

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – August 27, 2015

8. Rezoning Application No. 00444 for 1745 Rockland Avenue

It was moved by Councillor Alto, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00444 for 1745 Rockland Avenue, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

Carried

For:

***Mayor Helps, Councillors Alto,
Coleman, Lucas, and Thornton-Joe***

Against:

Councillors Isitt, Loveday, Madoff and Young

6.2 Rezoning Application No. 00444 for 1745 Rockland Avenue

Committee received a report dated August 14, 2015 from Sustainable Planning & Community Development outlining a proposal to rezone the property at 1745 Rockland Avenue to allow four new houses behind a Heritage-Designated home in the Rockland neighbourhood.

Committee discussed:

- The complexity of the site with consideration of the requirements of the R1-B and R1-A Zones and the panhandle lot regulations in reviewing the application.
- Possibilities for development without rezoning.

Action: It was moved by Councillor Alto, seconded by Councillor Lucas, that Committee recommends that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00444 for 1745 Rockland Avenue, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

CARRIED 15/PLUC/193

For: Mayor Helps; Councillors Alto, Coleman, Lucas, and Thornton-Joe

Against: Councillors Isitt, Loveday, Madoff and Young



Planning and Land Use Committee Report

For the Meeting of August 27, 2015

To: Planning and Land Use Committee **Date:** August 14, 2015
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00444 for 1745 Rockland Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00444 for 1745 Rockland Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and that a Public Hearing date."

LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 904(1) of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1745 Rockland Avenue. The proposal is revised from previous proposals reviewed by staff and the Planning and Land Use Committee (PLUC) on September 18, 2014. This proposal is to allow four new single family dwellings on strata lots to the rear of the existing Heritage-Designated house, which is proposed to remain a single family dwelling on a separate large lot. Responding to the comments from the Planning and Land Use Committee (PLUC), the revised proposal has one less dwelling unit than

previously proposed, five rather than six, with a revised site plan and lot configuration. The proposed site area per dwelling unit is 1237.77m² for the overall site, excluding the existing house. However, the proposed four strata lots fall within the definition of panhandle lots. Because the lot areas of the proposed strata lots are less than the minimum of 850m² for panhandle lots in the R1-A Zone and the site is split-zoned (R1-A and R1-B), a rezoning is required.

The following points were considered in assessing this application:

- The property is designated as Traditional Residential in the *Official Community Plan 2012* (OCP). The proposed housing forms and density are consistent with the land designation and OCP policies related to sensitive infill in Rockland on lots with an estate character.
- The R1-A Zone requires a minimum site area of 850m² per self-contained dwelling unit on a panhandle lot. The proposal is to allow for 773m² per self-contained dwelling unit, excluding the existing house. While this is less than the R1-A Zone requirement, the lot area per dwelling unit is larger than the 740m² required for a standard lot.
- The proposed subdivision creating a separate large lot for the existing house ensures there is adequate breathing room from the four proposed self-contained dwelling units.
- While the proposed dwelling units are not attached, the proposed buildings siting, height, yard setbacks, site coverage and landscaping, with the retention of mature trees, are in keeping with neighbouring properties and the maintenance of privacy.

Based on consistency with the OCP direction for infill in Rockland and related policies in the local area plan, staff recommend that PLUC consider advancing this Rezoning Application to a Public Hearing.

BACKGROUND

Description of Proposal

Responding to the Council motion to revise the proposal and return the Rezoning Application to PLUC, the applicant is now proposing to retain a Heritage-Designated house on a separate lot from the four new single family dwelling units, which are proposed to be on strata lots to the rear. The four single family dwellings have the following characteristics:

- frontage on an internal lane with access from Richmond Avenue
- siting that maintains existing mature trees
- the incorporation of vehicle garages
- height varying from 1.5 to 2 storeys
- front and rear setbacks of 7.5m (with the one exception where front and rear setbacks are less but side yard setbacks are greater)
- site coverage below the maximum permitted in the R1-A Zone
- floor areas ranging from 155m² to 261m².

The existing Heritage-Designated house is to be on a separate lot of 1857m² fronting on Rockland Avenue and is to be maintained as a single family dwelling.

Differences from the R1-A Zone (Rockland Single Family Dwelling District) that would be accommodated in the new zone include:

- a lot area per dwelling unit below that permitted for a panhandle lot in the R1-A Zone
- front setbacks on the internal lane are proposed at the R1-B Zone standard of 7.5m rather than the 10.5m in the R1-A Zone
- setbacks from adjacent properties varying from 5m to 7.5m
- single family dwelling units rather than duplexes, attached or semi-attached dwelling units
- new units not attached to the existing Heritage-Designated house.

Sustainability Features

The applicant has identified a number of sustainability features which are largely maintained in this proposal and described in association with the revised Development Permit Application for this property.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this Application.

Public realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The surrounding low-density residential area has ground-oriented housing forms and the immediately adjacent land uses are single family dwellings and duplexes.

Existing Site Development and Development Potential

The R1-A Zone permits a variety of uses including single family dwellings as well as attached and semi-attached dwellings. A single family dwelling, built prior to 1931, is located on the site. Under the R1-A Zone, Rockland Single Family Dwelling District, the property could be converted to a multiple dwelling or a rest home and residential infill in the form of a semi-attached dwelling (duplex) or semi-attached dwelling (townhouses) is permitted. In the *Zoning Regulation Bylaw*, a "semi-attached dwelling" is defined as "a building used or designed for use as two dwelling units, each having direct access to the outside at grade level and where neither unit is wholly or partly above the other". An "attached dwelling" means "a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level, where no dwelling unit is wholly or partly above another dwelling unit".

Density in the R1-A Zone is expressed as 835m² of minimum site area for each attached or semi-attached dwelling unit. The minimum site area for a single family dwelling is 740m². The minimum site area for a panhandle lot in the R1-A Zone is 850m² not including the panhandle driveway.

Data Table

The following data table compares the proposal with the previous two proposals and the R1-A Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Current Proposal	Previous Proposal August 2014	Initial Proposal March 2014	R1-A Zone Standard
Site area (m ²) – minimum	4950.80 (or 1237.77m ² per four additional dwelling units. Total of five dwelling units.)	4950.80 (or 990.16m ² per five additional dwelling units. Total of six dwelling units.)	4950.80 (or 707.26m ² per six additional dwelling units. Total of seven dwelling units.)	3340.00 (or 835m ² required per four additional dwelling units. Total of five dwelling units)
<u>Existing House</u>	1857.3	1923	n/a	1618.72
<u>New Units</u>	3093.5 (773.37per unit on strata lots)*	3027	n/a	850 (excluding panhandle)
Total floor area (m ²) – maximum	1307.76	1343.04	1306.31	n/a
Existing House	445.93	445.93	445.93	n/a
New Units	861.83	897/11	860.38	
Density (Floor Space Ratio) – maximum	0.26:1	0.27:1	0.26:1	n/a
Lot width (m) – minimum	29.6 (existing house) 58.58 (new units)	58.58	58.58	24.00
Height (m) – maximum	8+ (existing house) 7.34 (unit 1) 6.54 (unit 2) 5.93 (unit 3) 6.67 (unit 4)	8+ (existing house) 7.33 (building 1) 7.54 (building 2) 6.98 (building 3)	8+ (existing house) 7.34 (building 1) 7.54 (building 2) 7.21 (building 3)	11 for single family dwelling
Storeys – maximum	2.5 (existing house) 2 (unit 1) 1.5 (unit 2) 1 (unit 3) 1.5 (unit 4)	2	2	2.5
Site coverage (%) – maximum	14.8 (existing house) 18.30 (new units)	18.30	17.08	25.00
Open site space (%) – minimum	66.30 (existing house) 34 (new units)	34.00	36.60	n/a
Setbacks (m) – minimum				
<u>Existing House</u>				
Front (west)–Rockland Ave	32.35 18	32.35 n/a	32.35 n/a	10.50 25% of lot depth
Rear (east)	6.1	6.1	6.1	3
Side (north)	4.5	4.5	4.5	3
Side (south)				
<u>New Units</u>				
Front (east) Richmond Ave	5.50***	71.00 (new units)	70.39 (new units)	10.50
Rear (west)	1.50***	83.99 (new units)	83.99 (new units)	42.80 (25% lot depth)
Side (north)	7.50***	4.70	5.00	3.00

