

Correspondence Received
Regarding 1745 Rockland Avenue

Development proposal 1745 Rockland Ave.

I (we) REED PRIDY, have had the opportunity to review
the plans prepared by Hillel Architects for the proposed 7 unit strata development at
1745 Rockland avenue, dated June 6, 2014

NAME:(please print) REED PRIDY

ADDRESS: 1723 Green Oaks Terr.

Are you the registered owner? Yes ☒ no ☐

☒ I support the application

☐ I am apposed to the application

Comments

We appreciate the consultation with
the developers and the accomodation of tall
cedar hedging along our property
boundary with the development.

Date Aug 16, 2014

Signature



Development proposal 1745 Rockland Ave.

I (we) ART CELUSZAK + MONICA COTTON have had the opportunity to review
the plans prepared by Hillel Architects for the proposed 7 unit strata development at
1745 Rockland avenue, dated June 6, 2014

NAME:(please print) ART CELUSZAK

ADDRESS: 1701 GREEN OAKS TERRACE

Are you the registered owner? Yes ☒ no ☐


☒ I support the application

☐ I am apposed to the application

Comments

GREAT PROJECT!

Date 2014 AUG 16

Signature 

Development proposal 1745 Rockland Ave.

I (we) DAVID BUCHANAN, have had the opportunity to review
the plans prepared by Hillel Architects for the proposed 7 unit strata development at
1745 Rockland avenue, dated June 6, 2014

NAME:(please print) DAVID BUCHANAN,
ADDRESS: 1749 ROCKLAND AVE

Are you the registered owner? Yes ☒ no ☐

☒ I support the application
☐ I am apposed to the application

Comments

Date 16/8/14

Signature JMBuc

Development proposal 1745 Rockland Ave.

I (we) Carolyn Wil, have had the opportunity to review
the plans prepared by Hillel Architects for the proposed 7 unit strata development at
1745 Rockland avenue, dated June 6, 2014

NAME:(please print) Carolyn Wilson

ADDRESS: 924 B Richmond Ave.

Are you the registered owner? Yes ☒ no ☐

☒ I support the application

☐ I am ~~op~~posed to the application

Comments

Date August 16, 2014 Signature Carolyn Wil

Development proposal 1745 Rockland Ave.

I (we) JOSEPHINE BYWATER, have had the opportunity to review the plans prepared by Hillel Architects for the proposed 7 unit strata development at 1745 Rockland avenue, dated June 6, 2014

NAME:(please print) JOSEPHINE BYWATER

ADDRESS: 940 RICHMOND AVE.

Are you the registered owner? Yes ☒ no ☐

☒ I support the application

☐ I am apposed to the application

Comments

I appreciate the consultation process,
and the points I raised were all
addressed to my satisfaction.

Date Aug. 16/2014

Signature J Bywater

Development proposal 1745 Rockland Ave.

I (we) Doug / Jennifer Koor, have had the opportunity to review the plans prepared by Hillel Architects for the proposed 7 unit strata development at 1745 Rockland avenue, dated June 6, 2014

NAME:(please print) Doug Koor

ADDRESS: 1703 Green Oaks Terrace

Are you the registered owner? Yes ☒ no ☐

☒ I support the application

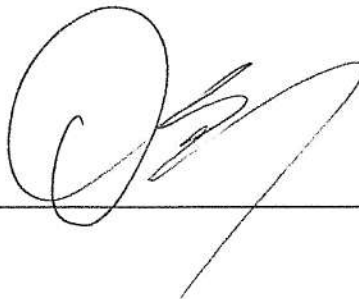
☐ I am apposed to the application

Comments

In support of this development, and looking
forward to it going ahead!

Date 2014 08 16

Signature



Development proposal 1745 Rockland Ave.

I (we) PEGGY CLARK, have had the opportunity to review the plans prepared by Hillel Architects for the proposed 7 unit strata development at 1745 Rockland avenue, dated June 6, 2014

NAME:(please print) PEGGY CLARK

ADDRESS: 1711 GREEN OAKS TERR

Are you the registered owner? Yes ☒ no ☐

☒ I support the application

☐ I am apposed to the application

Comments

Date July 16/14

Signature M. M. Clark

Development proposal 1745 Rockland Ave.

I (we) MIKE BURNS, have had the opportunity to review
the plans prepared by Hillel Architects for the proposed 7 unit strata development at
1745 Rockland avenue, dated June 6, 2014

NAME:(please print) MIKE BURNS

ADDRESS: 1730 LYMAN DUFF LANE

Are you the registered owner? Yes ☐ no ☒

☒ I support the application

☐ I am apposed to the application

Comments

Date 2014 08 17

Signature M Burns

Development proposal 1745 Rockland Ave.

I (we) Kerry Krich (POA), have had the opportunity to review the plans prepared by Hillel Architects for the proposed 7 unit strata development at 1745 Rockland avenue, dated June 6, 2014

NAME:(please print) KERRY KRICH (ALLAN SENIOR)

ADDRESS: 930 RICHMOND AVE

Are you the registered owner? Yes ☒ no ☐

☐ I support the application

☐ I am apposed to the application

Comments

We neither support or oppose. Our concerns
are loss of privacy w demo of 2 cedar
trees & Maple tree and sand factor
as property is directly adjacent to new
road.

Date

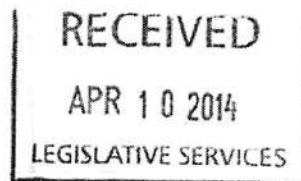
Aug 18 2014

Signature

Kerry Krich



ROCKLAND NEIGHBOURHOOD ASSOCIATION



April 1, 2014

Dear Mayor Fortin and Council,

In recent discussions with city planners regarding a development proposal at 1745 Rockland, we have become aware of a serious discrepancy in interpretations of the panhandle definition in Schedule A of the zoning regulations.

This definition of a panhandle lot has universal application because there is nothing in the definition (or the regulations, for that matter) to state otherwise. Specifically, there is no mention of a time restriction.

If a property fits the definition of a panhandle lot according to the city's own definition, it should not matter when or if it was subdivided. We need to be able to reply upon the specific wording of our bylaws and trust that they are being interpreted accurately.

In R1-A Zoning 1.1.2, a reference to panhandle lots (e) falls under the heading of "site area," which refers only to the square metres required for building. This reference cannot limit the application of panhandle regulations in a general way.

In Rockland, there are many large panhandle lots which risk being over-developed if they are erroneously considered not to be panhandle lots. Therefore, we are asking council to instruct Planning to follow the wording in the bylaws and apply the panhandle definition to all panhandle lots.

Sincerely,

Janet Simpson
President, Rockland Neighbourhood Association



ROCKLAND NEIGHBOURHOOD ASSOCIATION



April 8, 2014

Mayor and Council
Helen Cain, Senior Planner
City of Victoria

Regarding 1745 Rockland Avenue

On March 5th, a CALUC meeting was held with the proponent, Conrad Nyren of Parry Street Developments, and Peter Hardcastle of Hillel Architecture Inc. Nineteen residents attended, along with five attendees from the Rockland and Fairfield Gonzales LUC's.

Peter Hardcastle presented a strata development of the property to include the original 1901 heritage-designated Rattenbury home and three duplexes housing six individual families. The current tennis court would be removed along with the existing perimeter hedging and trees. A panhandle entrance would access the new duplexes off of Richmond Avenue.

Neighbourhood concerns included

- A request for clarification of how stratifying the lot precludes the criteria of the panhandle regulations. The property fits the definition of a panhandle lot as described in Schedule A of the zoning regulations. The Rockland LUC said they would be requesting clarification from the city.
- That with housing, parking and driveway, the development significantly reduces green space.
- That the proposed duplexes are built with the minimum setbacks, seriously encroaching on neighbours' privacy.
- That the significant increase in height and breadth over what is appropriate in a panhandle lot would aesthetically dwarf the existing homes on Richmond and shadow their rear gardens.
- That secondary suites might be installed, increasing density. Mr. Nyren stated that to reassure neighbours, specifics could and would be written into the strata by-laws disallowing secondary suites.

- That it is of paramount importance that new landscaping be truly effective in maintaining neighbours' privacy and that standards be binding. Mr. Nyren stated that landscaping specifics could and would be written into the strata by-laws to enforce strict standards to ensure privacy going forward.
- That there would be additional road noise of multiple residents coming and going through the Richmond Avenue panhandle driveway. Mr. Nyren stated that discussion of fencing standards would take place with the neighbours and that the fencing to be installed would be of a sufficient calibre to mitigate traffic noise. In addition, the developers plan to landscape the driveway edges for additional sound baffling.
- That parking will be insufficient for guests and trades if each residence has two cars and parking is restricted on Richmond.
- That the driveway is located too close to the curve on Richmond Avenue for safe entrance and exit.
- Blasting may be required on the driveway. Where will the power pole in the driveway entrance be moved to?
- Drainage from the property is currently a problem. What will be done to alleviate that? Mr. Hardcastle stated that the current civil plan calls for storm drains and three catch basins.
- Despite requests, the developers have yet to provide the land-use committee with legible plans.

It is the Rockland Neighbourhood Association's position that proposals such as this, which attempt to profit from degrees of densification not allowed in the existing zoning, threaten to destabilize a neighbourhood. Not only do they ignore the very measures in our bylaws that ensure green space, privacy, property value, and protection from traffic noise, but they also lead to feelings of cynicism and frustration in the neighbourhood. People need reassurance that the zoning that was in place when they purchased their properties will be respected in the future. Site-specific zoning undermines their sense of confidence in their neighbourhood.

We therefore ask that this proposal be rejected.

Sincerely,



Janet Simpson
President, Rockland Neighbourhood Association



ROCKLAND NEIGHBOURHOOD ASSOCIATION

July 12, 2014

Mayor and Council
Planning and Development
City of Victoria

Re: Rezoning and Development of 1082 Richmond Avenue

While the RNA appreciates the proponent's efforts to emphasize a more contemporary and transitional approach, the sheer building mass of this proposal does not respond to the character and charm that define the Rockland neighbourhood. The proposal also ignores the three-storey criteria of the guidelines of the OCP DPA 7A: Corridors and the Oak Bay Avenue Design Guidelines 2001. Neighbours to the west are specifically concerned about the privacy and shading impact of both the greatly-reduced setbacks (from 9 m./29.52 ft to 4.287 m./14.06 ft.) and the increased height (from 10.7 m./35.09 ft. to 14.934 m./48.98 ft.) They are also concerned about on-street parking congestion. Neighbours to the east have emphatically voiced concern about significant increases to traffic congestion and parking issues at an already busy intersection.

