

Jan.24 , 2018

Dear Mayor and Council:

Re: Development Variance Permit #00186 – 1322 Rockland Ave

My response to the staff EXECUTIVE SUMMARY:

**Question: 1. What guardlines are employed in the subdivision application?
Zoning Regulation Bylaws or OCP and Rockland Neighborhood Plan?**

Question: 2: If there is a conflict, which one supersedes?

**Zoning Regulation Bylaw requires: 2,800 square meters for the existing
buildings, we give 3,205 square meters!**

**Where does the Zoning Regulation Bylaw require to create the view corridor
towards the mansion in LOT 1 from LOT2? This will result in take away 1/3 my
building land!**

**Even if the OCP and Rockland Neighborhood Plan were applied, only the two
variances should be evaluated against. Our 2 variances are exactly what the OCP
and Rockland Neighborhood Plan are wanted: Protect Heritage Value and
Character. Demolishing the coach house and the car port will demolish the
historical value and character!**

**Registry of Heritage house does not take away owners the subdivision right
according to Land Title Act and Local Government Act!**

**Regarding Driveway and Garry Oak tree report, we were only given a couple of
days to come up with the report. And the final report was done today!**

**Please stop this highly prejudicial practice in the City of Victoria. We are living in
the law and order society!**

Submitted respectfully,

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