

**ROCKLAND NEIGHBOURHOOD ASSOCIATION**

6th March, 2017

To: City of Victoria Mayor and Council

Re: 1322 Rockland Avenue: Subdivision Application

We have been advised that an application has been made to subdivide the property at 1322 Rockland Avenue into two lots, and that two Zoning Regulation Bylaw variances will be needed for this. We have been in touch with Gene Miller (the applicant) about this, and he tells us that the proposed subdivision is just to keep options open, and there are no plans for immediate development.

We are opposed to allowing a subdivision at this time because of the serious implications of severing a portion of the property. 1322 Rockland is a heritage property that is important to the Rockland neighbourhood, and any new development in its immediate environs should take into account its impact on the designated property; this would be much less likely to happen if there are two separate properties. There would, however, be great planning advantages to considering the site as a whole if there are proposals for new development in due course. To create two separate lots would negate this opportunity for developing the site in a comprehensive manner, and would enable a new owner to build something that might be quite an inappropriate neighbour to the heritage designated property. We would, therefore, lose a valuable opportunity for excellent planning if the subdivision goes ahead.

The OCP states that Rockland is "an area of notable historic architectural and landscape character" (21.23) and recommends that "the maintenance of existing dwellings and large lot character" be supported "through sensitive infill that preserves green space and estate features" (21.24). The Rockland Neighbourhood Association agrees with this policy, and one of its stated goals is "to preserve and maintain the unique urban environment of Rockland." Therefore, we strongly recommend that no subdivision be allowed until there are specific proposals for development, and that any such proposal be, at that time, carefully planned with the heritage property in mind.

Thank you for your consideration.

Janet Simpson, President
Rockland Neighbourhood Association

Alec Johnston

To: Jonathan Tinney
Subject: RE: 1322 Rockland Avenue

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

From: Janet Simpson [mailto: [REDACTED]]
Sent: November 26, 2017 11:18 AM
To: Pam Madoff (Councillor) <pmadoff@victoria.ca>; Jonathan Tinney <JTinney@victoria.ca>; Jocelyn Jenkyns <JJenkyns@victoria.ca>
Subject: 1322 Rockland Avenue

Hello,

The Rockland Neighbourhood Association is requesting an official Community Meeting for the Development Variance Permit to reduce the east yard setback to allow for subdivision.

Any development must deal with the property as a whole. Granting a permit such as this would pave the way for a subdivision which would violate the 1985 Covenant between the City and the Anglican Church Women, a covenant that sets clear restrictions on development of the lot in order to preserve sight lines to the house as well as protect it.

Inappropriate development on this heritage site will be extremely contentious. Therefore, it is imperative that the neighbours be given a chance to learn about the proposal, ask questions, and provide feedback.

As with 515 Foul Bay Road, subdivision along with variances can permit a way around rezoning that removes a development from community consultation and review. In that application process, the developer was ultimately required to participate in an official Community Meeting.

We would like a similar requirement for 1322 Rockland Avenue.

Sincerely,

Janet