The project planning principals may be commendable, but they do not comprehensively advance the objectives of the OCP. The proponent has "cherry picked" the Urban Residential criteria but ignored the balance of the OCP, most specifically Building Performance section 12.17, which calls for private development of green buildings. We are appreciative that after further discussion, Abstract Developments Inc. has agreed to include a covenant or legal agreement requiring BuiltGreen certification, or something very similar, in their proposal. The RNA believes that the OCP should be a reference piece in its entirety, to be used as a tool, not a weapon. If increased density is forced upon us, it should be the responsible, green density the OCP embraces. A requirement for green building criteria along all corridors would raise the quality of projects and enhance the implementation of the OCP.

While the project is in an area designated in the OCP for an increase in multifamily development over the next 30 years, we are possibly a decade away from having an updated corridor land use plan. It would be premature to support a development at the maximum limit FSR envisaged in the OCP. As we have stated to council, the RNA is very concerned that acceptance of this proposal's density of 2.0:1 would create a precedent that all developers would reference along all corridors in the future.

An odometer check indicates the site is 500 m. from the junction of Fort and Oak Bay and 300 m. from Morrison and Oak Bay at the perimeter of the Stradacona Village. It is

also 300 m. from the perimeter of the Jubilee Village at Fort and Richmond, not the 270/230 m. suggested by the proponent. It is also 900 m. from the main entrance to Royal Jubilee Hospital. The site is not immediately adjacent to either proposed village. In particular, it is some distance from the real hub of Stradacona Village. Nor does the project fall within the Oak Bay Avenue Village, OCP Map 48.

The proponent is also incorrect in claiming that the RNA prefers the four storey option. The RNA LUC was presented with only the architect's rendering of four and five storey options. Because plan revisions had not been received prior to the viewing for review and discussion, we declined to comment on either proposal. The community members who attended reiterated their concerns about privacy, shading, parking and ingress/egress on what the proponent acknowledges is a busy corner. The RNA's preference is that the proposal be built to the current zoning standards of R3-A2 and the OCP Built Form of Urban Residential of a total FSR of up to 1.2:1, respecting setbacks to ensure privacy, height to reduce shading and less density to reduce traffic congestion.

While the plan does advance some aspects of the OCP, it is disappointing that the opportunity to discuss an amenity package was missed. Delivering a plan with 57.7% site coverage does not respond to the OCP Plan Goals of ensuring "unique character and sense of place," a "greener, more resilient and healthy city," or "private green spaces [which] support healthy and diverse ecosystems." Ironically, the pursued 57.7% site coverage in no way addresses the city Storm Water Management initiative, in which reducing hard surfaces is a key component. Further, there is no acknowledgement of the goal that "new and existing buildings [be] energy efficient and produce few greenhouse gas emissions."

The RNA is alarmed to find that the plan has moved forward with even greater density than that which was proposed to the PLUSC on August 16, 2013, when Senior Planner Helen Cain recommended that "The applicant also should provide a land lift analysis to justify any increase in density that exceeds the R3-A2 zone entitlements and that exceeds the maximum of 1.2:1 FSR in the OCP for Urban Residential areas." Unfortunately, this analysis proposal was removed from the PLUSC motion of Sept 9, 2013, certainly resulting in a lost opportunity, especially now that the applicant brings forward a 2.0:1 density.

The RNA's strong preference is to have current zoning be the standard for building along the Fort-Oak Bay corridor; however, the OCP has unilaterally changed the rules. If city council is willing to entertain a proposal with such an excessive degree of massing on a relatively small lot, it must at least make mandatory on corridors throughout the city the inclusion of sustainable building practices such as the proponent is willing to undertake.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association

September 16, 2014
Mayor and Council, Victoria

Re:1745 Rockland Rezoning

Regarding the Rezoning and Development Permit Application for this property, the RNA wishes to supplement its letter of July 12, 2014, with several additional points.

The RNA preference is always to respect in-place zoning assigned with community consultation and a social licence under the Rockland Neighbourhood Plan. While the RNA can agree that five units are slightly preferable to six, it remains deeply suspicious that this reduction is an “end run” around the currently existing R1-A zoning and that the proposed stratification of the lot is but a ploy to circumvent the panhandle regulations that should be required on this property.

At the CALUC meeting, neighbours, in noting that Richmond Road is already crowded with parked vehicles, expressed concern about additional on-street demand and wanted provision for plentiful parking on-site, particularly since many homes in the Rockland neighbourhood have more than one vehicle. Having additional visitor parking makes sense. The site coverage which would be required by all this parking is further evidence that the level of density being proposed is inappropriate on this site.

As stated in the RNA letter of July 12, "The applicant acknowledged concerns around the future of the property as strata and agreed to include legal language in the strata bylaws that would

1. protect the common property trees which provide privacy to the adjacent residents, including replacing them with equivalent species beyond their natural life and maintaining and replacing Good Neighbour Fencing as required, and
2. provide strata bylaw language preventing the development of secondary living units."

It is important that language including these covenants be part of any approval.

Further, the RNA would note in the Planning and Land Use Committee Report that the project is proposed to be BuiltGreen-certified. There are several levels of certification. Abstract Development has committed to BuiltGreen Silver. The RNA expects this to be the minimum level for any development that substantially increases density.

The public invests considerable effort in accommodating land-use processes; therefore, we ask that these points be given due consideration on the 18th. A review of the video of the discussion around 1082 Richmond Avenue at the July 17 PLUC revealed that scant attention was paid to the concerns forwarded from neighbours by the RNA.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association

Subject: FW: Development at 1745 Rockland

On May 12, 2014, at 11:07 AM, Susan Wynne-Hughes wrote:

> To the City of Victoria Councillors:

> >

>

> I am writing to you to express the concerns that I have about the development of the property at 1745 Rockland Ave. My house is at 926 Richmond, which probably places me in the most affected position.

>

> These are my concerns:

>

> 1. The loss of a large green space which contains many large trees, birds and assorted wildlife.

>

> 2. The loss of privacy caused by the fact that all the trees between the properties on Richmond and the development will be removed.

>

> 3. Potential damage to the Garry oak on my property as large branches will need to be removed.

>

> 4. The potential damage caused to vegetation caused by the considerable level of blasting required in the area in the course of construction.

>

> 5. The increased noise caused by the fact that the easement road into the property will become an access road.

>

> 6. The position of the power pole, currently located in front of the easement road.

>

>

> In addressing the above, I have been assured that:

>

> 1. There will be a fence built between my property and the development. This fence will be of a design agreed upon, which will considerably reduce noise level.

>

> 2. Trees will be planted to provide privacy on either side of the fence.

>

> 3. An arborist has checked that the Garry oak will be protected.

>

> 4. The power pole will not be placed in front of 926 Richmond.

>

> I request that these undertakings be formally included in the development project.

>

> Yours sincerely,

>

> Sue Wynne-Hughes

>

July 15, 2014

City of Victoria

Attn: Mayor & Council

1 Centennial Square

Victoria, BC V8W 1P6

Dear Mayor Fortin and Councillors:

Re: 1745 Rockland Ave.

I have had the opportunity to carefully review Mr. Nyren's development application for the above referenced property.

Of course, I agree that this land should not be left fallow, and I believe that his plan makes excellent use of this important property.

The proposed development provides beautiful housing in a much sought after area of the city, and at the same time is sensitive to the needs and concerns of surrounding neighbours.

I am his primary neighbour in that my property adjoins the subject land along the full length of both the northerly and easterly lot boundaries. In addition, because of the elevation of my home, I look down on the entire development that he proposes. I note with gratitude that he has lowered the building by setting the foundation below ground level, thereby lessening the impact from my perspective.

The consideration and care Mr. Nyren has shown in dealing with all the neighbours has resulted in a design that works for everyone. His efforts in this regard are much appreciated.

I fully support Mr. Nyren's proposed development, and urge Council to approve his application.

A handwritten signature in black ink, appearing to read 'Earl Large', followed by a large, stylized flourish or scribble.

Earl Large
1737 Rockland Ave.

October 29th 2014

Attention: Helen Cain, Senior Planner City of Victoria

Re: 1745 Rockland Avenue Proposed Development & Project

We are a family resident at 930 Richmond Avenue for 60 years . I wish to formally express my immediate concerns regarding the proposed project at 1745 Rockland Avenue. I wish to, as well, take issue with Mr. Earl Large's generalized statement in his July 15, 2014 letter that Mr. Nyren, the coordinator of the project, had shown that "consideration and care...in dealing with all the neighbours has resulted in a design that works for everyone". Apparently the two letters that clearly did not support the project somehow did not make it to the meeting of July 15th 2015.

There are two components in consideration—rezoning and development. The rezoning is inevitable as the City of Victoria continues to work towards its goal of increasing densification. What is not *inevitable* are the uncertainties and issues around how the rezoning and development meet the needs and concerns of the existing neighbourhood community. In reference to the actual development there seems to a number of unanswered questions and sincere concerns from a number of individuals directly and indirectly affected by this development.

My position is clear and has been articulated as such from the start—I do not approve of and/or support the seven house 1745 Rockland Avenue Project. Here are my concerns:

- The plan is not mindful or considerate of the Richmond neighbourhood.
- Healthy and essential trees that enhance and maintain our environment are to be eliminated with no concern to our eco-system and/or privacy. Building a 6-foot fence hardly addresses privacy issues when 6 homes have direct visual access to one's entire property, as well the potential of some 18 cars moving in and out of the panhandle area. There are some trees which we have been told are to be eliminated which are old , beautiful and not even in the way of the proposed buildings. These would be eliminated apparently only because the planners want to implement their personalized landscaping ideas—ignoring the elder trees.
- The proposed concrete access road adjacent to our existing property can only increase the decibel level of noise and sound—and sound does indeed carries in this area. Even now, the activities and socializing from homes on Green Oaks Terrace are distinctly audible to us @ 930 Richmond. Existing plan exceeds density and green space ratio. 18 parking stalls certainly exceeds the allotted amount for the square footage of this panhandle configuration.
- Huge concerns in regards to drainage for the houses on the downward slope—the water table is already high in this specific area and there have been drainage issues dating back to the installation of the tennis court for both myself @ 930 Richmond and my neighbours on either side.
- Drainage issues have been dismissed as “not a problem” however no strategy has been presented.
- Misinformation in regards to blasting—it has been stated “no blasting” will be necessary. In my opinion, this is an inaccurate assumption given Mr. Nyren's promise to Mr. Large, who looks “down on the entire development” and has been told Mr. Nyren has “lowered the building(s) [*sic*] by setting the foundation below ground level”. This lessens the “impact” for Mr. Large but indeed the word “impact” is significant as is “foundation below ground level”. Blasting will potentially affect the foundations of all adjacent homes.
- There is already an increase in traffic and parking in this section of Richmond Avenue due to the reconfiguration of Glenlyon Norfolk School & proximity to the Royal Jubilee Hospital. A more accurate statistic of how many cars actually adhere to the 40K zone—in which the new entrance roadway would intercept—would be extremely helpful. This block is already exceedingly busy with traffic and parking as a result of increased density and usage.