Zoning Criteria	Current Proposal	Previous Proposal August 2014	Initial Proposal March 2014	R1-A Zone Standard
Side (south)	5.00***	4.90	3.90	3.00
Vehicle parking (stalls)	6	18	16	1 per single family dwelling/ 1.5 per attached and semi- attached dwellings
Existing House	1	6**	5**	
New Units	5	12	11	
Attached dwelling siting	n/a	rear	rear	side or rear

Notes: ** Existing non-conformity

*** Setbacks based on proposed subdivision to create a separate lot for the existing house

Relevant History

This Rezoning Application was considered at the PLUC on September 18, 2014 and on December 11, 2014 with the following motions (minutes attached):

December 11, 2014

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council refer the report and application back to staff to consider all recent information, including information that was received at the Rockland Neighbourhood Association meeting held on December 3, 2014.

September 18, 2014

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:

- 1. Indicate to the applicant that Rezoning Application No. 00444 and Development Permit Application No. 000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer and that staff explore with the applicant maintaining the trees and landscaping on the perimeter of the property.*
- 2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.*

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Rockland CALUC at Community Meetings held on May 26, 2015, December 3, 2014, and March 5, 2014. A letter from the CALUC with the comments received at the last Community Meeting is attached to this staff report along with correspondence from neighbouring residents. The CALUC comments expressed concerns regarding the proposed subdivision creating a panhandle lot and the fit of the proposed single family dwellings with the panhandle lot regulations including the density and building height. The letter concludes that the degree of density and mass is unacceptable to the neighbourhood. The additional correspondence

includes a letter from adjoining and nearby residents outlining concerns similar to those outlined in the CALUC letter and a letter of support for the development from one adjacent neighbour.

ANALYSIS

The following sections provide a summary of the Application's consistency with the relevant City policies and regulations.

Official Community Plan

The *Official Community Plan 2012* (OCP) Urban Place Designation for the subject property is Traditional Residential. It should also be noted that the OCP includes policies to support heritage through allowances, such as zoning, to achieve a balance between new development and heritage conservation through residential infill that is sensitive to context and innovative in design.

At the local area level, the OCP provides a land use policy vision and strategic directions for Rockland in the City-wide context, including several policies relevant to the subject property. The latter emphasizes conservation of historic architectural and landscape character, including urban forest on private lands, maintaining existing houses and large lots through sensitive infill that retains open and green space and overall estate character.

Rockland Neighbourhood Plan

Aligned with the OCP, the *Rockland Neighborhood Plan, 1987* also has policies that focus on the retention of heritage and historic buildings, landscape and streetscape features and estate character ensuring that new development is complementary to nearby heritage sites. The Plan policies include consideration of site-specific Rezoning Applications for attached dwellings in association with existing large houses, where the proposed number of dwelling units does not exceed the number possible by conversion of the house to suites alone. The proposal for five dwelling units, including the existing house, meets this policy. The existing house has potential, based on its floor area, for conversion to five suites.

Proposed Density and Site Coverage

The R1-A Zone relies primarily on establishing a minimum site area of 835m² for each self-contained dwelling unit (excluding the existing single family dwelling) and a minimum site area of 850m² for panhandle lots to determine the maximum number of units that would be allowed. The proposal would result in 1237.77m² of overall site area per additional self-contained dwelling unit. However, the proposed four strata lots fall within the definition of panhandle lots with lot areas that are less than the minimum of 850m². While these panhandle lot sizes are less than the standard minimum of 850m², the site coverage would be (18.3%) less than the maximum site coverage permitted in the R1-A Zone (25%). The siting of the new single family dwellings close together and their separation from the existing house on a separate lot with retention of open space around it would largely maintain the existing estate character. In addition, the site plan would preserve many of the mature trees around the lot boundaries. Tree preservation would further contribute to maintaining the estate character in balance with the accommodation of new infill single family dwellings.

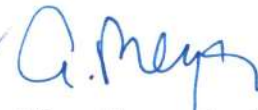
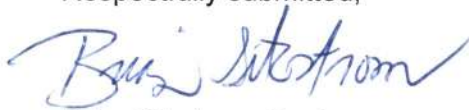
CONCLUSIONS

The proposed housing forms and density are consistent with the land designation and OCP policies related to sensitive infill in Rockland on lots with an estate character. The R1-A Zone requires a minimum site area of 850m² per self-contained dwelling unit on a panhandle lot. The proposal is to allow for 773m² per self-contained dwelling unit, excluding the existing house. While this is less than the R1-A requirement, the lot area per dwelling unit is larger than the 740m² required for a standard lot. The proposed subdivision creating a separate large lot for the existing house ensures there is adequate breathing room from the four proposed self-contained dwelling units. While the proposed dwelling units are not attached, the proposed buildings siting, height, yard setbacks, site coverage and landscaping, with the retention of mature trees, is in keeping with neighbouring properties and the maintenance of privacy. Staff recommend to the Committee that Council consider advancing the Rezoning Application to a Public Hearing.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00444 for the property located at 1745 Rockland Avenue.

