

## Alicia Ferguson

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**Subject:** RE: 1322 Rockland Street Application for Variance and Subdivision Proposal

**From:** Chantal Meagher

**Sent:** March 1, 2017 2:31 PM

**To:** Lisa Helps (Mayor) <mayor@victoria.ca>

**Cc:** landuse@rockland.bc.ca; Pam Madoff (Councillor) <pmadoff@victoria.ca>

**Subject:** 1322 Rockland Street Application for Variance and Subdivision Proposal

Dear Mayor Helps:

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

## Lacey Maxwell

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**From:** Chantal Meagher [REDACTED]  
**Sent:** January 18, 2018 10:21 AM  
**To:** Victoria Mayor and Council; Geoff Young (Councillor); Ben Isitt (Councillor); Chris Coleman (Councillor); Charlayne Thornton-Joe (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Public Hearings; Merinda Conley  
**Cc:** Alec Johnston; Jonathan Tinney  
**Subject:** Fwd: 1322 Rockland subdivision -- CALUC public meeting  
**Attachments:** 1322 development efforts jan18.docx

Dear Mayor and Council:

I am writing to ask that the City move forward immediately with an official Community Association Land Use Committee (CALUC) public meeting to allow for meaningful consultation regarding the proposed subdivision and consequent development of the property at 1322 Rockland. The Rockland Community Association has already made this request of the City, which myself and the neighbours listed below strongly support.

You will see from the letter forwarded, below, that I have written to the owner of the property with the same request. However, I strongly believe that the most responsible way forward is for the City to order an official CALUC. You will also see from the attached outline of development efforts that considerable resources have already been expended by the city in the course of numerous development efforts. It is time to bring the community into the picture at the beginning of this latest effort.

A CALUC meeting at this point would serve many purposes: In addition to providing transparency, it would provide the community with insight into both the owner's short and long term plans for development, and an opportunity for the neighbours to provide feedback at an early stage in the development. This information could then be employed in the planning process, potentially avoiding costly and frustrating delays as the project moves forward.

I am confident that it is possible - through transparency and consultation - to find a way forward with a development that is sensitive to the community, and protects the considerable heritage and ecological value of the property. The undersigned neighbours believe that early community engagement is an important element in the process of developing a site of this size and significance.

I look forward to hearing from you.

Best,  
Chantal Meagher  
1347 Craigdarroch Road

This letter also sent on behalf of:

Ken Wheatley  
Jane Wheatley  
Gordon Wheatley  
1340 Manor Road

Patricia Kidd  
1025 Moss Street

Kam Lidder  
1252 Wils Spencer Place

Peter and Sonia Engstad  
941 Joan Crescent

Susan Simpson  
981 Royal Terrace

Rick Styles  
Lana Quinn  
1376 Craigdarroch Road

Jurgen and Sylvia Mitbrodt  
1320 Rockland Avenue

Deborah and Clark Hartwick  
1372 Craigdarroch Road

Lisa Macintosh  
Susanne Vogt  
1000 Craigdarroch Road

Bob and Elizabeth June  
1310 Manor Road

Phil and Jessye Calvert  
1347 Craigdarroch Road

Susan Bartol-Drinker  
1330 Rockland Avenue

Anne Underwood on behalf of  
Dorothy Underwood  
1353 Craigdarroch Road

Brenda Moysey  
737 Pemberton Road

Rusty Ritenour  
940 Royal Terrace

Vanessa Dingley  
12-949 Pemberton Road

Rockland Neighbourhood Association  
(per Janet Simpson)

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

From: **Chantal Meagher** [REDACTED]  
Date: 18 January 2018 at 09:43  
Subject: 1322 Rockland subdivision -- CALUC public meeting  
To: Wei Tu [REDACTED]

Dear Wei Tu -

Happy New Year! I hope you've had a lovely holiday season.

Last April, we met to discuss your plans for development of your property at 1322 Rockland. At that time, you expressed a desire to develop it in a manner that was in keeping with the neighbourhood, and taking into account concerns of the neighbours. While you advised that you didn't yet have concrete plans, you shared your intention to build five single family homes.