· The large number of concrete/driveway, parking spaces, roads and parking stalls provided in the project would have to be maintained thus increasing parking on the street would be essential in order to accommodate the needs of families in the proposed project.

· Last but not least—as real estate values can always swing in directions other than what the homeowner anticipates—this project will, without question, lower the value of our home.

I am pleading with City Council to please reconsider this proposal prior to proceeding. With your integral commitment to city planning and development I believe there are acceptable options to this 7-house development. For example: 3 homes instead of 6 resulting in a lower profit margin but respecting the ambiance of the neighbourhood. If the plans continue with this bold disregard for residents' consensus, it will substantially destroy the tranquility, charm and character of this neighbourhood and have huge impact on our family and many others. It saddens me to think 60-years of family commitment to the neighbourhood would end with our own For Sale sign.

I do not appreciate being manipulated into believing ALL the neighbours have “agreed” to the plan and I certainly do not need a Rockland resident to generalize about my concerns having being met. **I originally signed off on being neither supportive or opposing; however, as the information, misinformation and weak promises continue to be exposed, I clearly OPPOSE this project.**

I urge you to reconsider—in my opinion, this application needs immediate revision.

Respectfully,

Kerry L. Krich
POA Allan Senior
[REDACTED] Richmond Avenue
Victoria BC
V8S 3Z3

Christine Havelka

Subject: FW: 1745 Rockland Avenue

From: [REDACTED]
Sent: Friday, Oct 31, 2014 10:02 AM
To: Helen Cain; Christine Havelka
Subject: 1745 Rockland Avenue

It has come to my attention that council has returned the application for development at 1745 Rockland with the recommendation that the number of houses be reduced – this would not change the negative impact of the whole development on the properties that border the land.

Aside from the loss of privacy, enjoyment of a peaceful rear garden, and the pleasure of living beside a treed green space, the replacing of mature trees with hard surface areas and houses is a major concern of mine. When the tennis court was made some years ago, the water run off was redirected and gardens and basements along Richmond Avenue are now prone to flooding during heavy rains. If this project goes ahead, and the slope is disturbed yet again, unless adequate drainage is provided and overseen by the City, the situation could worsen.

We hope that City Planners and Council will give the information above their usual careful consideration when discussing the approval of the proposal.

Jo Bywater
940 Richmond Avenue

November 12, 2014

To City Council members:

RE: Proposed re-zoning at 1745 Rockland

I live in the Rockland neighbourhood and would like to express my deep concern over the proposed re-zoning of the above property.

I moved to this neighbourhood a year and a half ago in May 2013. I hadn't been two weeks when the owner and the developer paid me a visit to introduce the proposed development. I had some concerns at the time but now that I have lived in this neighbourhood for over a year and have experienced and enjoyed the quiet and lovely surroundings, I am very concerned. The planned density is unlike anything around here. I live in a legal duplex but this house was originally a single family dwelling, now renovated and divided, the resulting individual units are small enough to discourage any kind of density at all.

The proposed development would be diagonal to my back yard. My privacy is already negatively impacted by a large house directly behind and above me. I think that this new development would be a further negative impact on my privacy. I look to the side of my back neighbour now to a lovely green space that I suspect would be totally or substantially obliterated with this development.

I am worried too, not only about the impact on my privacy but on the environment around me as well. We, my neighbours and I, are mostly perched on a rock. Removal of trees and earth from the hill rising behind our houses would surely have a negative impact on drainage. I already have a soggy back yard in the rainy season.

To consider adding the presence of three duplexes above and to the side of this house would destroy much that is nice about living here and enjoying the outdoor space. The noise of construction, noise and lack of privacy once completed, the increase in the risk of major drainage issues and the loss of green space are significant and, I think, real concerns

I support the existing zoning of this property – I feel is it much more suitable to a single family dwelling and much more suitable to the neighbourhood environment.

Please uphold the existing zoning and not let ambitions to maximize density wreck this neighbourhood. This is Rockland - not downtown, not the inner city.

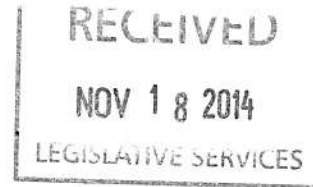
Thank you for your attention to this important matter.

Sincerely,

Linda Barry
924A Richmond Avenue

November 17th, 2014

Mayor and Council
Helen Cain, Senior Planner
City of Victoria



I am writing today to express my opposition to the proposed development at 1745 Rockland Avenue. I feel that this development application not only fails to enhance the neighborhood but also contravenes the area's current character. It is a proposal for high density housing in a low density, single dwelling area. In addition, its implementation would significantly reduce green space and considerably decrease neighbors' privacy. These, among other concerns, make it a proposal that is not in the interests of the Rockland neighborhood. What I seek is the council's preservation of the current zoning, that is to say, acceptance of this property as a panhandle with the consequent restrictions on construction.

Before getting into more detail, I would like to first express my displeasure that the first letter I wrote stating my concerns about this project was not tabled at your previous meeting, despite having been received by Council. I trust, in the spirit of transparency, that this letter will receive the appropriate attention.

When I purchased this home in 1997, I bought it principally because of the tranquility of its beautiful secluded garden. My understanding was that if construction occurred on the property behind my home (the area of proposed development) the council would only permit a single family dwelling, with limits on height and floor area, in order to protect the privacy of neighbors. Instead, what is being proposed through this development is a number of buildings for several families on a small lot. In addition, it is important to note that this development is on a hill, so the tall houses proposed will be overlooking our gardens and homes. This is not only completely out of character within the neighborhood but would also violate our present privacy (not to mention being an eyesore).

I understand that when re-zoning is proposed, it is desirable that it improves the neighborhood. Instead of more green space, this plan proposes removal of the present tree canopy to allow for the intensive construction of buildings and a large area of asphalt for the numerous parking spaces required. In addition, at least two protected trees, a large Garry oak and Dogwood on adjoining properties, run the risk of damage during road construction. This tampering with the present green space would be a detriment to the Rockland area.

I am also very concerned that, given the scale of the proposed development, the traffic increase will affect our privacy, as the new road would run very close to at least three homes. In addition, the sharp escalation of traffic entering and leaving

Richmond will likely create a traffic hazard as this blind driveway will be situated on a bend in this already very busy street.

A further worry for neighbors is the drainage issue. When a tennis court was built on this land some years ago, huge drainage problems ensued. With such an intensive development, no one can guarantee that this will not re-occur, and in fact it seems likely that it will. The neighborhood had no recourse in the past and I am concerned that we would have to endure this yet again. A related concern is the repercussion of the blasting that would be required for such a large-scale development. Behind my house, in the zone of proposed development, the ground is pure rock. The requisite blasting to facilitate construction will undoubtedly be damaging to our homes, not to mention causing noise pollution.

It saddens me to think that a peaceful neighborhood could be so totally disrupted by a development plan which seems, based on its size and the number and type of proposed dwellings, to disproportionately favor financial gain over blending in with the current surroundings. Promises offered by the developer are neither guaranteed nor would they compensate for the loss that this neighborhood would experience were this development to go ahead.

I have no doubt that members of council are fully aware of the fact that Rockland's greatest asset is its beautiful natural green space. I hope that you are also cognizant of the need to preserve this beauty for both the present and future generations to enjoy. The only way to ensure this is to maintain the present zoning.

I would ask that you kindly circulate this letter through the appropriate channels, including at the next Council meeting on this topic, and that you keep me apprised of any developments with respect to this proposed project.

Yours sincerely,

Sue Wynne-Hughes
926 Richmond Ave.
Victoria V8S3Z3

Mike Burns
1730 Lyman Duff Lane
Victoria BC V8S 5K3

2014 11 24

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: 1745 Rockland Avenue, Revised Rezoning Application #00444 and Development Permit Application #000357

I am writing to state that I do not support the above revised application. The main reason is that the number of dwelling units and density are too large for the portion of this lot proposed to be developed. My reasoning is as follows.

1. The lot is 4950.8 m² and is an odd shape. Of this, 1857 m² is devoted to the existing house fronting on Rockland Avenue. The existing driveway off of Rockland will be for the exclusive use of the existing house. This area of the lot is physically and visually separate from the area to be developed. As a result this area should not be included in calculations of site area available for new housing.
2. The remainder of the lot is 3093.8 m². This remainder has the characteristics of a panhandle lot. The 374 m² area of the panhandle driveway should not be included in calculations of site area for new development because of its length and narrow width and its separation from the area proposed for new development. The area of the lot proposed to be used for new development is 2719.8 m². Dividing the 2719.8 m² by 4 and 3 gives respectively 680 m² and 906 m².
3. There are 11 lots that have a boundary in common with the subject lot. Generally the average lot area per dwelling unit (all but one appear to be single family dwellings) on the adjacent lots is 834.4 m². Not included in this average is 1737 Rockland because its large lot size would skew the average upwards. Also 924 Richmond Avenue is occupied by a semi-attached dwelling and only half the lot area and one dwelling is included in the average.
4. In addition to the above this approach is appropriate because the application is for a site specific zone and this allows for flexibility to tailor the provisions of the zone to the specific lot and the immediately adjacent properties while respecting the policies of the official community plan and neighbourhood plan.

My conclusion is that 3 new dwelling units is the density that recognizes the fractured nature of the oddly shaped lot and the existing area and density of lots with a boundary in common with

1745 Rockland Avenue, My preference is that these new dwellings take the form of one single family dwelling and one semi-attached dwelling (containing 2 dwelling units).

Thank you for considering my input.

Yours truly

Mike Burns

cc. Helen Cain, Senior Planner

Janet Hawkins

From: Helen Cain
Sent: Monday, Nov 24, 2014 8:38 AM
To: [REDACTED]
Cc: Janice Appleby; Janet Hawkins; Christine Havelka
Subject: RE: 1745 Rockland development

Hi Jo,

Thank you for your comments on this Rezoning Application and Development Permit Application.

By way of this e-mail, I'm forwarding your comments and concerns to the secretaries in Legislation Services for Council consideration at Planning and Land Use Committee and the Public Hearing.

Other members of the public and Rockland Community Association have also raised concerns about rock blasting and I have passed on the comments to Engineering staff.