Respectfully submitted,



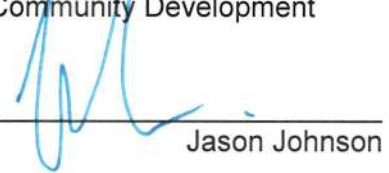
Brian Sikstrom, Senior
Planner, Development
Services Division

Alison Meyer, Assistant
Director, Development
Services Division



Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager:

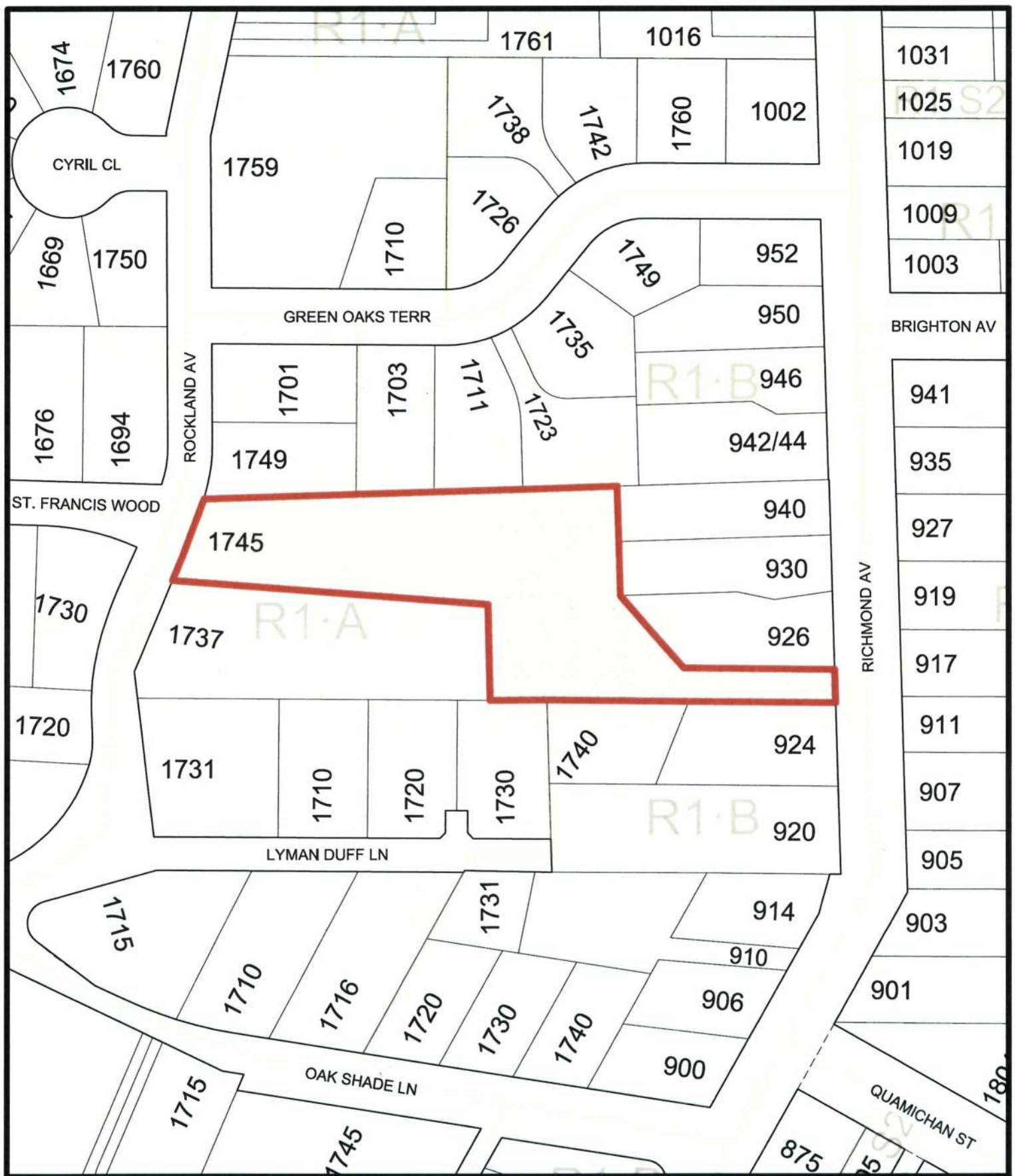


Jason Johnson

Date: August 21, 2015

List of Attachments

- Zoning map
- Aerial photo
- Letter from Hillel Architecture, Inc., dated June 17, 2015
- Letter from Roger Tinney, Consultant, dated July 20, 2015
- Plans for Rezoning Application No. 00444 and Development Permit Application No. 00357 stamped June 25, 2015
- Council Minutes dated December 18, 2014, and September 18, 2014
- Letter from Rockland Community Association stamped June 19, 2015
- Notes and Feedback from Rockland Community Association May 26, 2015, Meeting and stamped June 19, 2015
- Correspondence from Neighbours dated June 11, 2015, and June 1, 2015
- Planning and Land Use Committee Report dated December 4, 2014 with attachments
- Planning and Land Use Committee Report dated September 4, 2014, with attachments.



1745 Rockland Avenue
 Rezoning #00444
 Bylaw #





17 June 2015

Mayor and Council
CITY OF VICTORIA
1 Centennial Square
Victoria BC V8W 1P6



101 1851 Oak Bay Avenue
Victoria BC V8R 1C3

phone 250.592.9198
fax 250.592.9178

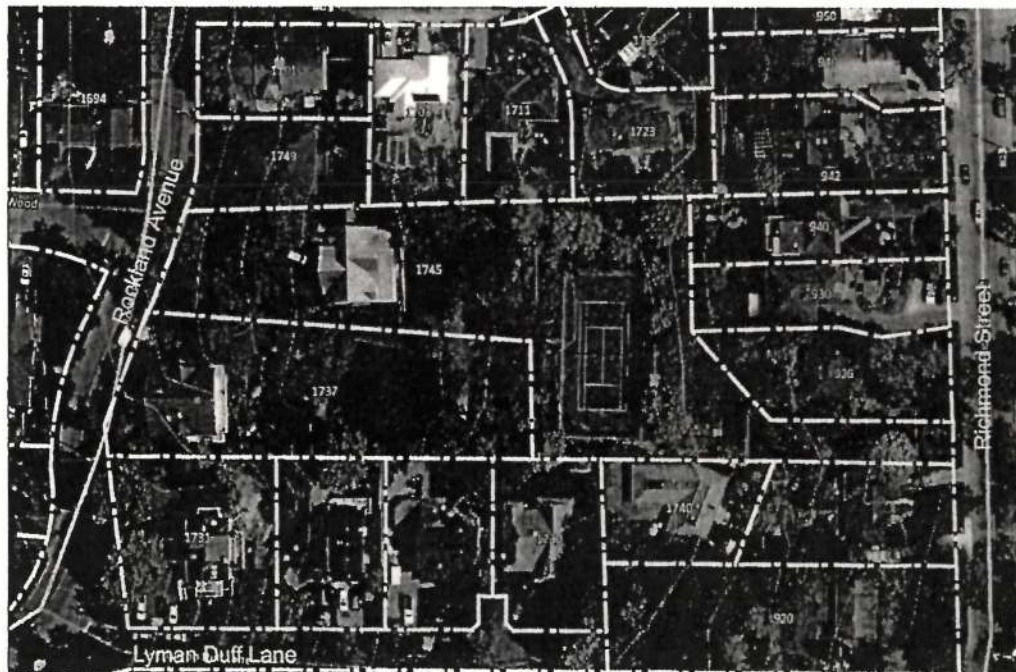
RE: **Rockland Avenue Residences**
1745 Rockland Avenue, Victoria BC

Rezoning Application #00444 Development Permit #000357

Mayor and Council,

We hereby submit, on behalf of developer Parry Street Developments Ltd. appointed by the owners of the property, a revised rezoning and subdivision application and a concurrent development permit application for the redevelopment of a mature Rockland area property and the ongoing protection of a designated heritage home at 1745 Rockland Avenue.

