

Jan. 12, 2018

Dear Mayor and Council:

Re: Development Variance Permit #00186 – 1322 Rockland Ave

I am applying for subdivision of 1322 Rockland Ave into 2 parcels: existing buildings being Lot 1; bare land Lot 2.

This site is 2.1 acre and zoned as R-N-2 Rockland Nursing Home. Currently the 17,000 sf 4 attachment buildings are used as 14 Rooming House Unites and 15 Boarding House Units and 3 Housekeeping Units.

About 25% residents are on social assistance; more than a half of the residents are working in the hospitality industry, all of them are of low income. The rent ranges \$500- 675 per month including utilities, television, internet and phone. All units are furnished. Inside buildings are kept in an immaculate condition at all times.

The buildings are clustered at the north-east side of the property. A vast majority of bare land on the north and the west side is waiting for development.

The revised subdivision application conforms to the relevant rules and regulation except for 2 variances: the east side where the Coach House situated is due to Road Dedication and the south side due to the existence of Porte Cochere (car port) which is part of the heritage building and designed by Samuel Maclure. The Coach House is an integral part of the Heritage mansion, which went through a major renovation in 2008. Currently there are 10 low-income tenants reside there. These two variances are unavoidable because of over 120 years existence and part of heritage. They create no negative impact on surrounding neighbors. On the country, it benefits a greater public!

I am repeatedly requested by city staff as a condition for the approval: To retain the public view of the heritage protected house from Rockland, and register a Section 219 covenant on title prohibit construction within a defined area of Lot 2 to preserve the view. This request has major flaws:

- 1, This application is subdivision with variance and NOT a rezoning application. Our zoning R-N-2 and related zoning R1-A bylaw do not require to retain a view from one lot to another. As we all know that in the conflict of Bylaw regulations and Rockland Neighborhood Plan, Bylaws supersede.
2. The view of the mansion is blocked by 5 houses in front of Rockland Ave. A little area that remains is filled with Garry Oaks and other vegetation – the view to the mansion is non-existence!

3. Even if the entire frontage was eviscerated of vegetation, angle and elevation of the lot provides nothing more than a partial and passing glimpse of the mansion from Rockland Ave. One would have to trespass on the property and climb the initial step elevation, about 12 feet or more in from the road, in order to have any reasonable view of the mansion.

4. The requirement of covenant on title to prohibit construction within a defined area of Lot 2 literally takes off more than 1/3 buildable land, which blatantly violates my property rights!

Our application starts more than a year half ago. In order to cooperate with the city staff in good faith we worked diligently. The staff wanted to see the development plans on Lot 2 , I consecutively retained: Linttot Architect, Zebra Design and #10 Architect . Between these 3 groups, there are more than 15 plans for the staff consideration. All the plans strictly followed R1-A zoning regulations in attempt to create a win-win situation. However, the harder we worked the harder it got. We decide to go strictly to the subdivision application only.

The city attorney got involved and confirm that the view is desirable , but not required. I really hope the Mayor and council would see the benefits of the development and approve our proposal.

Submitted respectfully,

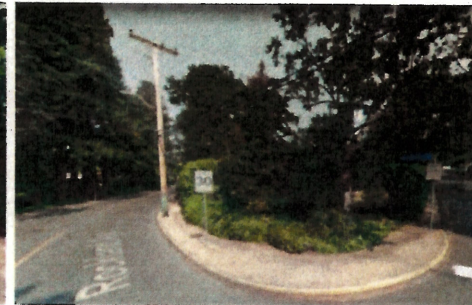
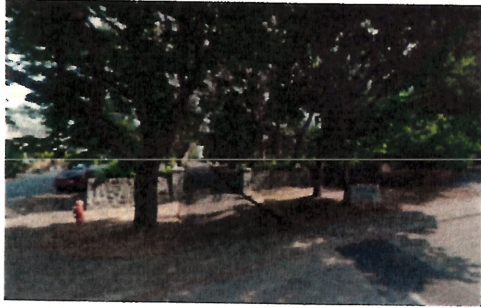
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1322 Rockland Subdivision | Developable Area Under RN2



VIEW OF MANSION FROM ROCKLAND AVE IS BLOCKED BY 5 NEIGHBORING HOUSES



1322 Rockland Subdivision | Developable Area Under RN2