

Lacey Maxwell

From: Chantal Meagher [REDACTED]
Sent: January 23, 2018 8:19 PM
To: Victoria Mayor and Council
Cc: Ben Isitt (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); Geoff Young (Councillor); Chris Coleman (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Jonathan Tinney
Subject: 1322 Rockland -- Committee of the Whole 25 January 18

Dear Mayor and Council --

I am writing to express my strong support for the recommendation of Jonathan Tinney that the application for Variance and subdivision of the property at 1322 Rockland be declined, and to urge the Mayor and Council to adopt this recommendation.

As stated in Mr. Tinney's report, the proposal is inconsistent with the OCP as well as the Rockland Neighbourhood Plan. He also makes reference to the potential impact upon one large protected Garry Oak tree. In fact, there are at least 14 more significant Garry Oak trees on the property that could be endangered if the property is not developed as a whole.

Many of my concerns have been expressed in earlier correspondence, so I will not reiterate them here, nor will I restate the remaining rationale for refusal of the application as set out in Mr. Tinney's detailed report.

I do, though, wish to clarify the requirements for community consultation as set out on page 3 of Mr. Tinney's report. In that section he makes reference to the requirement under the *Land Use Procedures Bylaw* to provide notice, sign posting and a meeting of Council to consider the variances. While Thursday's meeting will satisfy the third requirement, and the first would seem to have been satisfied by notice to the RNA, there has been no sign posting on the property. Therefore, members of the community who are not carefully following this application through the Development Tracker would have no way of knowing that this application is making its way through the system -- even the more than 30 tenants who live on the property.

In view of the many complicating factors relating to this property, Mr. Tinney's recommendation to decline the application makes sense, and I would - again - urge you to adopt it.

Respectfully,
Chantal Meagher

Lacey Maxwell

From: Phil Calvert [REDACTED]
Sent: January 24, 2018 9:08 AM
To: Victoria Mayor and Council
Cc: Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Pam Madoff (Councillor); Geoff Young (Councillor); Chris Coleman (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Margaret Lucas (Councillor); Jonathan Tinney
Subject: 1322 Rockland Committee of the Whole Meeting, 25 January 2018

Dear Mayor and Council,

I am writing to express my strong support for the recommendation of Jonathan Tinney that the application for variance and subdivision of the property at 1322 Rockland be declined, and to urge the Mayor and Council to adopt this recommendation.

Mr. Tinney's recommendation makes sense. As stated in his report, and in line with many concerns that have been expressed by neighbours, the proposal is inconsistent with the OCP as well as the Rockland Neighbourhood Plan, and would have a significant impact upon one large protected Garry Oak tree. His report sets out in detail other factors behind his recommendation, and all should be taken into consideration.

In addition, it does not appear that the applicant has followed all the necessary consultation procedures for this application. According to the report, the *Land Use Procedures Bylaw* requires notice, sign posting and a meeting of Council to consider the variances. While Thursday's meeting will satisfy the third requirement, and the first would seem to have been satisfied by notice to the RNA, there has been no sign posting on the property. Therefore, members of the community who may not be carefully following this application on the City website, including the more than 30 tenants who live on the property, would have no way of knowing that this application is making its way through the system.

I urge Council to accept the recommendation.

Sincerely

Phil Calvert

Lacey Maxwell

From: Anna Cal [REDACTED]
Sent: January 24, 2018 8:30 AM
To: Victoria Mayor and Council
Subject: 1322 Rockland subdivision

Dear Mayor and Councils,
I'm against this proposal.

I heard about this property for several years now. My understanding is, that the owner plans to increase the density beyond the established zoning.

The Rockland Neighbourhood Plan does not support subdivision of large estate lots, and encourages the retention of views towards heritage buildings. The applicant has not provided a view corridor.

I'm concerned about preserving the trees. The ridiculously small penalty for destroying the protected tree has no meaning.

On a general note, Rockland used to be beautiful, established and stable. Heritage homes were surrounded by mature trees, many of which were endangered Garry oaks .

For quite a while now properties have been divided up, torn down , the rock, that our neighbourhood has been named after, has been blasted. Protected and unprotected trees and the roots of the trees have been damaged by the blasting. Rezoning and variances for new developments are robbing us of setbacks, Rockland's most important feature.

Rockland is being destroyed.

Over 70 percent of Rockland's current population lives in suites or apartments.

The City of Victoria has created OCP, a vision for development that reflects Victoria's diverse needs: densification, green spaces, environment, culture, business, etc. Site-specific zoning undermines this vision.

Anna Cal

Lacey Maxwell

From: Don Cal [REDACTED]
Sent: January 23, 2018 10:27 PM
To: Victoria Mayor and Council
Subject: 1322 Rockland Avenue Subdivision

Mayor and Council

1 Centennial Square

Victoria, B.C.

January 23, 2018

1322 Rockland Avenue Application for Subdivision

Dear Mayor and Council,

I believe that this proposal is inconsistent with the Official Community Plan that encourages maintenance of the character of large lots and conservation of historic landscape in the Rockland neighbourhood.

The proposal is also inconsistent with the Rockland Neighbourhood Plan in not maintaining the estate lot character of this large, unique property and retaining public views to the heritage building.

There are several bylaw protected trees located on the property that will become the proposed Lot 2. Undoubtedly, if this subdivision is approved, many of these mature trees will be cut down to make way for more buildings when this new subdivision is presented for development.

It is apparent, from the history of the various development proposals put forward by this owner for the property over the years, that the intention is to somehow circumvent the established zoning of this unique historical property and increase the FSR well beyond the established norm.

This request for subdivision is nothing more than a clever end-run to circumvent the community aspirations envisioned and established by the broader Rockland community through the regularly updated Official Community Plan.

Please decline this application.

Thank you,

Don Cal

1059 Pentrelew Place

Victoria, B.C.

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