The subject property is 4,850 sq.m. and located at 1745 Rockland Avenue and is a through property that connects to Richmond Road. The site is currently occupied by a single-family dwelling requested by the owners to be heritage designated, which has been granted by the City of Victoria. A large tennis court occupies the center of the property, and a 9 meter lane continues to Richmond Road. This proposed development area remains concealed from both streets.



The proposed redevelopment of the site is designed to respect the prominence, siting and landscaping associated with the original home, and is in keeping with design guidelines for low-density residential infill development. We propose that this center unused portion of the property permits opportunity to create additional dwellings, sympathetic to surrounding buildings and landscape patterns without compromising neighbouring properties.



CONTEXT

Currently, the site has two zone designations applied over portions of the property: R1-A and R1-B. Following a number of discussions with planning and engineering staff at the City of Victoria, a number of discussions with the Rockland Neighbourhood Association, two CALUC presentations, and several private meetings held with direct neighbours overseen by the Rockland Neighbourhood Association, a site specific zone is being requested for a portion of the site, with a parcel remainder protecting the area surrounding the designated heritage home.

The site specific zone is being requested to permit the creation of 4 strata units on this unique property, with criteria derived from the R1-B zone, and respecting the R1-A and R1-B zones of the neighbouring properties, and portions of this current lot which contains both.

The original home would remain sited in its R1-A lot, with no new bypassing driveway, no disturbance in its heritage setting, and with no disturbance to the grounds directly surrounding the home. It was the original home owners intent to protect this residence. Step one was their request to protect the residence, which was granted. Step two was to protect its setting, and this proposed site redevelopment does leave its surroundings unchanged.

REVISED PROJECT DESIGN

The original proposed scheme was based on three new buildings, each with a footprint similar in scale and density to those of surrounding properties. Each building proposed was a two-family dwelling, for a total of 6 new residences. Combined with the existing heritage home, it proposed therefore a total of seven dwellings on this lot. Initially this was seemingly acceptable to neighbours, the planning department, the existing home owner, and the developer. Slowly over time, increasing discussion and actual data analysis, support for the direction chosen waned. The basic density presented an unacceptable outcome to neighbours and members of the Planning and Land Use Committee.

It was suggested that a total of five new units, when combined with the original home may meet with increased support and it was hoped by that pursuit that a resolution was at hand. Again, an initial goal seemingly meeting with wide support, when actually realized presented an equally unacceptable outcome. The original submission was unacceptable principally based on a single data point: density. The revised scheme, although improving this density but not to an acceptable level, and yet at the same time added layers of new concerns.

THE REVISION

The proposed direction presented herein seeks approval for four new stand alone residences, as strata units, within a common site. The reduction of dwelling units to four has permitted a fundamentally new approach to site design, the approaching laneway that joins each of these residences, and their single family form more in keeping with the neighbourhood.

Project data outcomes should now meet a far greater level of acceptability. Five dwellings over the original property size is 990m² per dwelling, surpassing A1-A and R1-B requirements. When subdivided as we propose herein, the resulting lot - without counting the area of land along an existing 9 meter lane to Richmond Road - is 679.52m² per dwelling and exceeding the equivalent R1-B reference zone for min lot areas. When including the existing laneway land area, the density is 773 m² per dwelling and exceeds the equivalent R1-A reference zone min lot standards.

PARKING

The proposal honors the parking requirements as set out in Schedule C.

BUILDING HEIGHT

The proposal honours the permitted height of R1-A and R1-B zones. All strata units are below that of 7.6m permitted in the current R1-A zone of the property

ARCHITECTURE

The form and character of the new buildings are intended to respect this well-established neighbourhood. Much of the gable roof top and upper storeys reflect the more traditional architectural expressions and details of the neighbourhood context and tend to remain the most visible. As your eye travels down the exterior façade, the building lines and glazing patterns of the lower storeys, though more contemporary in their expression, still reflect traditional materials, including the introduction of stone masonry elements.

GREEN INITIATIVES

The proposed development will be built to Built Green BC standards. In addition, emphasis will be placed on:

- local and resourceful material selection
- water-conserving plumbing fixtures
- energy efficient / energy star appliances and fixtures
- low or zero VOC paints, finishes, and adhesives
- electric or gas fired radiant in-floor heating
- careful selection of windows to meet the BC Energy Efficiency Act
- native species landscaping

SERVICES RIGHT OF WAY

The existing site hosts a right of way for a sewer service line to residents up hill of this site location. This service right of way will remain, with its boundaries and service lines relocated to an area below the new laneway. This is shown on Drawing A1.2

ROAD DEDICATIONS

The standard right-of-way for a secondary collector street is 20.0; however, future transportation-related needs on the corridor can be met in a right-of-way width of 15.0 m. To achieve this minimum on the portion of Rockland Avenue, a statutory right of way of 1.36 m is requested on this frontage. No permanent structures are to be permitted in this area, nor is any required parking or turnaround area to be permitted within 1 m of this area.

Stated in correspondence from Steven Hutcheson June 2nd, 2015:

If a subdivision were applied for we will require a 1.36m highway dedication on Rockland Avenue.

Steve Hutchison, AScT

Transportation Planner

As this proposal now is seeking a division of the Lot, this original SRW request is escalated to a removal of land area under the term Highway Dedication. This removal of a minor land area does not change substantially any statistics presented herein. The minimum lot size for an R1-A single family home is 740m². The parcel remainder associated with the Heritage home on Rockland Avenue is 1857.3m²

The standard right-of-way for a secondary collector street is 20.0 m. To achieve this minimum on the portion of Richmond Avenue, a Statutory Right-of-Way (SRW) of 0.936 m is requested on this frontage. No permanent structures are to be permitted in this area, nor is any required parking or turnaround area to be permitted within 1 m of this area.

Stated in correspondence from Steven Hutcheson June 2nd, 2015:

If a subdivision were applied for we will require a 0.936m highway dedication on Richmond Avenue.

Steve Hutchison, AScT

Transportation Planner

As this proposal now is seeking a division of the Lot, this original SRW request is escalated to a removal of land area under the term Highway Dedication. This removal of this minor land area from the new lot does not change any statistics presented herein. The 9 meter lane area in which this occurs is not considered in our data tables.

We trust that the foregoing provides you with enough information to proceed with your review process. Should you require additional information or clarification, please do not hesitate to contact us.

Regards,

Hillel Architecture Inc.,



Peter Hardcastle

July 20, 2015

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

Attention: Brian Sikstrom – Senior Planner

RE: Development Summary for 1745 Rockland Avenue

This application has been in the works for several years and has been well circulated. It has been reviewed by the Planning and Land Use Committee (PLUC) twice, with a third presenting scheduled for August, and to the Community Association Land Use Committee (CALUC) three times. The first visit to PLUC, a six unit proposal, consisted of three duplex units plus the heritage designated house. The second visit to PLUC, a five unit proposal, consisted of two duplex units, one single family dwelling and the heritage designated house.

While both of these schemes generated a variety of opinions, there wasn't overwhelming support for either one. As a result, the applicant elected to pursue a third design scheme, the current proposal, consisting of four detached dwellings plus the existing heritage designated house. It was felt that a detached dwelling form was more in keeping with the surrounding property owners and was perhaps the primary ingredient that was missing from the two previous proposals. It should be noted that a five unit detached dwelling scheme was briefly considered.

