

Dear Mayor Helps and City Councilors:

Re: 1322 Rockland Street (Macklen House) Variance application and Subdivision Proposal

I am writing to express my strong concern regarding the request for a variance on the frontage of 1322 Rockland (Schu-huum, or the Macklin House), and the related proposal for subdivision of this property.

This property is an estate of significant historical value and unique character. When it was designated as a heritage site in 1985, the consequent re-zoning included specific setbacks that were as unique as the RN-2 zoning itself. These setbacks relate specifically to the placement of the house and drive on the estate, and preserve original access and sight-lines. This makes it abundantly clear that any development must deal with the estate as a whole, without subdivision.

A subdivision of 1322 Rockland also runs counter to the vision and strategic directions Victoria's Official Community Plan (OCP). The strategic directions of the Rockland neighbourhood section of the OCP include the following:

- Conserve Rockland's historic architectural and landscape character (21.24.4)
- Support maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features (21.24.6)
- Take into consideration the neighbourhood's heritage and estate character while encouraging a diversity of population and housing (21.24.1)

Moreover, the broad policy directions of the OCP refer to the need for heritage values to be considered in land management "at every scale, from sites to local areas" (8i), and for the conservation of heritage property "as resources with value for present and future generations." (8j)

The proposal to subdivide the property provides no benefit to the Rockland community or to Victoria. I support development of this property, but it must be developed as a whole. Consideration should be given to an alternative use for public or cultural purposes.

I am also concerned, more generally, with the proliferation of site-specific zoning in the City of Victoria, an issue that extends beyond Rockland and into many neighbourhoods. The City of Victoria, based on extensive research and consultation, has articulated a vision for development of the city in a manner reflecting its diverse needs. Site-specific zoning undermines this vision and coherent planning for the future.

I urge that this variance not be granted and that no subdivision of 1322 Rockland be approved.

Sincerely

Sonia and Peter Engstad
941 Joan Cr. Victoria BC V8S 3L3

Katie Lauriston

From: Phil Calvert [REDACTED]
Sent: Tuesday, February 28, 2017 8:28 PM
To: Lisa Helps (Mayor)
Cc: Pam Madoff (Councillor)
Subject: 1322 Rockland Street (Macklin House) Variance application and Subdivision Proposal

Mayor Lisa Helps

City of Victoria

Dear Mayor Helps:

Re: 1322 Rockland Street (Macklin House) Variance application and Subdivision Proposal

I am writing to express my strong concern regarding the request for a variance on the frontage of 1322 Rockland (Schu-huum, or the Macklin House), and the related proposal for subdivision of this property.

This property is an estate of significant historical value and unique character. When it was designated as a heritage site in 1985, the consequent re-zoning included specific setbacks that were as unique as the RN-2 zoning itself. These setbacks relate specifically to the placement of the house and drive on the estate, and preserve original access and sight-lines. This makes it abundantly clear that any development must deal with the estate as a whole, without subdivision.

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- Support maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features (21.24.6)
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Moreover, the broad policy directions of the OCP refer to the need for heritage values to be considered in land management "at every scale, from sites to local areas" (8i), and for the conservation of heritage property "as resources with value for present and future generations." (8j)

The proposal to subdivide the property provides no benefit to the Rockland community or to Victoria. I support development of this property, but it must be developed as a whole. Consideration should be given to an alternative use for public or cultural purposes.

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research and consultation, has articulated a vision for development of the city in a manner reflecting its diverse needs. Site-specific zoning undermines this vision and coherent planning for the future.

Mayor Helps, I urge that this variance not be granted and that no subdivision of 1322 Rockland be approved. I would be grateful for a reply at your earliest convenience

Sincerely

Phil Calvert

1347 Craigdaroch.

[REDACTED]

Katie Lauriston

From: Jane Wheatley [REDACTED]
Sent: Thursday, March 02, 2017 2:23 PM
To: Lisa Helps (Mayor)
Subject: Hello Lisa

Hello Mayor Lisa Helps,

Thank you for serving as mayor of Victoria!

We are writing with regards to 1322 Rockland Street (Macklen House) frontage variance and subdivision.

Macklen house is a **heritage** home of historical value and character and a “**covenant**” was placed on the property with setbacks to help preserve it.

Presently, the property does not meet these setbacks on the north, east and south sides of the lot as there is a very large parking lot and numerous outbuildings to the east and north of the mansion. This, before any new proposal is even considered!

Victoria Tourism states: "The city's British colonial past shows in its Victorian architecture, including stately mansions."

We purchase homes and responsibly pay our taxes, taking reassurance in the current zoning of a neighbourhood. The address in question is not along an OCP corridor, it is in a quiet, residential area.

If you would please respond to our letter before 14 March we would greatly appreciate it.

Cheers,

Jane and Kenneth Wheatley

1340 Manor Road – 5 houses from the proposed subdivision

March 4, 2017

Mayor Helps,
Councillors' Alto, Lucas, Loveday, Issit, Coleman, Thorton-Joe, Coleman, Young and Madoff

Re: Development Variance Application No. 00186

I am writing to express my concern of the DVA and the proposed subdivision of 1322 Rockland, Schuuum; a building prominent in the City of Victoria Register of Heritage Property for its Heritage Covenant. Few in the Heritage Registry have a Heritage Covenant registered and this indicates the effort past owners made to have the home and location protected in perpetuity.