Please let me know if I may assist further. If you have any questions about the next steps for these applications, or about the overall project, my direct line is 250 361 0282.

Sincerely,

Helen Cain MCIP RPP
Senior Planner
Community Planning and Sustainable Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

From: [REDACTED]
Sent: Sunday, Nov 23, 2014 3:45 PM
To: Helen Cain
Subject: 1745 Rockland development

I have seen the revised plan for the development at 1745 Rockland, the developer was requested by council to remove one dwelling for density reasons. The new plan is almost worse than the original from my standpoint, the proposed large single family dwelling and double garage is very close to my property, and the road has been lengthened to reach the new garage, which increases the hard surface area of the whole plan.

My main concern is the drainage once the slope has been blasted and excavated for the foundations, and it is my fervent hope that the city engineers will work with the developer to ensure that there is a sufficient and proper drain system in place.

Thank you for your assistance,

Jo Bywater

From: Judy Atkinson
Sent: Wednesday, Dec 3, 2014 9:17 AM
To: Councillors; Helen Cain; Public Hearingsr
Subject: 1745 Rockland Avenue -- Development Proposal

Development Proposal for 1745 Rockland Avenue

As a neighbour close to 1745 Rockland, I respect the time that the developer has put into planning this proposal and appreciate the inclusiveness of this process.

On the council's consideration of this development, it is surprising that it has been allowed to go so far considering it is a single family dwelling district. These proposed buildings will be a major change, not only to the visual character of the neighbourhood in terms of greenspace, but to the density of this area.

Also, the traffic along Richmond Avenue at this point is fast and at times heavy. Walking almost daily south on Richmond at the proposed development spot, I have observed traffic travelling at scary speeds and haphazardly swerving at the bend to avoid being behind a vehicle turning left onto Quamichan. Increasing traffic at this point on Richmond by allowing vehicle access on the proposed driveway will not be an improvement to the area. It is my understanding that vehicles must access developments off of a side street and not the major thoroughfare. If a driveway off a different street were built into the proposal my concerns of traffic would be alleviated.

I would also like to assert my support for neighbours who surround this property. My neighbours are very concerned about such issues as drainage, privacy, and density in particular. These issues need to be fully addressed and made public to ensure transparency and ease concerns.

Thank you,

Judy Atkinson (and Richard Games)
Owners of 950 Richmond Avenue

Rockland Neighbourhood Association
P. O Box 5276 Stn. B 1625 Fort Street
Victoria BC V8R 6N4

December 4, 2014

Mayor and Council
Planning and Development
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: 1745 Rockland Avenue Residences, Rezoning Application No. 00444

The RNA LUC believes this project should be turned down in its present form. It has major unexamined impact on the immediate neighbours and in its cavalier treatment of large lots, our Rockland neighbourhood.

This proposal is an unfortunate case study in how our planning process goes astray.

Local residents live for decades beside a lot which seems to have the potential for a single family panhandle development looking at its configuration and a review of the Rezoning bylaws. The greater neighbourhood takes comfort in the fact that the few large remaining lots will provide the ambience and green values that defines the area. Suddenly a development proponent arrives on their doorstep with a proposal for multiple units supposedly supported by the City Development Services. In isolation affected home owners give some approval to the development only to learn as the process proceeds that they might have a range of options to consider.

When the project reaches the Neighbourhood Land Use Committee as part of the rezoning process it has had considerable investment in plans and drawings and again is presented as the result of consultation with Planning and Development. When the plan is reviewed more rigorously by the LUC questions arise. But at this point the project has had an investment made in it professionally, financially, emotionally and has developed a life of its own.

As usually happens, at no time did the developer, neighbours and neighbourhood association meet as a group and "discuss preliminary meeting options with the CALUC. The intent of the meeting is to provide a two way exchange of ideas in a spirit of open-mindedness." This is meeting suggested in the Rezoning Process Flow Chart.

Such is the case with 1745 Rockland.

The LUC was not party to the doorstep and kitchen table presentations to the abutting neighbours but certainly when we received our initial presentation of it was presented as three attached units with six dwelling units reviewed by Development Services. The LUC deemed this inappropriate because the property was to be subdivided creating a panhandle lot which was eligible for a single family residence only. The plan morphed into a strata development with 6 dwelling units in addition to the current

residence to bypass the subdivision issue. The September 18, PLUC declined that proposal and that iteration moved to the suggested staff plan of five dwelling units plus residence now before you.

A review of the video of that meeting shows that little attention was paid to the letter from the Rockland Neighbourhood Association outlining the concerns voiced by the neighbours at the Community Meeting and it appears submissions outlining concerns may have been misplaced

At no time in this process have the neighbours most seriously impacted had their issues examined. At no time has the proposal been open to discussion of what might be a reasonable balance for the property owner, developer and neighbours.

Today we are submitting the unabridged notes from the second Community Meeting brought on by the increase in site coverage with the expectation that the concerns of the neighbours will be seriously considered and discussed.

The Rockland Neighbourhood Association has grave reservations of the precedent this project presents. There are several similarly configured large lots in Rockland and while the owners have rights so to do the surrounding neighbours. We believe that equally the immediate neighbours and the neighbourhood as a whole should have the opportunity for consultation on significant increase in property density. There is significant disruption to having several homes sited in what used to be unoccupied green space. Loss of privacy, loss of ecological values, noise, traffic, street parking, etc., are all issues. Again we expected these issues to receive discussion.

The Planning and Land Use Report of September 18, 2014 notes "As described in the applicant's letter (attached), the proposed development would achieve Built Green BC Standards, including the use of natural material for exterior finishes and native species in landscaping design." We would suggest that if the project is to go ahead it be built to BuiltGreen® Silver standard. Further the OCP 12.17 Building Performance speaks to continuing "to support the private development of green buildings" and the Oct.2012 City of Victoria Rezoning Information notes Councils adopted principals endorsing Environmental Focus, Accountability, Efficiency, Excellence, Integration and endorses BuiltGreen, LEED and Green Globes. A precedent was recently set for this level of certification in Rockland where density was increased sharply.

Thank you in advance for giving our, and the neighbourhoods input the attention it deserves.

Yours truly;

A handwritten signature in black ink, appearing to read 'R. (Bob) June', followed by a long horizontal flourish.

Bob June, Chair
RNA LUC

NOTES FROM CALUC MEETING TO DISCUSS REVISED PROPOSAL FOR 1745 ROCKLAND

7:00 pm, 3rd December, 2014, at Fairfield Community Association

Bob June - RNA: Welcomed those present and thanked them for coming. He explained the various steps that a planning application goes through. Because the original proposal for 1745 Rockland has been revised, this is the second community meeting to discuss this site. The notes from this meeting will be sent to the Mayor and City Council by the Rockland Neighbourhood Association, along with any additional comments and letters from concerned residents.

Conrad Nyren (proponent) explained that the *original* proposal involved seven units including the heritage property on Rockland, i.e. there would have been six new units in three new buildings. The PLUC's review of this proposal resulted in a request for less density, so the *revised* proposal now includes five new units along with the heritage building. The Planning Department is supporting the new proposal.

Peter Hardcastle (architect) said that most of the new development will be where the disused tennis court is now located. The owners want to protect their heritage home which will remain as it is. The old tennis court has been causing drainage problems for neighbours below it, but the new development will address drainage issues so these problems will no longer exist. The heritage grounds will remain intact. The *original* proposal (with six new townhouses) met the standards for R1-B density, but the *revised* proposal now meets R1-A density standards so there will be more space around the units. The heritage house is indivisible, and there will be regulations so that the new units cannot be changed as the aim is to give the property an 'open' quality.

The protected trees in the *original* plan will remain protected in the *revised* plan, and there will be lots of new tree planting. The property is not visible from Rockland or Richmond. The *revised* proposal has a larger setback from the existing house on Lyman Duff Lane. The entrance to the heritage house on Rockland is untouched because the new units will have access from Richmond Road.

The height of the buildings will be lower than the maximum allowed, and the single family home will be lower still because it doesn't have any parking underneath so it will be 6.94 m. high (compared with the 7.8 m allowed). The style and detailing of the new homes are designed to be similar to other Rockland homes. The new single family home is in keeping with the *original* design. The design is also respectful of privacy issues. The Planning Department left it to the designer as to *how* to reduce the number of new units from six to five, not making any specific recommendations. The result is a *revised* proposal which has lower density and site coverage than the original plan, allowing more green space. (The new single family home has the same footprint as the *original* duplex.)

QUESTIONS/COMMENTS/ANSWERS:

Jennifer Wise (942 Richmond)

- Q: Commended the stylistic elements of the proposal, but was concerned about the additional number of cars accessing and leaving the property on Richmond, which is already a busy street with a dangerous curve at that point. How will the traffic problem be alleviated?
- A: The City Engineers have looked at this and will create a 'holding' turn lane on the street to make access and egress easier and safer. Regarding the access lane on the property, this has been designed with two lanes at the entrance/exit so that nobody entering will be blocked by a vehicle coming out. There will be another point at which vehicles can pass further up the lane. No traffic light is proposed, and no transportation study is required.

Sue Wynne-Hughes (926 Richmond):

- Q: How many cars can be accommodated on the site? The traffic going in and out of the property could be disturbing to neighbours.
- A: The townhouses will each have one garage and one parking space; the single family home will have a two-car garage; and the heritage house has two parking spaces, i.e. each unit has two spaces and there are 12 spaces in all.

Vince Bennett (740 Lyman Duff Lane):

- Q: Has the width of the access lane on the property been reduced in the *revised* proposal? What about fire truck access?
- A: The width has been reduced in most parts of the lane, but there are two wider areas to provide passing lanes. A fire truck *can* access the new units, but there is no longer a requirement for a wide turnaround area for the fire truck because all the new units will have sprinklers. The sprinkler systems mean that the new dwellings will be much safer properties. There is no fire hydrant on the property, but there must be one fairly close because the Fire Department has signed off on the proposal. Because of the previous requirement for a fire truck turnout has been removed, there will be considerably less paving in the *revised* proposal.

Janice Drent (1720 Rockland):

- Q: Am I right in thinking the number of parking spaces has been reduced from 18 in the *original* plan to 12 in the *revised* plan?
- A: Yes.
- Q: Still concerned about the exit on to Richmond in the mornings – there is lots of traffic in the mornings, especially with the children arrive at Glen Lyon Norfolk school.
- A: We have discussed this with the Traffic Engineers, and there will be a new turn lane on Richmond. But if you remain concerned about it, this is something that can be brought up at the Public Hearing.