On January 27, 2015 the five unit detached dwelling scheme was presented to the immediate neighbours. While there was positive feedback toward the detached building form, concerns were expressed regarding density, site coverage, and building height. Based on this feedback the number of proposed new units was reduced to four and a second presentation to the immediate neighbours was arranged for February 16, 2015. The four unit scheme was considered an improvement but still fell short of neighbourhood expectations. Although the original proposal consisted of six new units, as noted above, some neighbours were now suggesting three new units was the appropriate density.

On May 26, 2015 the four unit scheme was presented to the Rockland Neighbourhood Association (CALUC meeting #3). The three unit scheme, as suggested by some of the neighbours, was not economically viable. While some still made reference to the possibility of a three unit scenario, the focus of the presentation was the four unit scheme. The majority in attendance seemed to be reasonably comfortable with the four unit layout. In addition to providing information on all of the usual site data i.e. Floor space ratio, lot coverage, gross floor area, building height, setbacks, parking, etc. there is a very detailed building

scheme provided for each proposed house, including a master plan layout for the entire site.

Although some disagreement with the four unit proposal still exists, the applicant as well as the Rockland executive felt it was time to move forward to another PLUC meeting.

For convenience, the following provides a chronology of the PLUC and CALAUC meetings as well as meetings with the immediate neighbours:

CALUC	PLUC
March 5, 2014	September 18, 2014
December 3, 2014	December 11, 2014
May 26, 2015	August 2015 (proposed)
Meetings with immediate neighbours	January 27, 2015 February 16, 2015

Roger Tinney MCIP
Project Planner



	EXISTING PANEL REMOVAL	CLIENT'S CHOICE
STAIRS:		
size area (sq ft)	81.4	81.4
size coverage %	1037.3 sq ft	100, 240 sq ft
size coverage %	16.8 % (275 sq ft)	100, 48 %
size width (sq)	26.3	26.3
size area space % (perceptions)	18.5 % (1271.3 sq ft)	37%
total floor area (sq ft)	4,443.81 sq ft (existing untreated) + 500 sq ft A.B. 1 for four areas breakdown	100, 132 sq ft
floor space ratio	0.24 : 1	4%
height of balcony box	existing untreated	max. 7.6 ft
number of stairs	2, 142 stairs (existing untreated)	2, 142 stairs
parking stairs (sq ft)	1 sq ft per Schedule C 1 space per existing unit	20 sq ft per Schedule C 1 space per existing
DECK/POLE		
size (sq ft)	32.0 sq ft (existing untreated)	10.5 sq ft
size (sq ft)	10.8 sq ft (existing untreated)	7.1 sq ft (22% of the deck perimeter is treated)
size (sq ft)	0.1 sq ft (existing untreated)	3.2 sq ft
size (sq ft)	4.5 sq ft (existing untreated)	2.5 sq ft

CLIENT
Magellan Holdings Ltd.
3-58 Cook Street, Victoria BC V6V 3W7
contact: Conrad Hymen

CANC ADDRESS
1745 Rockland Avenue, Victoria BC

SURVEY INFORMATION
based on legal survey by Glen Mitchell Land
Surveying Inc., Bx 11-15-8675 site (x)

LEGAL ADDRESS
Lot A, Section 74, Victoria District, Plan 36229

	INCOMPETENT PROJECT Custom price	CURRENT or REFERENCE ZONING
ZONING:	Site Specific for building volume of 4 acres or less	R-1-A
lot area (ac)	2747 ± sq. ac, includes lawn, asphalt access roads	min. 400 sq. ac, single family or small 600 sq. ac, multifamily or small
lot area (sq)	479.53 ± sq. ft. or less	750 sq. ft. single family or small 600 sq. ft. multifamily or small
gross build floor (sq ft)	100,000 ± sq. ft. or less	min. 40 ± single family
lot coverage %	25.6%, excludes lawn	min. 40 % single family
lot width (ft)	182.25 m	min. 24 m
lot area (sq ft)	19.33 ± sq. ft. (1712 ± sq. ft.) excludes lawn	n/a
total floor area (sq ft)	each unit maximum size: 130 sq. ft.	min. 130 sq. ft. per unit
height of building (ft)	max. 7.5m (24.6 ft. total building)	min. 7.5 m
number of stories	max. 2 stories (one unit and basement)	2-10 stories
parking slots on site	as per Schedule C 1 space per dwelling unit min. 4 spaces (minimum)	as per Schedule C 1 space per dwelling unit min. 4 spaces (minimum)
in-home parking	n/a	n/a
UTTERBACKS:	(one unit data breakdown)	
north	7.5m project reserved	
south	6.5m project allowed	
west	6.5m project reserved	
east	8.5m project allowed	

PROPOSED PROJECT	
2707496	Site Specific for building details of 4 story units
total floor area (sq)	220,25 sq
height of building (m)	7.34 m
number of stories	2 stories
SETBACKS	
front (m/ft)	7.5m / 24ft 6in (from internal side way)
side (m/ft)	7.5m / 24ft 6in
rear (m/ft)	7.5m / 24ft 6in (subject to subject to the rearward setback of the existing parking structure)
note (m/ft)	2.1m / 6ft 9in (setback of 2m between main building)

PROPOSED PROJECT	
2037746	510 Specific for building streets of 4 state roads
total floor area (sqd)	242.85 sqd
height of building (ft)	6.54 m
number of stories	1 1/2 stories
DETAILS:	
road (width)	7.5m (bridged from internal drive way)
road (width)	7.5m (unbridged)
side (height)	5.1m (bridged at 2m between new buildings)
width (height)	2.7m (unbridged at 2m between new buildings)

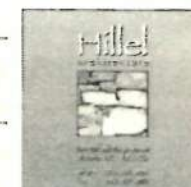
PROPOSED PROJECT	
ADDRESS	535 Specific for building state of 4 state with
total floor area (sq)	10.25 m ²
height of building (m)	5.52 m
number of stories	1 story
DETAILS	
store (loads)	7.2m (depth over internal area only)
roof (load)	7.2m (depth)
side (load)	1.2m (width) (2.2m separation between buildings)
side (load)	5.5m (depth)

Morphometric Parameters	
ZOOLOG.	Site Specificity by Sublingual state at 1986 year
total shell area (sq)	201.32mm
height of subling (in)	6.62 in
number of stumps	1 1/2 stumps
BETACOLS	
from peak	7.5m from a 1/2 bush - normal dose (sq)
size (sq)	3.6m projected stumps
size (sq)	2.8m projected stumps, ground dose
size (sq)	5.0m projected stumps, 1/2 bush and ground