This DVA and subdivision cannot go ahead. It is critical the property be maintained in one contiguous piece to ensure proper and sensitive development of the property as a whole and to support the heritage covenant. The rezoning of the property to RN-2 set specific setbacks to protect the access and street view of Schuuum, making it clear development must deal with the property as a whole, not piecemeal.

That property may well support addition density reflecting the R1-A surrounding property and the current RN-2 zoning. However, any such addition must be done with responsible oversight to ensure the prominence of the original residence. That oversight is provided in the vehicle of a single lot development, not two separate lots with the possibility of expedient rezoning.

Additionally, DVP and the proposed realignment of the current building/buildings to make Royal Terrace the front of Lot 1 of the proposed subdivision is bizarre. This is the historical site 1322 Rockland, not 900 something Royal Terrace. How would anyone think that turning the rear yard and stables into the front is rational? Our city bylaws are clear that the original front entrance of historical buildings is The Front Entrance and is to be given prominence.

Bob June
1310 Manor Road

Katie Lauriston

From: rusty ritenour [REDACTED]
Sent: Saturday, March 04, 2017 7:16 PM
To: Lisa Helps (Mayor)
Cc: Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Jonathan Tinney
Subject: No to subdivision of 1322 Rockland Ave

March 4, 2017

Dear Mayor Helps and City Councilors:

Re: 1322 Rockland Street (Macklem House) Variance application and Subdivision Proposal

I am a local physician who moved to Victoria from Halifax, Nova Scotia four years ago with my family. I have two active boys, one at Central Middle School and one at Oak Bay High. We have a black lab. We chose Rockland and the City of Victoria over surrounding neighbourhoods and cities for the green space, the wonderful feel when walking around, its proximity to downtown and the Royal Jubilee Hospital, and the historic nature of the area. It has been wonderful having Craigdarroch Castle and Government House as neighbours. We walk in this area every day. Our kids know every nook and cranny from biking, exploring, and skateboarding all the twists and turns. It shares a lot in common with the historic neighbourhood we enjoyed in Halifax.

I have been here long enough to see smart development and the opposite. I have seen immediate neighbouring lots developed by blasting, cutting down all trees and maximizing lot space. I have seen beautiful high-density developments unfold downtown and along the Fort Street corridors—developments that blend in and have lasting value. We live in a beautiful place; preserving this is worth doing. I think we can insist development be well done, both to preserve the beauty and the value of our neighbourhoods.

With this in mind, I am writing to express my strong opposition regarding the request for a variance on the frontage of 1322 Rockland (the Historic Macklem House), and the related proposal for subdivision of this property. This property is an estate of significant historical value and unique character, the kind that makes Rockland the neighbourhood that it is. Any development must deal with the estate as a whole, without subdivision. To do otherwise is taking a shortcut as a developer to maximize the property rather than proposing a complete, quality project. Personally, it would deeply sadden me to see the historic setbacks disappear with subdivision, and along with this see the wonderful trees, green spaces and walking lanes vanish forever.

I am also concerned, more generally, with the proliferation of site-specific zoning in the City of Victoria, an issue that extends beyond Rockland and into many neighbourhoods. The City of Victoria, based on extensive research and consultation, has articulated a vision for development of the city in a manner reflecting its diverse needs: environment, culture, business, etc. Site-specific zoning undermines this vision and coherent planning for the future.

I urge that this variance not be granted and that no subdivision of 1322 Rockland be approved.

Thank you for your time and consideration. I would kindly ask for the favour of a reply.

Sincerely,

Rusty J. Ritenour
Eye Surgeon - Island Health
Resident and Member Rockland Neighbourhood Association

Katie Lauriston

From: susan simpson [REDACTED]
Sent: Saturday, March 04, 2017 1:23 PM
To: Lisa Helps (Mayor)
Subject: Proposed variance and subdivision-1322 Rockland

Dear Mayor Helps,

As a resident of the Rockland area of Victoria, I was disappointed to learn of the proposed variance and subdivision of the property at 1322 Rockland.

When I was deciding where to live in Victoria, I chose the Rockland neighbourhood because it is established and stable, with beautiful heritage homes on lovely properties surrounded by mature trees, many of which are part of the endangered Garry oak ecosystem.

The Official Community Plan (OCP) clearly underscores the need for heritage values to be considered in land management and for the conservation of heritage property as resources for the present and for the future. In particular, for the Rockland neighbourhood it dictates conservation of historic architectural and landscape character, preservation of green space and estate features (existing dwellings and large lot character) while encouraging a diversity of population and housing.

In the seven years I have been here, I have seen old properties and homes be divided up, torn down and blasted away and protected trees cut down for no apparent reason. All that makes Rockland unique and special to Victoria as a whole is being slowly destroyed. There is no other area of the city quite like the Rockland neighbourhood and I am at a loss to understand why the city does not appreciate it for what it offers to residents and visitors alike.