Jennifer Bennett (1740 Lyman Duff)

- Q: The new single family home in the *revised* plan seems to have a larger footprint than the former duplex in the *original* plan?
- A: It does, but there is less hard surface overall because of the changes to the driveway and reduction in parking.
- Q: The heritage house has quite a large space around it, and the single family home seems to have as much space as it might have in a sub-divided lot. This leaves a rather small portion of space for the townhouses. This does not seem very fair.
- A: Each townhouse has some private space, although it is not fenced. With the single family house, we have to consider what the purchaser of a single family home is looking for and therefore it needs more private space. But this space will not be fenced off. It will still be part of the strata.

Sue Wynne-Hughes (926 Richmond)

- Q: There will be lots of greenery between the new properties and the heritage house, but very few trees on the Richmond side of the new units, reducing the privacy of existing Richmond homes. Will any of those trees be retained?
- A: No trees can be retained on the south side of the new units, but there will be plenty of new planting. Six new large trees will be planted, so it will eventually be greener. Also there is a larger green space between the new units and the Richmond homes in the *revised* plan than there was in the *original* plan.

Jan Drent (1720 Rockland)

- Q: Will there be any blasting during construction?
- A: We expect to find fractured rock on the site. Because the new units will not have full basements, we do not have to go very deep. Machinery will be needed to remove rock, but probably not blasting, which is more expensive and requires expensive insurance. The townhouses will be located on the existing tennis court, which is believed to have been a garden previously.

Sarah and Reed Pridy (1723 Green Oaks Terrace):

- Q: Concerned about setbacks. The *revised* proposal creates *more* building visible from the garden of 1723 Green Oaks Terrace so is not an improvement for these residents. What is considered a *side* setback for the new single family home is really a *rear* setback from the point of view of these neighbours.
- A: The setback where the garage is will be 4.8 m. The *revised* proposal eliminates your previous concern about headlights shining into your property as vehicles come up the lane. Would you prefer to have a flat roof on the new garage? (Answer: yes, if forced to choose, but the increased visibility of buildings is still a disadvantage.)

Bob June went over the next steps of the process:

- The RNA will compile information from the feedback forms.
- This, together with the notes from the meeting and a cover letter from the RNA, will be taken to City Hall on Friday, Dec. 5th.
- The City's Public Land Use Committee will meet on Thursday, December 11 to consider the application and all other materials submitted on this case. The public can observe this meeting, but not speak at it.
- A Public Hearing will be held later (probably in several weeks) at which the City Council will hear any comments from the public before making its decision on the application.

Sue Wynne-Hughes (926 Richmond):

Statement: I consider this proposal to be a real imposition on the neighbours. The buildings will be on a hill and will therefore look over the neighbouring homes, reducing their privacy. I don't see how this development can be considered an 'enhancement' of the neighbourhood.

Dave McWalter (1722 Lyman Duff Lane):

Q: Is this a 'panhandle lot'? If so, there are much greater restrictions on its development.

A: It is not considered a panhandle lot because, as a strata lot, it is not being subdivided.

Q: There will be quite a wide array of dwellings: a heritage house, two duplex buildings, and a new single family home. There is no driveway through from Rockland to Richmond. Isn't this an unusual set-up for a strata corporation? Making a strata from these units appears to be a way of getting around the panhandle regulations.

A: This is not a way to get around the panhandle regulations. The site provides a unique opportunity to provide some new homes while minimizing the impact on the existing heritage home. If you look on Pemberton and Rockland you will see that stratas come in a variety of forms.

Q: The proposed strata development seems to provide a large benefit to the owner and developer, and the neighbours are not being protected by the panhandle regulations which were designed to protect them. This seems rather deceptive.

A: This was not intended to be deceptive. We are meeting R1-A standards in an R1-B area which is beneficial to the neighbours.

(Others): There are quite a number of R1-A properties adjacent to the site – it's not entirely an R1-B area.

Dug Gammage (1740 Oak Shade Lane):

Q: Will suites be allowed in the new properties?

A: The City councillors asked about this, and the bylaws will not allow it. This restriction will also be in the Strata documents.

Q: What is the likely sale price -- \$1.2m?

A: Probably less than that, given sale prices of similar properties in the area.

Vince Bennett (740 Lyman Duff Lane):

Q: Do you call the smaller units townhomes or duplexes?

A: Although 'townhomes' are usually considered to be in groups of three or more, we prefer to call these ground level 'townhomes' in duplex form. (We don't want to give the impression that they might be one above the other as some duplexes are.)

Dug Gammage (1740 Oak Shade):

Q: Do the new units have decks? Please explain the colour-coding on the plan.

A: The townhomes do have decks, but the single family house does not. This is because the townhomes have garages under them, so their base is raised slightly above ground level.

2014 RNA LAND USE CALUC MTG RE: 1745 ROCKLAND AVENUE

March 5, 2014 at Fairfield Community Assoc.

In attendance: Bob June, Janet Simpson, Vanessa Dingley and Jane Wheatley

Proponents: Conrad Nyren, John West and Peter Hardcastle (Hillel Architecture Inc).

Hillel stated verbally and with a visual presentation a plan for a strata development for 1745 to help preserve the 1901 Heritage Designated Rattenbury home. They commented that they interviewed 23 neighbours and RNA land use committee and used this input for the development of this current plan. The lot is not to be subdivided, but 3 duplex units housing 6 families are proposed. Removing the existing tennis courts will improve drainage in the neighbouring areas. They do not plan to have fences between the 3 duplexes. All mature trees are to be preserved and re-landscaping done to add additional trees.

Questions to the developers ensued:

1. This is a panhandle lot and as such as specific zoning guidelines. There can only be one home that is one storey with a max size of 280 m². Also, it must be 7.5 m away from the lot's boundaries. The proposal is for 3 duplexes that are 2 storeys each with a total of 836m²! Schedule H states a driveway/adjoining street of <10% is a panhandle lot. I am also upset with the substantial decrease in green space.

<<response: As the lot is not being subdivided so the panhandle regulations are irrelevant. It is a strata development that is proposed. Yes, there will be less green space but similar to that of surrounding neighbours.

2. Green Oaks Terrance resident concerned re: distance from new build to their property line. They are also wondering how binding the landscaping plans and the specific types, sizes and numbers of trees to be planned.

<<response: The closest new house will be 5 m away. The large chestnut tree will be removed an arborist has said it is not sound. The landscaping plan that is approved is binding, just like the plans for the homes themselves.

3. 1740 Rockland owner concerned re distance to his home and the perimeter fence and landscaping.

<<response: Property line is 3.9 m away and the new home is 2 storeys (7.3m). The proponents plan a fence with gate access to the lane and landscaping abutting his property line.

4. Sue on Richmond Ave is concerned as the cedar trees that back her property will be removed and she wants her privacy maintained. *Eastern Redwood.*
<<response: The proponents will talk with her regarding her preference for trees. Dual plantings along the roadway and edges of the lot are planned. Also, a substantial wood perimeter fence (perhaps with a concrete base) is to be constructed.
5. A neighbour mentioned the rock outcrop that is present in the lane way.
<<response: The proponent says they will be chipping away at it but didn't specify if they would be blasting.
6. A resident is wondering about trees and is there someone they can talk with regarding their concerns?
<<response: Yes, we will contact our landscape person.
7. With regards to the slope of the property, the cars entering and exiting the 6 family units will be making braking noises at the bottom of the drive. He is wondering about placing concrete curbing along the edges of the roadway 2.5 m in height?
<<response: Proponents said that Richmond is a noisy street but that they could add concrete curbing.
8. Why did they change their mind from the initial plan which was to subdivide the lot?
<<response: Proponent says that city planning suggested using R1A5 without any subdivision and strata title the entire lot.
9. Is there going to be a boundary between the heritage home and the 3 new homes? What about parking, the original plan had a parking spot right outside their bedroom window?
<<response: No, there will be only one strata lot. Each unit has 3 parking stalls.
10. How is a large truck going to be able to access these homes (ie; fire truck)?
<<response: There is lots of room for a large truck. Also, B.C Hydro will be moving the pole that currently sits on the verge in the middle of the proposed road access to the property. It will not be moved but not in front of any other person's property.
11. This driveway is on a bend in a Richmond which is a busy street.
<<response: If the community has a concern re: traffic calming on Richmond then they would join them.
12. Other neighbours with same concerns regarding traffic on Richmond.
13. Water run-off would actually be worse with 3 new duplexes there would be more concrete.
<<response: Engineering remediation will involve 3 catch basins to underground and storm drains so drainage both above and below grade will be improved.

14. Are there are Garry Oak trees on the property?
<<response: No.
15. Precedence, for example an R1A5 site specific zoning is not taken into consideration.
<<response: Yes, you are correct. It depends on the proposed plans.
16. Secondary suites or granny flats, will they be allowed? If they are allowed there will definitely not be near enough parking. Can you add this to the strata to prevent this in future?
<<response: Yes, they can do this.
17. As most people have 2 cars and one will be in the garage, the other one will be in the guest parking area. Where will the guests park? Two parking spots will be lost when you create the entrance off Richmond.
<<response: We have sufficient parking.
18. Can zoning changes occur to the plan?
<<response: After the city approves the permit, no changes are allowed.
19. You say that this is not a panhandle lot and she says it is. Who is correct?
<<response: If we were subdividing the lot then it would be a panhandle lot.
20. What happens next?
<<response: The comments are sent to the city and Helen Cain will decide.
<<response from RNA: We send a letter within 30 days to the city outlining the concerns raised at this meeting.

November 17th, 2014

Mayor and Council
Helen Cain, Senior Planner
City of Victoria

I am writing today to express my opposition to the proposed development at 1745 Rockland Avenue. I feel that this development application not only fails to enhance the neighborhood but also contravenes the area's current character. It is a proposal for high density housing in a low density, single dwelling area. In addition, its implementation would significantly reduce green space and considerably decrease neighbors' privacy. These, among other concerns, make it a proposal that is not in the interests of the Rockland neighborhood. What I seek is the council's preservation of the current zoning, that is to say, acceptance of this property as a panhandle with the consequent restrictions on construction.

Before getting into more detail, I would like to first express my displeasure that the first letter I wrote stating my concerns about this project was not tabled at your previous meeting, despite having been received by Council. I trust, in the spirit of transparency, that this letter will receive the appropriate attention.

When I purchased this home in 1997, I bought it principally because of the tranquility of its beautiful secluded garden. My understanding was that if construction occurred on the property behind my home (the area of proposed development) the council would only permit a single family dwelling, with limits on height and floor area, in order to protect the privacy of neighbors. Instead, what is being proposed through this development is a number of buildings for several families on a small lot. In addition, it is important to note that this development is on a hill, so the tall houses proposed will be overlooking our gardens and homes. This is not only completely out of character within the neighborhood but would also violate our present privacy (not to mention being an eyesore).