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City of Victoria

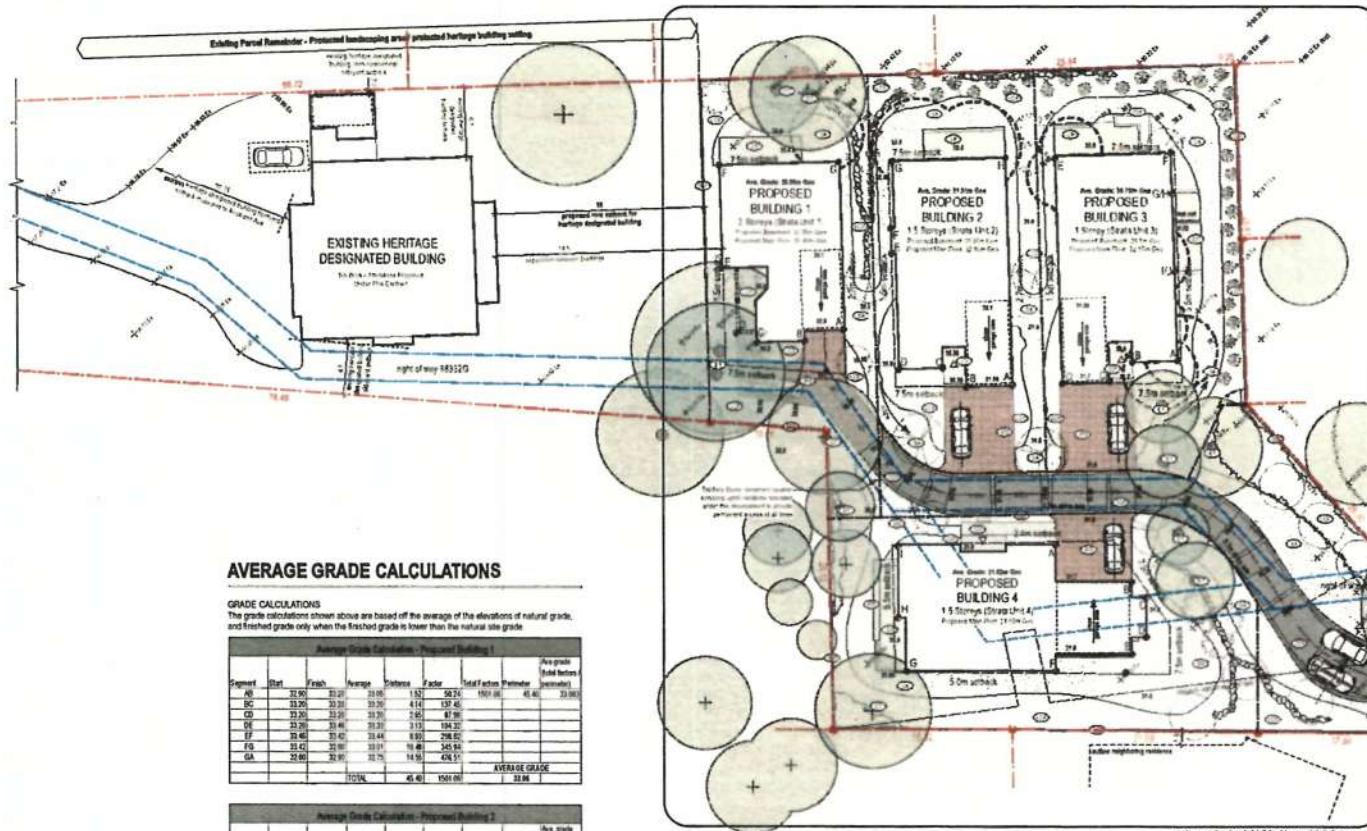
JUN 25 2015
Planning & Development Department
Development Services Division



745 ROCKLAND REDEVELOPMENT



Project Data / Site Survey



AVERAGE GRADE CALCULATIONS

GRADE CALCULATIONS
The grade calculations shown above are based on the average of the elevations of natural grade, and finished grade only when the finished grade is lower than the natural site grade.

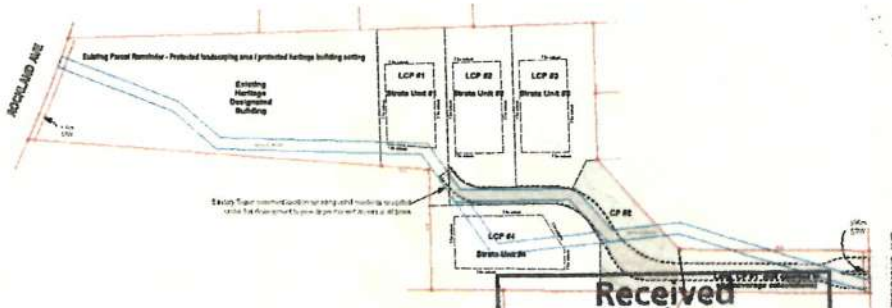
Segment	Start	Finish	Average	Distance	Factor	Total Factor	Parameter	Avg. grade (total before)
AB	22.90	22.27	22.58	1.52	50.24	150.72	45.40	22.58
BC	22.25	22.25	22.25	1.14	52.74	150.87	45.40	22.58
CD	22.25	22.25	22.25	2.95	87.99			
DE	22.25	22.48	22.37	2.13	104.22			
EF	22.48	22.42	22.44	1.80	206.02			
FG	22.42	22.00	22.21	14.80	245.94			
GA	22.00	22.00	22.00	14.55	426.51			
TOTAL								AVERAGE GRADE
								45.40 1500.00

Segment	Start	Finish	Average	Distance	Factor	Total Factor	Parameter	Avg. grade (total before)
AB	22.90	22.27	22.58	1.52	50.24	150.72	45.40	22.58
BC	22.25	22.25	22.25	1.14	52.74	150.87	45.40	22.58
CD	22.25	22.25	22.25	2.95	87.99			
DE	22.25	22.48	22.37	2.13	104.22			
EF	22.48	22.42	22.44	1.80	206.02			
FG	22.42	22.00	22.21	14.80	245.94			
GA	22.00	22.00	22.00	14.55	426.51			
TOTAL								AVERAGE GRADE
								45.40 1500.00

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CD	22.25	22.25	22.25	2.95	87.99			
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GA	22.00	22.00	22.00	14.55	426.51			
TOTAL								AVERAGE GRADE
								45.40 1500.00

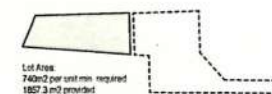
1 Site Plan
A1.2 Scale: 1:200



2 Strata Unit Diagram
A1.2 Scale: 1:500

EXISTING PARCEL REMAINDER

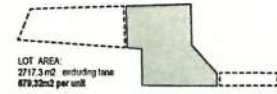
PROPOSED NEW LOT:
for existing heritage home
R1-A



