_____~~ Cain

POA Moria Cain

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Kyle Reed Priddy have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Kyle Reed Priddy

ADDRESS: 1723 Green Oaks Tce

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 21, 2015

SIGNATURE: 

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Judy Atkinson have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Judy Atkinson

ADDRESS: 950 Richmond Ave

Are you the registered owner? Yes No

COMMENTS:

DATE: Aug 22 / 15 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Paul & Daphne have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application as currently presented

NAME: (please print) PAUL HITCHCOCK + DAPHNE HITCHCOCK

ADDRESS: 1716 OAK SHADE LANE VICTORIA

Are you the registered owner?

Yes

No

COMMENTS: SINCE THESE UNITS ARE ACCESSED BY A PANHANDLE THE REQUIREMENTS FOR PANHANDLE LOTS SHOULD BE MET; ESPECIALLY THE REQUIRED SQUARE FOOTAGE FOR EACH LOT, OVERDEVELOPMENT RUINS A NEIGHBOURHOOD. APPROPRIATE DEVELOPMENT ENRICHES IT.

DATE: AUGUST 23 / 15

SIGNATURE

August 24 / 15

Paul Hitchcock
Daphne P. Hitchcock

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) MICHAEL MULLER have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) MICHAEL MULLER

ADDRESS: 1715 OAK SHADE LANE

Are you the registered owner? Yes No

COMMENTS:

I WOULD FAVOR 3 SINGLE FAMILY DWELLINGS ON THE PROPOSED BUILDING SITE -

DATE: APR-24/15 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) JENNIFER LOWRY have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) JENNIFER LOWRY

ADDRESS: 1731 LYMAN DUFF LANE

Are you the registered owner? Yes No

COMMENTS:

HEIGHT OF BUILDINGS ARE TOO TALL IN COMPARISON TO HOMES AROUND SITE AND THERE ARE TOO MANY UNITS FOR THE SIZE OF PROPERTY AND LOCATION.

DATE: AUG 23/15 SIGNATURE: J. Grey

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Emma + Dave McWalter have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Emma and Dave McWalter

ADDRESS: 1720 Lyman Duff Lane Victoria BC V8S 5K3

Are you the registered owner? Yes No

COMMENTS:

GREAT LOCATION FOR AN INFILL DEVELOPMENT.
HOWEVER, COMPLETELY INAPPROPRIATE PROPOSALS
PUT FORTH BY THE DEVELOPER. THE MANY
VARIANCES BEING SOUGHT ARE NOT CONSISTENT
WITH THE FORM + CHARACTER OF THE
NEIGHBOURHOOD, DISREGARD THE OFF-STATE

DATE: August 24 2015 SIGNATURE: DSMcWalter

Emma McWalter

... CONCERNS OF NEIGHBOURS, AND MAKE
A MOCKERY OF EXISTING ZONING REGULATIONS,
SPECIFICALLY SCHEDULE 'H' - PANHANDLE.

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Junko Urushidani have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Junko Urushidani

ADDRESS: 917 Richmond Ave.

Are you the registered owner?

Yes

No

COMMENTS:

DATE:

Aug 22, 2015

SIGNATURE:

Junko Urushidani

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Linda Berry have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Linda Berry

ADDRESS: 924A Richmond Ave

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 22/15 SIGNATURE: Berry

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

(We) Robert & AVE Churchill have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) ROBERT J. Churchill

ADDRESS: 919 Richmond Ave, Victoria

Are you the registered owner? Yes No

COMMENTS:

DATE: 22nd August '15 SIGNATURE: RJ Churchill

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Mary Magee have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) MARY MAGEE

ADDRESS: 941 RICHMOND AVE

Are you the registered owner? Yes No

COMMENTS:

DATE: Aug-22 SIGNATURE: Mary M. Magee

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) René + Gillian de Jong have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

error I support the application

I am opposed to the application

NAME: (please print) Gillian de Jong + René de Jong

ADDRESS: 900 Richmond Ave. Victoria, B.C.

Are you the registered owner? Yes No

COMMENTS:

We feel very strongly to maintain the ambiance of the neighborhood. I feel 4 houses on the lot is too dense and compromises green space and mature tree canopy of Rockland.