Each neighbourhood within Victoria has its own unique character and charm. Why would you want to destroy these gems that contribute to the diversity that make this city so special? Do you want the city to be one massive development of barren, treeless plots of land and high rise buildings? That is what Victoria is becoming and will continue to become unless you start to recognize what each neighbourhood offers and take steps to protect the diversity that makes this city special. Do you want your legacy to be that of a government that destroyed green space and developed without regard to heritage and character? I would hope not.

I urge you to take a stand for your city, for heritage, for character and for diversity and vote against the proposed variance and subdivision of 1322 Rockland. The Rockland neighbourhood is special – let's keep it that way.

I look forward to your timely response.

Most sincerely,

Susan Simpson

981 Royal Terrace

[REDACTED]

TO : THE CITY OF VICTORIA MAYOR AND COUNCIL
11, 2017

MARCH

FROM : SHIRLEE AND DARYL PLATER 960 JOAN CRESCENT, VICTORIA

RE : 1322 ROCKLAND AVENUE: SUBDIVISION APPLICATION

As recent home owners in the Rockland area of Victoria, we would like to register our opposition to the application recently made to subdivide the property at 1322 Rockland Avenue.

As former and now permanent residents of Victoria, with family dating back to the Norman Morrison voyage arriving in Victoria in 1854, we feel we have a special bond to Victoria but most especially to the Fairfield and Rockland areas. This is indeed one of those very special places in the world.

After careers in the arts and architecture, we were drawn to the Rockland area which is characterized in the OCP as "an area of notable historic architectural and landscape character" and recommends that "the maintenance of existing dwellings and large lot character" be supported "through sensitive infill that preserves green space and estate features. Shirlee and I agree with this policy and the goal "to preserve and maintain the unique urban environment of Rockland".

The concern with this particular subdivision proposal is that by severing a portion of this heritage property from the Macklen House can more easily lead to a future development on the subdivided portion of the property which is totally inappropriate to it's heritage neighbour. To create two separate lots would negate the opportunity for developing the total site in a comprehensive manner which takes into consideration that 1322 Rockland is a Heritage designated property.

In conclusion, we agree with the Rockland Neighbourhood Association that no subdivision and/or development be considered or allowed unless there are specific proposals for such development and that any proposal be carefully planned and considered with the heritage aspect of the property kept foremost in mind.

Thank you for your consideration,

Shirlee and Daryl Plater

Cell [REDACTED] cell [REDACTED]

Katie Lauriston

From: DOREEN MUELLER [REDACTED]
Sent: Monday, March 13, 2017 3:54 PM
To: Lisa Helps (Mayor)
Cc: Pam Madoff (Councillor)
Subject: 1322 rockland subdivision

Mayor Helps.

I moved to 1301 Rockland Ave. in 1991. We selected the area because of its historical background, the trees, vegetation and rock outcrops. In addition the area had a Rockland Neighbourhood Plan. The plan was established in the late 1980's and therefore did not look outdated.

We appreciated the neighbourhood's foresight. The citizens of Rockland had considered densification. The manor houses had been divided into rental properties as well as condos. The historical value of the manor houses was retained by insisting that the homes remain visible from streets.

We today have a good representation of renters as well as homeowners in the neighbourhood. The neighbourhood today contains religious organizations, day cares, nursing homes, condos and an Art Gallery. Our backyard runs into the Seward Estate on Moss st., a Community of 10 townhouses, taste fully integrated into the neighborhood. It can hardly be said that we are a NIMBY neighbourhood.

We cherish our green spaces. Our trees, vegetation and rock outcrops are important to us. They are important because there are no parks. Green spaces therefore are not just important to immediate neighbours, they are important to the entire neighbourhood and they are important to maintain the historical nature of the neighbourhood.

we oppose the request for the subdivision of 1322 Rockland Ave. We have been through numerous attempts for 1322 Rockland to diminish the historical value of the property. Should you grant the subdivision of 1322 Rockland Ave., it will set into motion requests for other manor houses in the neighbourhood. Your decisions on the two properties in front of you right now that is the truth centre and 1322 Rockland will set the trend for the future. It is in your hands to preserve the historical value of the neighbourhood or destroy it.

Thank you for your patience and attention and I look forward to your reply.

Katie Lauriston

From: Patricia Kidd [REDACTED]
Sent: Monday, March 13, 2017 9:52 PM
To: Lisa Helps (Mayor)
Subject: 1322 Rockland Ave.

Dear Mayor Helps and City Councillors:

Re: 1322 Rockland Street (Macklin House) Variance application and Subdivision Proposal

I am writing to express my strong concern regarding the request for a variance on the frontage of 1322 Rockland (Schu-huum, or the Macklin House), and the related proposal for subdivision of this property.