I understand that when re-zoning is proposed, it is desirable that it improves the neighborhood. Instead of more green space, this plan proposes removal of the present tree canopy to allow for the intensive construction of buildings and a large area of asphalt for the numerous parking spaces required. In addition, at least two protected trees, a large Garry oak and Dogwood on adjoining properties, run the risk of damage during road construction. This tampering with the present green space would be a detriment to the Rockland area.

I am also very concerned that, given the scale of the proposed development, the traffic increase will affect our privacy, as the new road would run very close to at least three homes. In addition, the sharp escalation of traffic entering and leaving

Richmond will likely create a traffic hazard as this blind driveway will be situated on a bend in this already very busy street.

A further worry for neighbors is the drainage issue. When a tennis court was built on this land some years ago, huge drainage problems ensued. With such an intensive development, no one can guarantee that this will not re-occur, and in fact it seems likely that it will. The neighborhood had no recourse in the past and I am concerned that we would have to endure this yet again. A related concern is the repercussion of the blasting that would be required for such a large-scale development. Behind my house, in the zone of proposed development, the ground is pure rock. The requisite blasting to facilitate construction will undoubtedly be damaging to our homes, not to mention causing noise pollution.

It saddens me to think that a peaceful neighborhood could be so totally disrupted by a development plan which seems, based on its size and the number and type of proposed dwellings, to disproportionately favor financial gain over blending in with the current surroundings. Promises offered by the developer are neither guaranteed nor would they compensate for the loss that this neighborhood would experience were this development to go ahead.

I have no doubt that members of council are fully aware of the fact that Rockland's greatest asset is its beautiful natural green space. I hope that you are also cognizant of the need to preserve this beauty for both the present and future generations to enjoy. The only way to ensure this is to maintain the present zoning.

I would ask that you kindly circulate this letter through the appropriate channels, including at the next Council meeting on this topic, and that you keep me apprised of any developments with respect to this proposed project.

Yours sincerely,

Sue Wynne-Hughes
926 Richmond Ave.
Victoria V8S3Z3



To:
Cc:
Bcc:
Subject: Fw: PRINT 1745 Rockland

----- Original Message -----



Sent: Sunday, March 23, 2014 12:56 PM

Subject: 1745 Rockland

Hello, my name is Jo Bywater, 940 Richmond Ave., my house borders the above property. I was unable to attend the meeting recently, and I am interested to learn if anyone mentioned the water run off from the slope onto gardens and sometimes into basements.

I am quite concerned about the run off problem, several years ago (I was not the owner of my house at that time), a tennis court was built at 1745, and as the slope was disturbed, the water run off was changed, and my house, and the two houses south, all experienced water logged gardens and seepage into the basements. I am going to write to the city planning department to make them aware of my concerns, because removing the trees and excavating the basements for the new houses will surely change the water flow down the slope unless adequate drainage is put in, and overseen by the city building inspectors.

I do appreciate the attention the association is paying to this development, I don't think it can be stopped altogether, but it can be changed.

Jo Bywater

December 4, 2014
To Mayor and Council.
Helen Cain, Senior Planner.

Having attended the neighbourhood meeting last night concerning 1745 Rockland, I would like to restate my opposition to both this and the previous plan proposed. In fact, last night's meeting only confirmed my feeling that these proposals take no account of neighbours nor the neighbourhood.

The developer stated clearly that there will be no retention of the existing trees on the property in the area between the proposal and our homes on Richmond and Lyman Duff. His reasoning was that according to him the trees that are there now are either not worth keeping or are in the way of plans. This is extremely distressing for the neighbourhood and means a clear loss of green space for Rockland. In addition much of this space will be hard surface. A connected point is that this new plan covers more site area than the previous one.

At the meeting there was a comparison made between this plan and developments on Pemberton and St. Charles and Angus. In fact, both of the latter are on flat land, which renders them incomparable. In the Rockland case we have tall buildings sitting on a hill looking onto our gardens and houses. This is a clear breach of our privacy. But not only is this a loss of privacy, for it has been pointed out to me that we would also lose afternoon sunlight as a result of these large buildings. Our sun decks will in fact be without sun in the afternoon/ evening. This would clearly reduce our quality of life.

The developer had assured us that there will certainly be no blasting on this property, but I am still fearful that this rocky site will require significant blasting and thus impact our homes. In addition the fact that up to 12 cars will be moving in and out each day implies noise and a traffic hazard on Richmond. The drainage issue is only of great concern.

That this project would produce substantial financial gain for the owner was made clear last night when a figure of approximately \$6.3 million was given as the estimated selling price for the 2 duplexes and the single dwelling. This amount does not include the revenue to be gained from the sale of the house on Rockland. I feel that financial gain has superseded any consideration for the neighbourhood and neighbours' apprehensions (particularly privacy). With so many outstanding concerns, in addition to the imbalance of power in the process (as mentioned in an accompanying letter) it seems to me that in the interests of the neighbourhood this project should not go ahead as it is. I reiterate that this site should remain as a panhandle with strong restrictions on what can be built here in terms of density and height.

With thanks,
Yours sincerely,

Sue Wynne-Hughes

Owner and resident: 926 Richmond Ave

December 4, 2014
To Mayor and Council.
Helen Cain, Senior Planner

I would like to take this opportunity to explain an important aspect of the process in relation to the development proposal at 1745 Rockland. When this development plan was first presented to me by the developer, I was completely naive in such matters. The developer made it clear that he felt that this was a "done deal" and that there was a strong feeling that neither I nor other neighbours could alter the council decision to go ahead with it. I did not sign a form to approve it and it was clear that this was not welcome to the developer. Later, when talking to neighbours I realized I was not alone in opposing the proposal and we exchanged experiences and expressed similar feelings of having been charmed and also pressured by the developer. We then decided to get together and talk to other neighbours and that's why you see today that many neighbours have written letters and signed opposition to the proposal.

In saying the above I would like to make it clear that I see this whole process as very one-sided in favour of the developer. Firstly it is his job and secondly by the time he came to our neighbourhood, he was extremely familiar with all aspects of the proposal that he was bringing to us, as well as the process. We, as neighbours on the other hand were taken completely by surprise. We were in a vulnerable position and we knew nothing of the proposal or the process. It has taken us time to get together and to learn about the development and the process. In my case, although I did send a letter (which was apparently lost) stating concerns about the proposal at the earlier council meeting I was less informed and less vocal earlier, as were my neighbours.

For me this experience has been a lesson in local politics. In fact, in spite of having lived in Victoria for 38 years, this year is the first time I have voted in council elections. I think it is important for you to know why we did come forward to have our voices heard by planning and council and also to consider the fact that we as neighbours have been in a disadvantaged position in this process.

Yours sincerely,

Sue Wynne-Hughes
Owner and resident: 926 Richmond Ave.

November 12, 2014

To City Council members:

RE: Proposed re-zoning at 1745 Rockland

I live in the Rockland neighbourhood and would like to express my deep concern over the proposed re-zoning of the above property.

I moved to this neighbourhood a year and a half ago in May 2013. I hadn't been two weeks when the owner and the developer paid me a visit to introduce the proposed development. I had some concerns at the time but now that I have lived in this neighbourhood for over a year and have experienced and enjoyed the quiet and lovely surroundings, I am very concerned. The planned density is unlike anything around here. I live in a legal duplex but this house was originally a single family dwelling, now renovated and divided, the resulting individual units are small enough to discourage any kind of density at all.

The proposed development would be diagonal to my back yard. My privacy is already negatively impacted by a large house directly behind and above me. I think that this new development would be a further negative impact on my privacy. I look to the side of my back neighbour now to a lovely green space that I suspect would be totally or substantially obliterated with this development.

I am worried too, not only about the impact on my privacy but on the environment around me as well. We, my neighbours and I, are mostly perched on a rock. Removal of trees and earth from the hill rising behind our houses would surely have a negative impact on drainage. I already have a soggy back yard in the rainy season.

To consider adding the presence of three duplexes above and to the side of this house would destroy much that is nice about living here and enjoying the outdoor space. The noise of construction, noise and lack of privacy once completed, the increase in the risk of major drainage issues and the loss of green space are significant and, I think, real concerns

I support the existing zoning of this property – I feel is it much more suitable to a single family dwelling and much more suitable to the neighbourhood environment.

Please uphold the existing zoning and not let ambitions to maximize density wreck this neighbourhood. This is Rockland - not downtown, not the inner city.

Thank you for your attention to this important matter.

Sincerely,

Linda Barry
924A Richmond Avenue

NEIGHBOUR FEEDBACK FORM

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☒ I have reviewed in full the proposal and plans for the development at 1745 ROCKLAND

☒ I am aware of both the existing zoning and proposed zoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

☒ I have been informed that there is no blasting or tree removal proposed.

Or

☒ A proposal for blasting or tree removal has been explained to me.

☒ The proposed landscaping for our common property line is acceptable to me.