DATE: Aug. 23, 2015 SIGNATURE: *[Signature]*

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Jennifer & Vince Bennett have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Jennifer & Vince Bennett

ADDRESS: 1740 Lyman Duff Lane

Are you the registered owner? Yes No

COMMENTS:

Please see individual email letters sent by us for details.

- Too dense
- Too high
- Too many
- Too much hardscape
- Loss of mature trees

DATE: Aug 24/15

SIGNATURE: Jennifer & Vince Bennett

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) LORRAINE CONROD have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) LORRAINE CONROD

ADDRESS: 1730 OAK SHED LANE VICTORIA BC

Are you the registered owner? Yes No

COMMENTS: A loss of green space & density.

DATE: Aug. 24/2015 SIGNATURE: L. Conrod

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (~~We~~) JENNIFER TEDLIE have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) JENNIFER TEDLIE

ADDRESS: 860 RICHMOND AVENUE

Are you the registered owner? Yes No

COMMENTS:

• INCREASED DENSITY & LOSS OF GREENSPACE

DATE: AUG. 24/2015 SIGNATURE: J. Tedlie

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Chris Butterworth have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Chris Butterworth

ADDRESS: 850 Richmond Ave.

Are you the registered owner? Yes No

COMMENTS: Too much density for size of lot.

DATE: Aug 24, 2015 SIGNATURE: CC Butterworth

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) MIKE BURNS have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) MIKE BURNS

ADDRESS: 1730 LYMAN DUFF LANE

Are you the registered owner? Yes No

COMMENTS:

MY FEELINGS REMAIN THE SAME AS STATED IN MY LETTER TO MAJOR & COUNCIL DATED 2014 11 24. THREE ^{NEW} DWELLING UNITS RECOGNIZE THE FRACTURED NATURE OF THE LOT AND EXISTING AREA AND DENSITY OF ADJACENT LOTS.

DATE: 2015 08 24 SIGNATURE: Mike Burns

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) GRANT PERKINS have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) GRANT PERKINS

ADDRESS: 1731 LYMAN DUFF LANE

Are you the registered owner? Yes No

COMMENTS: TOO DENSE COMPARED TO EXISTING NEIGHBOURHOOD. BUILDING HEIGHT TOO HIGH. SHOULD HAVE LOWER ROOF-LINES.

DATE: Aug 23/15 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Francis E. Neate have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) F. E. Neate

ADDRESS: 920 Richmond Ave U82 353

Are you the registered owner? Yes No

COMMENTS:

I am opposed to the current proposal because of the density being imposed upon the existing residents and the loss of green space which is so prominent if one considers the existing area bounded by Richmond, Rockland and Myra Dutt and Green Oaks Terrace

DATE: Aug 23 2015 SIGNATURE: F. E. Neate

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Noelle Mason have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Noelle Mason

ADDRESS: 906 Richmond Rd

Are you the registered owner? Yes No

COMMENTS:

Concerned that the density proposed is too great, the houses are too big for the neighbourhood.

Also, the trees in this neighbourhood should be preserved for neighbourhood and wildlife.

DATE: 23 August 2015 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Rob Iris have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Rob Iris

ADDRESS: 914 RICHMOND AVE

Are you the registered owner? Yes No

COMMENTS: NOT ENOUGH ROOM

DATE: Aug 23/2015 SIGNATURE: Rob Iris

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Doug & Cheryl Gammage have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Doug Gammage

ADDRESS: 1740 OAK SHADE LANE

Are you the registered owner? Yes No

COMMENTS:

Doesn't fit Neighborhood, and density too high.

DATE: Aug 23/15 SIGNATURE: D Gammage

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Jo Bywater have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Jo Bywater

ADDRESS: 940 Richmond Ave.

Are you the registered owner? Yes No

COMMENTS:

DATE: Aug. 22 2015 SIGNATURE: J Bywater

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) SUE WYNNE-HUGHES have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) SUE WYNNE-HUGHES

ADDRESS: 926 RICHMOND AVE.

Are you the registered owner? Yes No

COMMENTS:

See individual email.

In Summary: this proposal is too dense, the buildings are too high, too much green space is lost and it does not blend into the neighborhood.

DATE: August 24th, 2015 SIGNATURE: 

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Tuesday, Aug 25, 2015 7:36 PM
To: Janice Appleby; Christine Havelka
Subject: Fwd: Rezoning and development of 1745 Rockland

Fyi, for this week's PLUC.