Much of Victoria's economy is built on tourism. People flock here not just for the climate, but because the city has a variety of architecture which reflects both its history and its various cultures. Because of its proximity to the downtown area, the array of available transport to bring tourists to this area, and the several attractions of the area, ensure that visitors are numerous all year round. As a regular walker in the area, I meet and chat with many of these people, and it's the heritage architecture of the area that most comment upon. At present, a significant amount of new housing in the Rockland area reflects contemporary architectural style. Too many heritage properties are disappearing, and the city is beginning to look like any other urban centre. Since the city's charm is its main selling point, we destroy this at our peril!

The property at 1322 also includes a large and vital green space. This area is the 'lungs' of the city! Green space cleans the air for everyone who lives here. Subdivision will allow building density which will seriously damage this crucial green space, and the flora and fauna which depend upon it.

This property is an estate of significant historical value and unique character. When it was designated as a heritage site in 1985, the consequent re-zoning included specific setbacks that were as unique as the RN-2 zoning itself. These setbacks relate specifically to the placement of the house and drive on the estate, and preserve original access and sight-lines. This makes it abundantly clear that any development must deal with the estate as a whole, without subdivision.

The proposal to subdivide the property provides no benefit to the Rockland community or to Victoria. I support development of this property, but it must be developed as a whole. Consideration should be given to an alternative use for public or cultural purposes.

I am also concerned, more generally, with the proliferation of site-specific zoning in the City of Victoria, an issue that extends beyond Rockland and into many neighbourhoods. The City of Victoria, based on extensive research and consultation, has articulated a vision for development of the city in a manner reflecting its diverse needs. Site-specific zoning undermines this vision and coherent planning for the future.

I urge that this variance not be granted and that no subdivision of 1322 Rockland be approved.

Sincerely

Patricia C. Kidd

Patricia Kidd, M.A., Cultural Historian
Doctoral Candidate, History, UVic
(home) 1025 Moss Street
Victoria B.C. Canada
V8V 4P2
[REDACTED]

Katie Lauriston

From: Charis Burke [REDACTED]
Sent: Friday, March 17, 2017 4:47 PM
To: Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor)
Subject: Concern regarding 1322 Rockland Street (Macklin House) Variance application and Subdivision Proposal

Dear Mayor Helps and City Councillors:

Re: 1322 Rockland Street (Macklin House) Variance application and Subdivision Proposal

I am writing to express my strong concern regarding the request for a variance on the frontage of 1322 Rockland (Schu-huum, or the Macklin House), and the related proposal for subdivision of this property.

This property is an estate of significant historical value and unique character. When it was designated as a heritage site in 1985, the consequent re-zoning included specific setbacks that were as unique as the RN-2 zoning itself. These setbacks relate specifically to the placement of the house and drive on the estate, and preserve original access and sight-lines. This makes it abundantly clear that any development must deal with the estate as a whole, without subdivision.

A subdivision of 1322 Rockland also runs counter to the vision and strategic directions Victoria's Official Community Plan (OCP). The strategic directions of the Rockland neighbourhood section of the OCP include the following:

- Conserve Rockland's historic architectural and landscape character (21.24.4)
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Moreover, the broad policy directions of the OCP refer to the need for heritage values to be considered in land management "at every scale, from sites to local areas" (8i), and for the conservation of heritage property "as resources with value for present and future generations." (8j)

The proposal to subdivide the property provides no benefit to the Rockland community or to Victoria. I support development of this property, but it must be developed as a whole. Consideration should be given to an alternative use for public or cultural purposes.

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I urge that this variance not be granted and that no subdivision of 1322 Rockland be approved.

Sincerely,

Charis

Charis Burke
1509 Rockland Avenue
Victoria, BC V8S 1W3

Mayor Lisa Helps,

RECEIVED
~~SEP 08 2023~~
Mar 22 2017

When we moved to Victoria, we chose the Rockland neighbourhood because it is established and stable. It has beautiful heritage homes that are surrounded by mature trees, many of which make up the endangered Garry oak ecosystem.

During the 10 years we have been here, properties have been divided up, torn down and the rock that our neighbourhood has been named after, has been blasted. Roots from trees that we thought were protected have been damaged by the blasting and other trees felled as they were in the building envelope of the new development. Rockland is slowly being destroyed.

Each area of the city is unique and we can't comprehend why the city does not appreciate their diversity. What will our city become if it is devoid of trees and filled with densification projects? Over 70 percent of Rockland's current population lives in suites or apartments. Why do we need more densification!

We thought our civic government valued green space, trees, heritage, character and neighbourhood diversity.

Please stop the proposed variance and subdivision of 1322 Rockland.

Please decrease the density of the proposal at 1201 Fort Street so the streetscape along Pentrelew does not resemble a wall of townhouses.

Rockland residents,

Jane and Ken Wheatley

Lacey Maxwell

From: Jenny Jaeckel [REDACTED]
Sent: June 7, 2017 9:17 AM
To: Lisa Helps (Mayor)
Subject: proposed development at 1322 Rockland Ave. Victoria

Dear Mayor Helps,

I am writing to express my opposition to the proposed development at 1322 Rockland Ave.

My family and I are long term renters at 1320 Rockland Ave. We chose this place to live because it is a calm and quiet location and has a lovely yard where our child can play. I myself am a writer and work at home, and also have a neurological condition that makes it extremely hard for me to tolerate noise. If I am in a noisy environment during the day I have seizures at night.