☒ The proponent's explanation addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

☒ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

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

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Holly Harper

Date: Dec 3/14 Address of the owner(s): 1745 Rockland / 2770 Sea View Rd.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

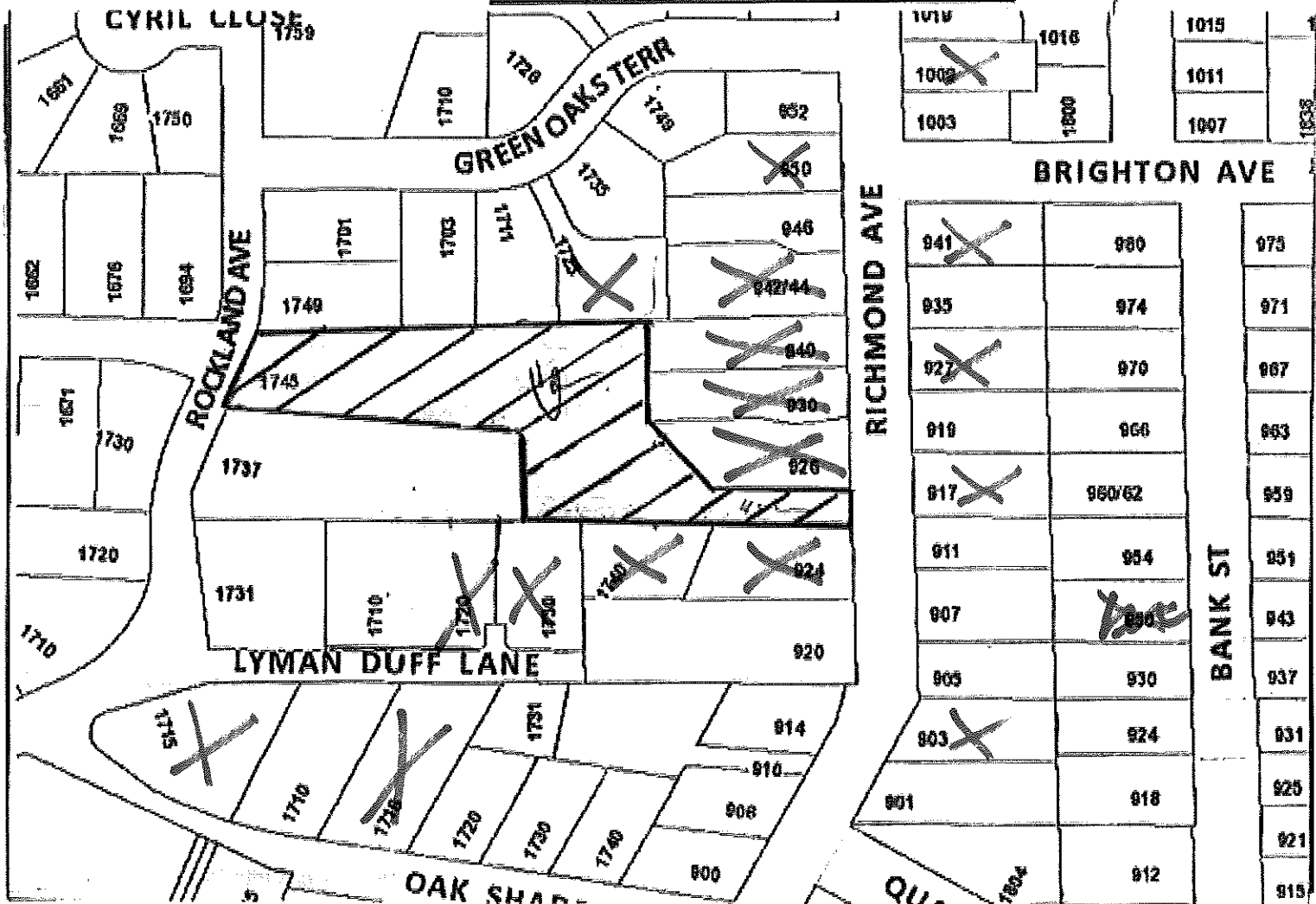
27 signatures
opposing

+ 1720 Rockland
1008 Canby Gardens

DEVELOPMENT PROPOSAL

COMMUNITY MEETING NOTICE 1025

ADDRESS: 1745 ROCKLAND AVENUE



You are receiving this notice because you live or own property within the City of Victoria property within

- ☒ 100 metres of a proposed development or land use change
- ☐ 200 metres of a proposed development or land use change that also involves an amendment to the Official Community Plan (Land Use Designation or Development Permit Area or Heritage Conservation Area guidelines).

You are invited to a Community Meeting to hear more about the proposed development and to discuss your concerns, if any, about how the proposed development may affect you.

THE COMMUNITY MEETING

Date: 2014/12/03 (YYYYMMDD)

Time: 7:00 ☐ AM ☒ PM

Address: 1330 FAIRFIELD ROAD

Hosted By: PARRY ST. DEV/HILLEL ARCHITECTS Facilitated by RNA Ltd

Land Use Committee Chair name: Rob Jones

Land Use Committee Chair email: thejones@telus.net

Land Use Committee Chair phone: 250-321-0848

Land Use Committee Chair or Designate (Initials): RJ

NEIGHBOUR FEEDBACK FORM

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☐ I have reviewed in full the proposal and plans for the development at 1745 ROCKLAND

☐ I am aware of both the existing zoning and proposed zoning.

☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

☐ I have been informed that there is no blasting or tree removal proposed.

Or

☒ A proposal for blasting or tree removal has been explained to me.

☐ The proposed landscaping for our common property line is acceptable to me.

☐ The proponent's explanation addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

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

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): occupant

Date: 2014 12 03 Address of the owner(s): occupant on Burns

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult 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 the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so chose.

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☐ I am aware of both the existing zoning and proposed zoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

☒ I have been informed that there is no blasting or tree removal proposed.
Or

☐ A proposal for blasting or tree removal has been explained to me.

☒ The proposed landscaping for our common property line is acceptable to me.

☒ The proponent's explanation addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

☒ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

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

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): J. Allen

Date: 03 Dec 2014 Address of the owner(s): 1720 ROCKLAND AVENUE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1745 ROCKLAND
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☒ I have been informed that there is no blasting or tree removal proposed.
Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Jamie E. Sient
Date: 3 Dec. 2014 Address of the owner(s): 1720 Rockland Avenue

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1745 ROCKLAND
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☐ NO The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ NO I have been informed that there is no blasting or tree removal proposed.
Or, we were informed that there will be removal + may be blasting
- ☐ NO A proposal for blasting or tree removal has been explained to me.
- ☐ NO The proposed landscaping for our common property line is acceptable to me.
- ☐ NO The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s):

Date: Dec 3, 2014

Address of the owner(s): 1723 Green Oaks Terr

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1745 ROCKLAND
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me. *limited detail*
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): _____

Date: Dec 3, 2014 Address of the owner(s): 1723 Green Oaks Terr

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☒ I have been informed of the proposed number of dwellings.

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☒ I have been informed that there is no blasting or tree removal proposed.

Or

☐ A proposal for blasting or tree removal has been explained to me.

☐ The proposed landscaping for our common property line is acceptable to me.

☒ The proponent's explanation addressed my major questions about the proposal.

☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

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

I have the following comments or concerns about the proposal (please add a sheet): attached

Signature(s) of the owner(s): [Signature]

Date: _____ Address of the owner(s): 920 Richmond Ave

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

Contact info wanted

[Signature]

NEIGHBOUR FEEDBACK FORM

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☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

☐ I have been informed that there is no blasting or tree removal proposed.

Or

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☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

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

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: Dec 3/14 Address of the owner(s): 1745 Lyman Duff Lane

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

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Or

☒ A proposal for blasting or tree removal has been explained to me.

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☐ The proponent's explanation addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

☒ I am opposed to this development as it has been proposed. *Inappropriate Density For Area Traffic Safety Problems OFF Richmond Lack of Green Space*

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Dug Gannery J.

Date: Dec 03/14 Address of the owner(s): 1740 OAK SHADE Lane

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland

Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

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- ☒ I have reviewed in full the proposal and plans for the development at 1745 ROCKLAND
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides DECEPTIVE
I.E. NOT TO
SCALE
- ☒ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- ☒ The proposed landscaping for our common property line is acceptable to me.
- ☒ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): DSM Walter
Date: DEC. 3, 2014 Address of the owner(s): 1740 LYMAN DUFF LANE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

NEIGHBOUR FEEDBACK FORM

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☒ I have been informed of the proposed number of dwellings.

☐ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

☐ I have been informed that there is no blasting or tree removal proposed.
Or

☒ A proposal for blasting or tree removal has been explained to me.

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☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

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

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]

Date: Dec. 3/2014 Address of the owner(s): 942 Richmond

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland

Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

*Too dense!
One Residence
would be
appropriate
in this
location*

Development Proposal for 1745 Rockland Avenue

I (We) Kathi Whiting, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Kathi Whiting

ADDRESS: 870 Richmond

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

Traffic safety issues for us
with cars on Oak Shade Lane.

Density precedents are
unreasonable + NEED to be considered in
the BIG PICTURE of this surrounding area

DATE: 9/14 Dec. 04

SIGNATURE: Kathi Whiting

Development Proposal for 1745 Rockland Avenue

I (We) Chris Butterworth, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 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 high a density!

DATE: Dec 4, 2014 SIGNATURE: Chris Butterworth

Development Proposal for 1745 Rockland Avenue

I (We) BILL PIKE - JENNIFER TEDLIE, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): BILL PIKE - JENNIFER TEDLIE

ADDRESS: 860 RICHMOND AVE.

Are you the registered owner? Yes ☒ No ☐

COMMENTS: INAPPROPRIATE DENSITY FOR THE AREA,
NOT ENOUGH GREENSPACE + POSSIBLE TRAFFIC
IMPACTS.

DATE: Dec. 4, 2014

SIGNATURE: _____

B. Pike
J. Tedlie

Development Proposal for 1745 Rockland Avenue

I (We) JANICE E. DRENT, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for the rezoning and six (6) unit strata development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Janice E. Drent

ADDRESS: 1720 Rockland Avenue

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

DATE: Dec. 4 SIGNATURE: Janice E. Drent

Development Proposal for 1745 Rockland Avenue

I (We) Sue Wynne-Hughes, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Sghy. SUE WYNNE-HUGHES

ADDRESS: 926 RICHMOND AVE

Are you the registered owner? Yes ☒ No ☐

COMMENTS: I am opposed for the following reasons:
The development is far too dense for the zone
The developer is avoiding the parkside zoning.
The plan contravenes neighbours' privacy.
There are drainage & blasting concerns.
There is a significant loss of green space

DATE: December 4th, 2014 SIGNATURE: Sghy

This development proposal does not enhance the neighbourhood

Traffic concerns on Rockland.
(See letters to Council

Development Proposal for 1745 Rockland Avenue

I (We) SANDRA MENZIES, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for the rezoning and six (6) unit strata development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): SANDRA MENZIES

ADDRESS: 1008 CARBERRY GARDENS

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

DATE: Nov 4/14

SIGNATURE: [Signature]

Development Proposal for 1745 Rockland Avenue

I (We) Dug & Cheryl Gammage, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Dug & Cheryl Gammage

ADDRESS: 1740 OAK SHADE LANE

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

Inappropriate density For the area.
Traffic Safety concerns For Entry & Exit
traffic off Richmond.
Lack of green space

DATE: Nov 29 /14.

SIGNATURE: Dug Gammage

Development Proposal for 1745 Rockland Avenue

I (We) Mike & Mary Mulas, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): MICHAEL MULAS

ADDRESS: 1715 Oak Grove Lane

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

DATE: Nov 29/14

SIGNATURE: [Signature]

Development Proposal for 1745 Rockland Avenue

I (We) MIKE BURNS, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 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:

I have also sent a letter explaining my opposition.