Since that date, you have applied for subdivision of the property, but the neighbourhood has not been advised of your longer term development plans. Development of this property will be complex and will have a significant impact on your many neighbours - it will undoubtedly need to be evaluated against the Historic Registration and Heritage Covenant. I am writing to ask that you request the City to move forward immediately with an official Community Association Land Use Committee (CALUC) public meeting to allow for meaningful consultation with your neighbours.

A CALUC meeting at this point would serve many purposes: In addition to providing the transparency that you so value, it would provide the community with insight into both your short and long term plans for development, and an opportunity for your neighbours to provide feedback at an early stage in the development of your plans. You would then be able to have your consultants use this relevant and useful feedback in the planning process, potentially avoiding costly and frustrating delays as you move forward.

This request comes not just from myself, but also from neighbours whose names appear below -- many of whom live directly adjacent to your property at 1322 Rockland.

This process has been used with positive effect in other proposed developments in the area. I am confident that it is possible - through transparency and consultation - to find a way forward with a development that is sensitive to the community, and protects the considerable heritage and ecological value of the property. Your neighbours believe that early community engagement is an important element in the process of developing a site of this size and significance.

I look forward to hearing from you.

Best,  
Chantal Meagher  
1347 Craigdarroch Road

This letter also sent on behalf of:

Ken Wheatley  
Jane Wheatley  
Gordon Wheatley  
1340 Manor Road

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Rockland Neighbourhood Association  
(per Janet Simpson)

## Recent history of 1322 Rockland Avenue

- **Purchased** 2003: 1.9 million (2 lots)
- **Assessed value** more than tripled by 2017: 6.088 million (3.939 million + 2.149 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 well 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.

**From:** Bob June [REDACTED]  
**Sent:** January 15, 2018 1:05 PM  
**To:** Marianne Alto (Councillor) <[MAalto@victoria.ca](mailto:MAalto@victoria.ca)>; Ben Isitt (Councillor) <[BIsitt@victoria.ca](mailto:BIsitt@victoria.ca)>; Chris Coleman (Councillor) <[ccoleman@victoria.ca](mailto:ccoleman@victoria.ca)>; Pam Madoff (Councillor) <[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)>; Margaret Lucas (Councillor) <[mlucas@victoria.ca](mailto:mlucas@victoria.ca)>; Charlayne Thornton-Joe (Councillor) <[cthorne-joe@victoria.ca](mailto:cthorne-joe@victoria.ca)>; Lisa Helps (Mayor) <[mayor@victoria.ca](mailto:mayor@victoria.ca)>; Geoff Young (Councillor) <[gyoung@victoria.ca](mailto:gyoung@victoria.ca)>  
**Cc:** Alec Johnston <[ajohnston@victoria.ca](mailto:ajohnston@victoria.ca)>; Merinda Conley <[mconley@victoria.ca](mailto:mconley@victoria.ca)>  
**Subject:** re: DPV00186 - 1322 Rockland Variances and Subdivision

Dear Mayor and Council:

I am writing to voice my opposition to the proposed variances and subdivision of this property, 1322 Rockland, the Carolyn Macklin/ Schuhuum Residence, without any comprehensive civic consultation nor a plan presented for the proposed subdivision.

As a member of council has stated "The implications, in terms of severing a portion of the property are significant. Any development proposed for the property, as it is currently configured, would need to take into consideration the impact on the designated building, in terms of siting, views, architecture, etc. If the property was to be subdivided those considerations would no longer be relevant.

We have been through a number of proposals for this property, over the years, and there were tremendous advantages to being able to consider the site, as a whole."

This Heritage Registered and Heritage Covenanted property deserves a comprehensive plan; not as a fragmented piecemeal breakup with no overarching concept of development presented.

The property may present potential for development, but that development must be done reflecting the current restrictions of the covenant and the historic values of the Macklin Residence engenders. Development potential should not be severed and potentially allowed in isolation of those values.

Bob June  
1310 Manor Road



## Lacey Maxwell

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**From:** Sylvia Mitbrodt [REDACTED]  
**Sent:** January 10, 2018 10:42 AM  
**To:** Victoria Mayor and Council  
**Subject:** Re: 1322 Rockland ave

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

Jurgen Mitbrodt

Owner of 1320 Rockland Avenue

Mayor Lisa Helps,

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~~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