The proposed development would create a massive amount of noise for a very extended period of time and would make our home unliveable for us. We do not wish to move, nor would we be able to move to a new home in the foreseeable future. We are a middle-low-income family and as you know there is quite a housing crisis in the city.

Further, our (12 years of age) child has a respiratory issue, and the exhaust, dust and debris from extended construction would greatly and adversely impact the health of our child.

Thank you for hearing our concerns.

Sincerely,
Jenny Jaeckel

Lacey Maxwell

From: Sylvia Mitbrodt [REDACTED]
Sent: November 9, 2017 4:27 PM
To: Victoria Mayor and Council
Subject: Re: 1322 Rockland Avenue

To Mayor and Council,

As owners of 1320 Rockland Avenue, which is the property next door to 1322 Rockland Avenue, we would like to have our names on the record that we oppose the application to subdivide by Wei Tu. We feel that 1322 Rockland Avenue with its land in tact, is a significant and integral part of the historic estate and must be preserved. The house is large and stately and would be greatly diminished by subdivision.

Sincerely,
Jurgen and Sylvia Mitbrodt

Lacey Maxwell

From: Chantal Meagher [REDACTED]
Sent: November 15, 2017 9:29 AM
To: Alec Johnston
Cc: Jonathan Tinney; Pam Madoff (Councillor) [REDACTED]; Phil Calvert; Lisa MacIntosh; Victoria Mayor and Council
Subject: 1322 Rockland application for variance and subdivision - voicing concerns
Attachments: history of 1322 development efforts.pages

Dear Alec --

I am forwarding to you a letter I sent to Jonathan Tinney several months ago regarding the proposed subdivision of 1322 Rockland Avenue.

I see that you are now preparing recommendations with respect to this application, and wish to remind you both of the concerns voiced in my earlier letter, as well as those raised in our telcon last week:

First, with respect to the assessment of the property at 1322 Rockland as a **panhandle** lot, I'd refer you to the letter of 4 January from Thom Pembrokat to Ian Phillips, in which they advise that the existing property would indeed be classified as a panhandle. I would urge you to revisit your assessment in light of this.

Second, I would like to direct your attention to the correspondence of 6 and 8 April 2011 between Brad Dellebur, Brian Sikstrom, and Ian Phillips relating to the requirement of the City for a road dedication on Rockland and Royal Terrace - including for the property on which the Carriage House now stands. At that time, the City was adamant in **requiring a road dedication** (rather than the statutory right of way that Wei's representative was proposing) in the event of subdivision. I trust that, should the City be entertaining the idea of this application moving to the COW, it would again insist on a road dedication.

Third, in the letter of 20 May 2011 from Jeff Mitton to Ian Phillips, he stated that **"Any subdivision proposal needs to address the issue of the current use and how it complies with the provision of parking on site. Please provide confirmation that the use of the building and the number of required parking spaces complies with the bylaw."** As you are aware, there are currently 35 rental units in the existing buildings. I am not, at this time, suggesting that this must be reduced, but I do have concerns about the owner 'locking in' any non-conforming use along with non-conforming setbacks, and then proceeding to exhibit the same cavalier disregard of rules and regulations with respect to the remaining portion of the property.

Finally, I attach a summary of past development proposals for this property. I have no objection to reasonable, appropriate and sensitive development of this property, consistent with the current site specific zoning and covenant. However, as you can see from the attached summary, none of the past proposals put forward by the owner thus far would satisfy any of these criterion. There is no good reason for subdivision of this property in the absence of a concrete development plan for the 'vacant' portion of the lot. I urge you to **prevent the applicant from achieving indirectly what she has been unable to achieve directly.**

These successive unreasonable development proposals do nothing more than creating stress within the community, while wasting both your time and taxpayer resources.

Best,

Chantal Meagher
1347 Craigdarroch Road

----- Forwarded message -----

From: Chantal Meagher [REDACTED]
Date: 1 March 2017 at 15:50
Subject: 1322 Rockland application for variance and subdivision - voicing concerns
To: jtinney@victoria.ca
Cc: pmadoff@victoria.ca, landuse@rockland.bc.ca

Dear Mr. Tinney:

I am writing to express my strong objection to the application for a variance on the frontage of historic 1322 Rockland (also known as Schu-huum, or the Macklin House), and the related proposal for subdivision of this property.

This property is an estate of **significant historical value and unique character**. When it was designated as a heritage site in 1985, the consequent re-zoning specified setbacks that were as unique as the RN-2 zoning itself. These setbacks relate specifically to the placement of the house and drive on the estate, and preserve original access and sight-lines. This makes it abundantly clear that any development must deal with the estate as a whole unless the eventual development is not to make a mockery of historical preservation.