Pamela

Sent from my iPhone

Begin forwarded message:

From: Susan Wynne-Hughes [REDACTED] >
Date: August 25, 2015 at 5:57:33 PM PDT
To: Ben Isitt <bisitt@victoria.ca>, <ccoleman@victoria.ca>, <jloveday@victoria.ca>, <mlucas@victoria.ca>, Charlayne Thornton-Joe <cth Thornton-joe@victoria.ca>, Pam Madoff <pmadoff@victoria.ca>, <gyoung@victoria.ca>, <ameyer@victoria.ca>, <mayor@victoria.ca>, <jtinney@victoria.ca>
Subject: Rezoning and development of 1745 Rockland

August 25th, 2015

Dear Mayor and Council,

City of Victoria

I am writing to you once again to express my concerns regarding the development proposal for 1745 Rockland, which will come before PLUC this Thursday August 27th, 2015.

I am a signatory to the letter sent to you dated June 11th, 2015, which outlines in detail the continuing concerns of my neighbours and myself. Since that letter was written, the developer has presented a new plan which was a surprise and disappointment to us. Instead of taking account of the fact that at the May 15th CALUC community meeting, several neighbours stated that they felt that the buildings were too high and the whole proposal too dense, in the new plan, the developer made 2 units taller and fashioned one unit 19% larger. This seemed to suggest a disregard for the neighbours' clearly expressed wishes. In addition according to the recent plan, a much beloved and by-law protected maple tree will be destroyed.

As you will see from our letters of December 27th 2014, March 9th 2015 and June 11th 2015 we have made it clear that we are not against developing this property. It is the nature of this development that we object to. We have consistently stated that we feel that these buildings need to be single storey residences and have much reduced site coverage in order to provide us with necessary privacy as well as blend into the neighbourhood. In addition, preservation of as much green space as possible is both on our interests as well as the interests of the whole community.

It is also clear that many exceptions to present regulations would need to be made in order for this plan to be accepted. These regulations have been made by council in order to preserve the integrity of this community as well as to protect the neighbours.

With all the above in mind, I ask you to respect the clearly stated desires of the neighbours, uphold the current regulations and reject this proposal.

Sincerely,

Sue Wynne-Hughes

926 Richmond Ave.

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Wednesday, Aug 26, 2015 8:19 AM
To: Janice Appleby; Christine Havelka
Subject: Fwd: August 27 PLUC agenda item: 1745 Rockland

Fyi

Pamela Madoff

Begin forwarded message:

From: Ross Crockford <[REDACTED]>
Date: August 26, 2015 at 7:49:29 AM PDT
To: <mayor@victoria.ca>, <councillors@victoria.ca>
Cc: <jtinney@victoria.ca>
Subject: August 27 PLUC agenda item: 1745 Rockland

Dear Mayor Helps and Victoria Councillors,

On Thursday, your Planning and Land Use Committee (PLUC) will consider the latest version of a proposed development for 1745 Rockland. I ask that you decline the requested rezoning application, and do not send it to a public hearing.

The developer wants to put four new buildings on a single panhandle lot, even though current regulations appear to permit only one new building on such a property. (See the letter from the Rockland Neighbourhood Association, on pages 35-36 of the staff report.) Some of my fellow neighbours say the rules are clear, this clearly is a panhandle lot, only one house should be permitted, and the application should automatically fail for that reason alone.

In the interest of compromise, however, in June some of us added our names to a letter to the developer (pages 49-52 of the staff report) saying we were prepared to live with three new single-family houses on the property, if they met the setback and height restrictions of Schedule H, the regulation governing panhandle lots. The developer refused. He insists on building four new houses, totalling some 862 square metres -- far more than the 280 square metres permitted under Schedule H -- and three of the four taller than the one storey/5.0-metre height restriction in Schedule H as well.

The neighbours' June offer should be treated without prejudice. The developer's initial (2014) proposal of six new residences and parking for 18 cars was clearly ridiculous, and the City should not now approve four new residences simply because it's "almost" the three requested in the neighbours' June letter. Judging by the letters submitted, the current proposal only has the

support of the owner, an immediately adjacent neighbour (who also owns a large and potentially subdividable lot), and one other person. It is clear that the majority of neighbours are opposed to the application as it currently stands.

With kind regards,
Ross Crockford
942 Richmond