Lot Area:
740m² per unit min. required
1857.3 m² provided

NEW LOT

PROPOSED NEW ZONE:
for 4 new strata units



LOT AREA:
2717.3 m² excluding base
479.3 m² per unit

ACTUAL LAND AREA:
3593.5 m² including base
773.37 m² per unit

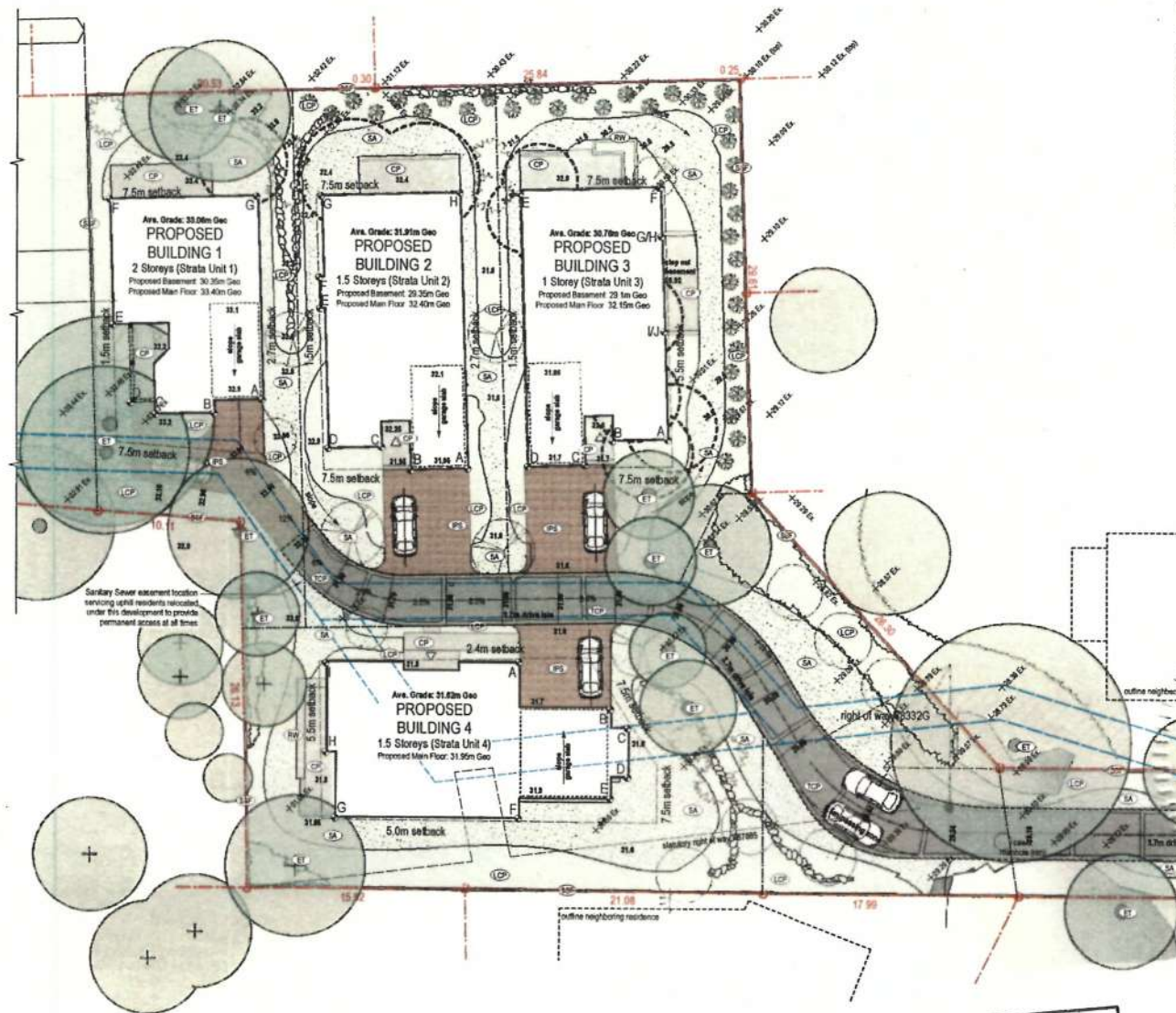
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City of Victoria
JUN 25 2015

Planning & Development Department
Development Services Division



1745 Rockland Avenue Redevelopment
Site Plan & Strata Unit Plan

Project	1745 Rockland Avenue Redevelopment
Location	1745 Rockland Avenue, Victoria BC
Client	City of Victoria
Architect	Hillel Architecture
Scale	1:200
Date	2015
Sheet	A1.2
Author	...
Checker	...
Approver	...



SITE FINISHES LEGEND

- 1. Intersect concrete municipal sidewalk repair at building site vehicle entry - refer reports to suit new access dimensions and mandatory rule of new access
- 2. 250-000 Intersect power street, in cut channels & gutters / everything pickup area - containing vehicle to main parking area - see landscaping plan for details
- 3. See fire concrete parking, vehicle access - Intersect Road
- 4. Concrete parking, public and unit entry pathways - Intersect Road on pathways - smooth finish finish as per plan
- 5. Common planting area including one tree plantings (not shown on architectural site plan) - see landscaping plan for layout & details
- 6. Sealed or colored gravel areas - see landscaping plan for details
- 7. Polypropylene drive planted with grass/straw - see landscaping plan for details
- 8. Existing trees to be retained - see landscaping plan & tree survey for species, sizes and required protection during construction phase
- 9. Architectural concrete or rendered rock retaining / planter walls, height varies - see landscaping plan for details
- 10. New site screening / fencing at property line and between proposed buildings - see landscaping plan for details & dimensions

1 Site Plan - Detail Blowup
A1.3 Scale: 1:150

Received
City of Victoria

JUN 25 2015

Planning & Development Department
Development Services Division

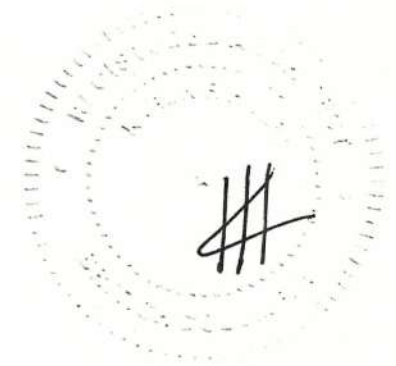
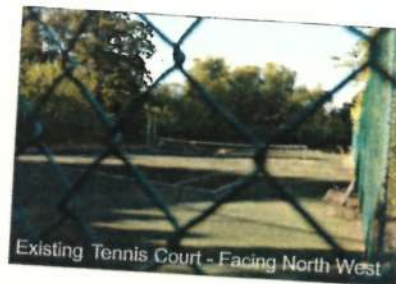
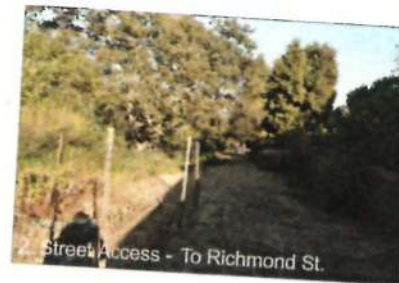
Hillel
architecture