DATE: 2014 12 01

SIGNATURE: M BURNS

Development Proposal for 1745 Rockland Avenue

I (We) Jennifer & Vince Bennett, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 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:

- loss of green space
- loss of mature trees
- concerns re: drainage on adjoining properties
- concerns re: blasting.
- loss of privacy
- number of units being proposed

DATE: Dec 3, 2014

SIGNATURE: Bennett

Vince Bennett

Development Proposal for 1745 Rockland Avenue

I (We) FIONE WILSON, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single-family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application TOTALLY!

NAME (please print): FIONE WILSON (WICKSON)

ADDRESS: 944 RICHMOND AVENUE

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

This is too dense for this location - one residence would be appropriate, not 5! The road has issues already with speed and congestion at that curve of the proposed development.

DATE: Dec. 2, 2014 SIGNATURE: Fiona Wilson

Development Proposal for 1745 Rockland Avenue

I (We) K. Reed Priddy, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for the rezoning and six (6) unit strata development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): K. Reed Priddy

ADDRESS: 1723 Green Oaks Terrace

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

please see further comments and concerns in my letter, dated shortly after the date of this statement.

DATE: 12/3/2014

SIGNATURE: 

Development Proposal for 1745 Rockland Avenue

I (We) DAVID + EMMA MCWALTER, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application !!!

NAME (please print): DAVID + EMMA MCWALTER

ADDRESS: 1720 LYMAN DUFF LANE

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

MY CONCERNS: (TO BE EXPANDED UPON IN LETTER TO COUNCIL)

- CIRCUMVENTING PANHANDLE ZONING (BLATANTLY)
- DENSITY
- DRAINAGE
- BLASTING

DATE: _____

Nov. 28, 2014

SIGNATURE: _____

DSMcWalter
Emma McWalter (Emma McWalter)

Development Proposal for 1745 Rockland Avenue

I (We) PAUL HITCHCOCK, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): PAUL HITCHCOCK

ADDRESS: 1716 OAK SHADE LANE

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

The proposed density is too great. This is a neighbourhood better suited to single family homes

DATE: Nov 29, 2014

SIGNATURE: Paul Hitchcock

Development Proposal for 1745 Rockland Avenue

I (We) Jennifer Wise + Ross Crockford, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single-family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Jennifer Wise

ADDRESS: 942 Richmond

Are you the registered owner? Yes ☒ No ☐

COMMENTS: The panhandle lot in question could accommodate one new residence, but not five. This could conceivably mean an additional ten cars coming & going out of a single driveway? Crazy. An inappropriate & unacceptable amount of increased densification.

DATE: Dec. 1/2014

SIGNATURE: JW

Development Proposal for 1745 Rockland Avenue

I (We) Adrienne Holierhoek + D'Arcy Green, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single-family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Adrienne Holierhoek + D'Arcy Green

ADDRESS: 750 Richmond Avenue

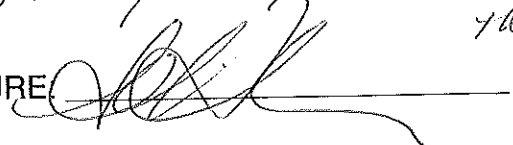
Are you the registered owner? Yes ☒ No ☐

COMMENTS:

This project is far to big for the space available and is not appropriate to fit in to the other housing/lot sized in this area. I'm also VERY concerned about the extra traffic/safety concerns. The placement of the Richmond entrance/exist for this development is at a precarious and already dangerous ~~the~~ corner + cars exiting would be blind to traffic beyond the corner in the road.

DATE: Dec 2/14

SIGNATURE



Development Proposal for 1745 Rockland Avenue

I (We) Todd Molitwenik, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for the rezoning and six (6) unit strata development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Todd Molitwenik

ADDRESS: 917 RICHMOND Ave

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

DATE: Nov. 23, 2014

SIGNATURE: [Signature]

Development Proposal for 1745 Rockland Avenue

I (We) J Bywater, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 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:

the revised plan is worse for me than the first plan, the single family home is too close to my back fence.

DATE: Nov. 29/14

SIGNATURE: J Bywater

Development Proposal for 1745 Rockland Avenue

I (We) MARY MAGEE, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 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: Nov. 29, 2014

SIGNATURE: Mary M. Magee

Development Proposal for 1745 Rockland Avenue

I (We) Julie Chace, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Julie Chace

ADDRESS: 903 Richmond Ave

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

I am highly concerned about the increase in traffic, potential issue with drainage down to our side of the street & any increase to height of buildings. I expect all neighbours to be able to maintain current level of privacy - no extra height!

DATE: Nov 29, 2014

SIGNATURE: Julie

Development Proposal for 1745 Rockland Avenue

I (We) John DeMarco / Donna Helyar have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for the rezoning and six (6) unit strata development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): John DeMarco

ADDRESS: 1009 Richmond Ave

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

DATE: Nov 28/14 SIGNATURE: [Signature]

Development Proposal for 1745 Rockland Avenue

I (We) Linda Barry, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

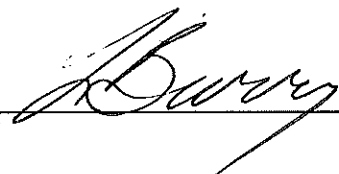
NAME (please print): Linda Barry

ADDRESS: 924 A Richmond Ave

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

DATE: Nov 30/14

SIGNATURE: 

Development Proposal for 1745 Rockland Avenue

I (We) KERRY L. KRICH, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

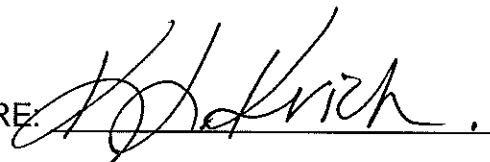
☒ I am opposed to the application

NAME (please print): KERRY L. KRICH (POA) ALLAN SENIOR

ADDRESS: 930 RICHMOND AVENUE

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

DATE: NOVEMBER 30th 2014 SIGNATURE: 

Development Proposal for 1745 Rockland Avenue

I (We) Carolynn Wilson, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Carolynn Wilson

ADDRESS: 924 B Richmond Ave

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

The density and quantity of housing proposed for this site is not within keeping of the neighbourhood context. As an adjacent neighbour I am greatly concerned about the increase of traffic that will be passing by my house and disturbing

DATE: Nov. 30. 2014

SIGNATURE: Carolynn Wil

my privacy. The site is more suited for a single family residence and should be required to comply within the R1A + R1B zoning bylaw requirements.

Development Proposal for 1745 Rockland Avenue

I (We) Frank & Joanne Macdonald, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Joanne Macdonald

ADDRESS: 927 Richmond Avenue

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

concerned about increased traffic
at the blind corner where we've
already seen accidents and
excessive speed

DATE: Dec 1/14

SIGNATURE: Macdonald

Development Proposal for 1745 Rockland Avenue

I (We) Kathy Burch + Dave Cox, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): Kathy Burch

ADDRESS: 901 Richmond Ave

Are you the registered owner? Yes ☒ No ☐

COMMENTS: I have concerns about the traffic flow - very dangerous bend in the road. I also think the development is too large for the site

DATE: Dec 3/14

SIGNATURE: [Signature]

NEIGHBOUR FEEDBACK FORM

This form was developed by the land use committee of the Rockland Neighbourhood Association. When a development proposal requires rezoning, the applicant is advised to consult 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 the bottom to indicate that you have been informed about this development proposal. You are encouraged to provide comments; however, your ultimate position need not be declared until after the community meeting. That would be the time to write a letter to Mayor and Council, if you so chose.

☒ I have reviewed in full the proposal and plans for the development at 1745 ROCKLAND

☒ I am aware of both the existing zoning and proposed zoning.

☒ I have been informed of the proposed number of dwellings.

☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides

☒ I have been informed that there is no blasting or tree removal proposed.
Or

☐ A proposal for blasting or tree removal has been explained to me.

☒ The proposed landscaping for our common property line is acceptable to me.

☒ The proponent's explanation addressed my major questions about the proposal.

☐ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

*I have been told
all trees will be
removed between the
proposed development
& houses on
Richmond*

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

☐ I support the concept being proposed at this time.

☐ I do not have an opinion at this time.

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

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s):

Date: December 4th 2014 Address of the owner(s): 926 RICHMOND

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

Over →

This proposal reflects no respect for the privacy of neighbours. It is perched on a hill overlooking our gardens & homes. The road with up to 12 cars moving in & out will "provide" noise & reduce privacy.

The developers compared this to other developments in Rockland but there were on flat land (eg. Pemberton / St Charles / Angus area) Here we have a hill & this makes a significant difference

Issues of blasting, removal of all present trees, drainage & traffic on Richmond also trouble my neighbours & myself.

At present I live in a tranquil setting. This development would alter that tranquility. In fact it will alter the whole neighbourhood. This would not enhance this neighbourhood, instead it will damage it.

Thank you

Sue Wynne-Hyde

December 4, 2014

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council:

Re: 1745 Rockland Avenue Rezoning and Development Proposal

I am writing to voice my concerns in regard to the above proposal. This proposal is out of character with the existing group of lots between Rockland Avenue, Green Oaks Terrace, Richmond Avenue and the south side of Lyman Duff Lane and should not be approved by the City. Any change in the existing zoning requirements of this area should not be made.

The writer believes that any future development of the area should involve no more than one residence per panhandle driveway even if this necessitates a lot size larger than the average size of existing lots in the area.

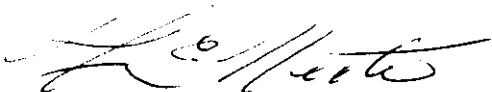
Has there been any consideration of the atmosphere the existing property owner's have been accustomed to for many years which was provided by the initial development? What steps have been taken to ensure that this atmosphere continues essentially unaffected? To minimize the degree of change it may be that the first step might be to limit subdivision to a site for one large panhandle house on a large lot rather than the proposed five housing units.

When present owners purchased their present properties were they warned by the city that the existing zoning regulations in place at the time of purchase had no protection?

As well, relative to proposals suggesting multiple residences using a single panhandle from Richmond Road it appears obvious that this would increase parking problems in a block that already has problems.

In closing I would like to state that I am opposed to the current proposal before Council and request that it be rejected.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Neate', with a stylized flourish at the end.

Frank Neate
920 Richmond Avenue

Development Proposal for 1745 Rockland Avenue

I (We) F. E. Neate, have had the opportunity to review the revised plans, dated October 31, 2014, prepared by Hillel Architects for a rezoning and development permit allowing for two new duplexes and an additional single family house to be built at 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME (please print): F. E. Neate

ADDRESS: 920 Richmond Ave

Are you the registered owner? Yes ☒ No ☐

COMMENTS:

See my letter of Dec 4 2014
to Mayor and Council

DATE: Dec 5 2014

SIGNATURE: F. E. Neate