A subdivision of 1322 Rockland also **runs counter to the vision and strategic directions Victoria's Official Community Plan (OCP)**. The strategic directions of the Rockland neighbourhood section of the OCP include the following:

- Conserve Rockland's historic architectural and landscape character (21.24.4)
- Support maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features (21.24.6)
- Take into consideration the neighbourhood's heritage and estate character while encouraging a diversity of population and housing (21.24.1)

Moreover, the broad policy directions of the OCP refer to the need for heritage values to be considered in land management "at every scale, from sites to local areas" (8i), and for the conservation of heritage property "as resources with value for present and future generations." (8j)

The proposal to subdivide the property **provides no benefit to the Rockland community or to Victoria**. I support development of this property, but it must be developed as a whole, and in a manner consistent with the historic nature of both the property and the neighbourhood.

I also understand the **desire to increase density** close to the core of the city. However, more homes does not necessarily translate to greater density, and may - in some cases - eventually lead to a decrease in affordable housing. Rockland already boasts considerable diversity of accommodation options, and significant density already. Indeed, without even moving from my present seat at our kitchen island, I have direct sight lines to four large homes that have all been divided into dozens of apartments.

The last development application for this property proposed upwards of 40 new units, in addition to the existing historical buildings, which would be converted from rooming house style accommodation to single family accommodation. In the absence of a development proposal to accompany this current application for subdivision, and considering that the ownership of the property has not changed since that last application, it is not unreasonable to expect that any future effort to develop the lot would bear considerable resemblance to past applications. In such a case, this would **not only significantly reduce affordable housing in the heart of Rockland, but would place the desires of one owner and developer over the good of the community** and the interests of the many other residents who call this place home.

If this property -- in close proximity to a number of sites of Victoria's historic and cultural importance - is not developed in an appropriate and sensitive manner, there is no going back. I therefore urge that this variance not be granted and that no subdivision of 1322 Rockland be approved in the absence of a comprehensive development proposal.

I look forward to your early response.

Sincerely,

Chantal Meagher
1347 Craigdarroch Road

cc: P. Madoff
cc: Rockland Neighbourhood Association

--
Chantal Meagher

Lacey Maxwell

From: webforms@victoria.ca
Sent: November 16, 2017 3:05 PM
To: Victoria Mayor and Council
Subject: Mayor and Council email

Categories: Planning

From: Deborah Hartwick

Email: [REDACTED]

Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/councillors.html>

Daytime Phone : [REDACTED]

Dear Mayor and Councillors,

As the development of 1322 Rockland proceeds we would like you to go stand on Royal Terrace and imagine what having an undetermined amount of cars going up and down as well as extra parking on Royal and Manor would be like. The left turn from Royal onto Rockland is already dangerous. There is also one of Victoria's oldest and grandest Garry Oak trees that will have to come down. There are other ways to accommodate a driveway which must be considered. We look forward to hearing what the rationale behind allowing the placement of said driveway!

Thank you for your careful consideration.

Regards,

Deborah Hartwick

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IP Address: [REDACTED]

Katie Lauriston

From: Jonathan Tinney
Sent: Tuesday, December 05, 2017 12:58 PM
To: Janet Simpson; Pam Madoff (Councillor); Jocelyn Jenkyns
Cc: Alec Johnston
Subject: RE: 1322 Rockland Avenue

Janet,

Thanks for your note. By way of cc I will ask Alec (who is the planner on this file) to add your letter below to the correspondence for this file for Council's consideration at such time as this file reaches Committee of the Whole. Based on your request, Council has the option of directing the application to undertake a formal CALUC meeting at that time.

Regards,

Jonathan

-----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

Lacey Maxwell

From: Chantal Meagher [REDACTED]
Sent: December 19, 2017 1:33 PM
To: Victoria Mayor and Council
Subject: Re: Email to Mayor and Council RE: 1322 Rockland application for variance and subdivision - voicing concerns

Hi Lacey --

The problem with Macs!!!

I've pasted the content of the attachment below.

Thanks for following up, and Merry Christmas!

Chantal

Recent history of 1322 Rockland Avenue

- **Purchased 2003:** 1.9 million (2 lots)
- **Assessed value almost tripled by 2016:** 5.531 million (3.79 million + 1.741 million)
 - note: assessment of the property containing the manor house shows 14 beds, 11 baths, but there are 35 rental units in the existing building, with monthly income estimated to be in excess of \$20,000

Past development efforts (all are in addition to the existing manor house and carriage house, which now contain 35 rental units):

2004:

- two different proposals (in addition to the existing buildings):
 - 60 units (details not available, but would be in City's files)
- 11 apartment units, plus 11 attached housing units

2005:

- another two proposals:
 - January: 48 units: 37 apartments and 9 townhouses
- August: 29 townhouses, each of at least 2000 SF, resulting in density of well over the 25% allowed

2006:

- February: proposed changing to CD zoning, requesting 4 development zones
 - 22 apartments in 2 buildings, and 6 townhomes
 - 13.65 M high

2009:

- discussions with VIHA to turn the manor house and carriage house into 35 bed transitional housing. This venture did not move forward, but the buildings have been updated (date unknown) to provide 35 separate rental units.

2010:

- October: subdivision application to sever the larger lot into 2: one with manor house, and second, vacant lot.

2011:

- new house (5307sf) built on smaller of 2 lots (currently assessed at 1.741 million)
- City advised the property owner (8 April) that a road dedication would be a condition of subdivision of the larger lot. The subdivision was not granted.

2017:

- January: new application for subdivision submitted by owner. Report of planner is now in preparation.

On 19 December 2017 at 10:56, Victoria Mayor and Council <mayorandcouncil@victoria.ca> wrote:

Dear Chantal,

Thank you for your email regarding 1322 Rockland Avenue. Your email has been shared with Mayor and Council, attached to the correspondence file for this address, and will be shared with Council again when they consider this application at a future Committee of the Whole meeting at a date that is yet to be determined.

Unfortunately, I am unable to open the attachment. If you would like to resend it, I will be happy to add it to the correspondence file as well.

Thank you very much for taking the time to share your thoughts with Mayor and Council and the City of Victoria.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Chantal Meagher [mailto: [REDACTED]]
Sent: November 15, 2017 9:29 AM
To: Alec Johnston <ajohnston@victoria.ca>
Cc: Jonathan Tinney <JTinney@victoria.ca>; Pam Madoff (Councillor) <pmadoff@victoria.ca>; [REDACTED] Phil Calvert [REDACTED]; Lisa MacIntosh [REDACTED]; Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: 1322 Rockland application for variance and subdivision - voicing concerns

Dear Alec --

I am forwarding to you a letter I sent to Jonathan Tinney several months ago regarding the proposed subdivision of 1322 Rockland Avenue.

I see that you are now preparing recommendations with respect to this application, and wish to remind you both of the concerns voiced in my earlier letter, as well as those raised in our telcon last week:

First, with respect to the assessment of the property at 1322 Rockland as a **panhandle** lot, I'd refer you to the letter of 4 January from Thom Pemberton to Ian Phillips, in which they advise that the existing property would indeed be classified as a panhandle. I would urge you to revisit your assessment in light of this.

Second, I would like to direct your attention to the correspondence of 6 and 8 April 2011 between Brad Dellebur, Brian Sikstrom, and Ian Phillips relating to the requirement of the City for a road dedication on Rockland and Royal Terrace - including for the property on which the Carriage House now stands. At that time, the City was adamant in **requiring a road dedication** (rather than the statutory right of way that Wei's representative was proposing) in the event of subdivision. I trust that, should the City be entertaining the idea of this application moving to the COW, it would again insist on a road dedication.

Third, in the letter of 20 May 2011 from Jeff Mitton to Ian Phillips, he stated that **"Any subdivision proposal needs to address the issue of the current use and how it complies with the provision of parking on site. Please provide confirmation that the use of the building and the number of required parking spaces complies with the bylaw."** As you are aware, there are currently 35 rental units in the existing buildings. I am not, at this time, suggesting that this must be reduced, but I do have concerns about the owner 'locking in' any non-conforming use along with non-conforming setbacks, and then proceeding to exhibit the same cavalier disregard of rules and regulations with respect to the remaining portion of the property.

Finally, I attach a summary of past development proposals for this property. I have no objection to reasonable, appropriate and sensitive development of this property, consistent with the current site specific zoning and covenant. However, as you can see from the attached summary, none of the past proposals put forward by the owner thus far would satisfy any of these criterion. There is no good reason for subdivision of this property in the absence of a concrete development plan for the 'vacant' portion of the lot. I urge you to **prevent the applicant from achieving indirectly what she has been unable to achieve directly.**

These successive unreasonable development proposals do nothing more than creating stress within the community, while wasting both your time and taxpayer resources.

Best,

Chantal Meagher

1347 Craigdarroch Road

----- Forwarded message -----

From: Chantal Meagher [REDACTED]
Date: 1 March 2017 at 15:50
Subject: 1322 Rockland application for variance and subdivision - voicing concerns
To: jtinney@victoria.ca
Cc: pmadoff@victoria.ca, landuse@rockland.bc.ca

Dear Mr. Tinney:

I am writing to express my strong objection to the application for a variance on the frontage of historic 1322 Rockland (also known as Schu-huum, or the Macklin House), and the related proposal for subdivision of this property.

This property is an estate of **significant historical value and unique character**. When it was designated as a heritage site in 1985, the consequent re-zoning specified setbacks that were as unique as the RN-2 zoning itself. These setbacks relate specifically to the placement of the house and drive on the estate, and preserve original access and sight-lines. This makes it abundantly clear that any development must deal with the estate as a whole unless the eventual development is not to make a mockery of historical preservation.

A subdivision of 1322 Rockland also **runs counter to the vision and strategic directions Victoria's Official Community Plan (OCP)**. The strategic directions of the Rockland neighbourhood section of the OCP include the following:

- Conserve Rockland's historic architectural and landscape character (21.24.4)
- Support maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features (21.24.6)
- Take into consideration the neighbourhood's heritage and estate character while encouraging a diversity of population and housing (21.24.1)

Moreover, the broad policy directions of the OCP refer to the need for heritage values to be considered in land management "at every scale, from sites to local areas" (8i), and for the conservation of heritage property "as resources with value for present and future generations." (8j)

The proposal to subdivide the property **provides no benefit to the Rockland community or to Victoria**. I support development of this property, but it must be developed as a whole, and in a manner consistent with the historic nature of both the property and the neighbourhood.

I also understand the **desire to increase density** close to the core of the city. However, more homes does not necessarily translate to greater density, and may - in some cases - eventually lead to a decrease in affordable housing. Rockland already boasts considerable diversity of accommodation options, and significant density already. Indeed, without even moving from my present seat at our kitchen island, I have direct sight lines to four large homes that have all been divided into dozens of apartments.

The last development application for this property proposed upwards of 40 new units, in addition to the existing historical buildings, which would be converted from rooming house style accommodation to single family accommodation. In the absence of a development proposal to accompany this current application for subdivision, and considering that the ownership of the property has not changed since that last application, it is not unreasonable to expect that any future effort to develop the lot would bear considerable resemblance to past applications. In such a case, this would **not only significantly reduce affordable housing in the heart of Rockland, but would place the desires of one owner and developer over the good of the community** and the interests of the many other residents who call this place home.

If this property -- in close proximity to a number of sites of Victoria's historic and cultural importance - is not developed in an appropriate and sensitive manner, there is no going back. I therefore urge that this variance not be granted and that no subdivision of 1322 Rockland be approved in the absence of a comprehensive development proposal.

I look forward to your early response.

Sincerely,

Chantal Meagher

1347 Craigdarroch Road

cc: P. Madoff

cc: Rockland Neighbourhood Association

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Chantal Meagher

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Chantal Meagher

Lucas De Amaral

From: Phil Calvert [REDACTED]
Sent: Tuesday, January 02, 2018 2:53 PM
To: Victoria Mayor and Council
Cc: Jonathan Tinney; Alec Johnston; Merinda Conley
Subject: Fwd: Proposed Subdivision of 1322 Rockland

Dear Mayor and Council--

A slight correction--I meant to say that the proposal for subdivision of Rockland was being reviewed by the City's Planning Department, not Housing.

Phil Calvert

----- Forwarded message -----

From: Phil Calvert [REDACTED]
Date: 2 January 2018 at 14:49
Subject: Proposed Subdivision of 1322 Rockland
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: jtinney@victoria.ca, mconley@victoria.ca, ajohnston@victoria.ca

Dear Mayor Helps and Councillors

I am writing to express my strong objection to the proposed subdivision of 1322 Rockland. This proposal is currently being reviewed by the City of Victoria's Housing department, and will be presented to Council in the near future.

The house at 1322 Rockland is older than the Legislative Buildings. Its historic value lies not just in the building, but in the estate as a whole, which is one of the few remaining of its kind in Victoria. When it was designated as a heritage site in 1985, the consequent re-zoning included specific, unique setbacks related specifically to the placement of the house and drive on the estate, thus preserving original access and sight-lines. In order to preserve the estate nature of the property, the property must be dealt with as a whole, and not subdivided.

Subdivision of 1322 would open the door to loosening the protections in the 1985 covenant by creating one lot containing just the existing buildings and parking lots and another, vacant lot. In 2011, the city planner at the time confirmed this property as a panhandle lot. Subdividing the lot could open the door to classification of the second - vacant - lot as a non-panhandle lot, allowing development inconsistent with both the original estate nature of the lot, and the intention of the heritage covenant.

However, it would be a grave mistake to create this 'vacant' lot, as this proposed second lot is an inextricable part of the manor, and the reason why the non-conforming setbacks were allowed. At the time the property was designated as a heritage site, the Advisory Planning Commission's letter recommending approval to the Mayor and Council stated: "Because of the property's unusually large size, the current building is *lawfully* non-conforming in north and east setbacks." (italics added).

A subdivision of 1322 Rockland also runs counter to the vision and strategic directions of Victoria's current Official Community Plan (OCP). The strategic directions of the Rockland neighbourhood section of the OCP include the following:

- Conserve Rockland's historic architectural and landscape character (21.24.4)
- Support maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features (21.24.6)
- Take into consideration the neighbourhood's heritage and estate character while encouraging a diversity of population and housing (21.24.1)

Moreover, the broad policy directions of the OCP refer to the need for heritage values to be considered in land management "at every scale, from sites to local areas" (8i), and for the conservation of heritage property "as resources with value for present and future generations." (8j)

In addition, consultations on the Rockland section of the new Official Community Plan, originally slated and announced for August 2017, have yet to start. It does not make sense to make such a significant decision about an estate of historic value without the context of an updated plan.

1322 Rockland is an important part of Victoria's heritage. Subdivision of the property provides no benefit to the Rockland community or to Victoria. Given the many attempts by the current owner to put in place very intensive development at the expense of the traditional historic character of the estate, and against the expressed wishes of the neighbourhood, I urge you to reject this proposal for subdivision, and to confirm that the property only may be developed as a whole and in a manner appropriate for the community. I would also urge you to give strong consideration to an alternative use of this important piece of Victoria's heritage for public or cultural purposes.

Sincerely

Phil Calvert