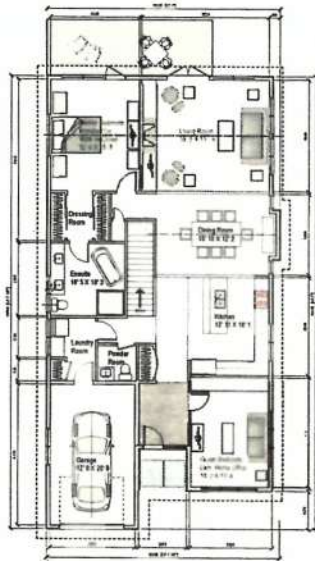


1745 Rockland Avenue Redevelopment
1745 Rockland Avenue, Victoria BC V8M 1K3

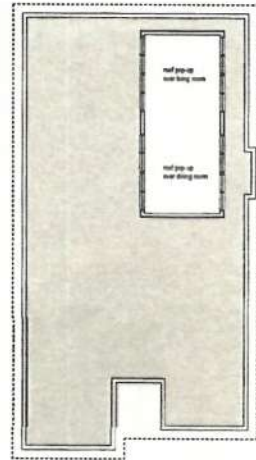
Site Plan Detail Blowup

R4 A1.3

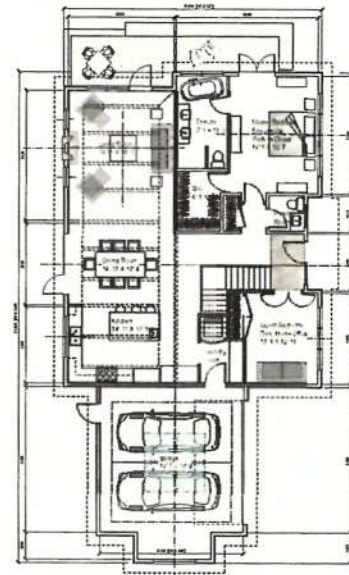




1 Unit 3 - Main Floor Plan
A2.2 Scale: 1:100



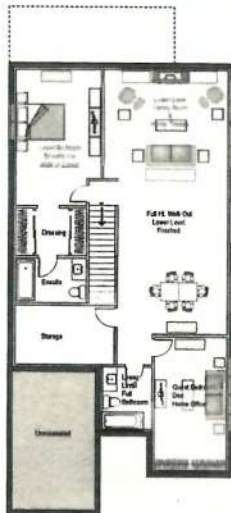
2 Unit 3 - Upper Floor Plan
A2.2 Scale: 1:100



4 Unit 4 - Main Floor Plan
A2.2 Scale: 1:100



5 Unit 4 - Upper Floor Plan
A2.2 Scale: 1:100



3 Unit 3 - Lower Floor Plan
A2.2 Scale: 1:100

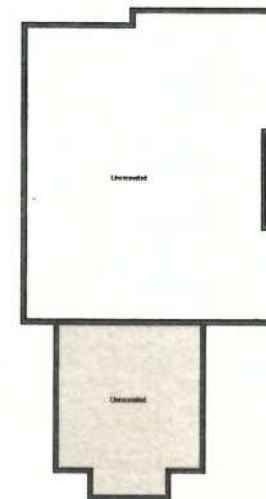
Strata Unit 3

Strata Data

1617 m² Building Footprint (interior face of walls)
1856 m² City Defined Occupied Area (interior face of walls and requires deduction for 1 parking stall)

Sales Data

1719 m² Main Floor Area (includes 245.92 parking)
1672 m² Walkout Lower Floor Area
3,391 m² Total Finished Floor Area



6 Unit 4 - Lower Floor Plan
A2.2 Scale: 1:100

Strata Unit 4

Strata Data

1617 m² Building Footprint (interior face of walls)
1856 m² City Defined Occupied Area (interior face of walls and requires deduction for 1 parking stall)

Sales Data

1719 m² Main Floor Area (includes 245.92 parking)
1672 m² Walkout Lower Floor Area
3,391 m² Total Finished Floor Area



1745 Rockland Avenue Redevelopment
Unit 3 - Floor Plans
R4 A2.2



1 Unit 1 - Front Elevation (South)
A3.1 Scale: 1:100



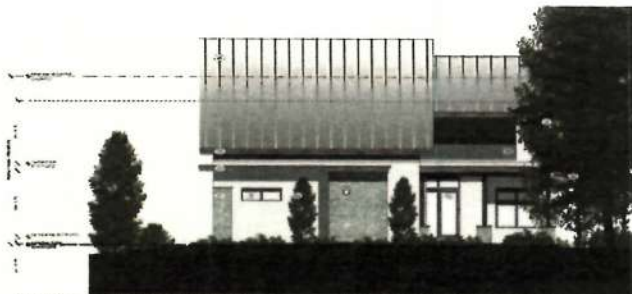
2 Unit 1 - Rear Elevation (North)
A3.1 Scale: 1:100



5 Unit 2 - Front Elevation (South)
A3.1 Scale: 1:100



6 Unit 2 - Rear Elevation (North)
A3.1 Scale: 1:100



3 Unit 1 - Side Elevation (West)
A3.1 Scale: 1:100



4 Unit 1 - Side Elevation (East)
A3.1 Scale: 1:100



7 Unit 2 - Side Elevation (West)
A3.1 Scale: 1:100



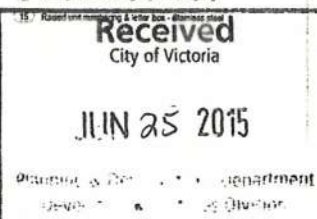
8 Unit 2 - Side Elevation (East)
A3.1 Scale: 1:100

Strata Unit 1

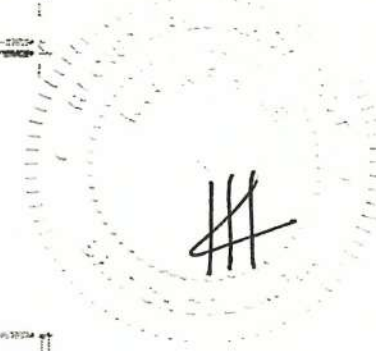
ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- 01 Prefinished standing seam metal roofing and flashings - Warm gray tone
- 02 Wood facade boards
a. Oil based stain - Clear finish
b. Painted - Graphite colour
- 03 Smooth face cementitious wood composite soffit (upper roof) the prefinished metal ventilation strips - Painted - Graphite colour
- 04 19/19 T&G cedar soffit (lower roof), rough sawn square face visible - oil based stain finish
a. Clear finish
b. Warm gray colour
- 05 Cement based stucco, smooth knock finish
a. Light gray colour
b. Graphite colour
- 06 19/19 T&G cedar siding - square face out, rough sawn face visible - oil based stain finish
a. Clear finish
b. Warm gray colour
- 07 Natural stone veneer & retaining walls
- 08 Exposed architectural concrete elements - Painted - Graphite colour
- 09 Prefinished aluminum clad wood window units
- 10 Edge grain, oil stained wood entry door the painted panels in black anodized aluminum frame
a. Clear finish
b. Warm gray colour
- 11 Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
a. Clear finish
b. Warm gray colour
- 12 Laminated glass skylights in canopy roof overhang
- 13 Site mounted frameless tempered glass railing system the polished tempered glass panels and stainless steel footers
- 14 Building mounted down lighting & feature lighting
- 15 Raised unit numbering & letter box - stainless steel



Strata Unit 2



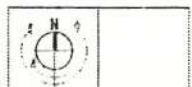
DATE	10/10/2014	BY	Engineering Department - BC
DATE	10/10/2014	BY	Design Department - BC
DATE	10/10/2014	BY	Construction Department - BC
DATE	10/10/2014	BY	Operations Department - BC
DATE	10/10/2014	BY	Maintenance Department - BC

Hillel
architecture



1745 Rockland Avenue
Victoria BC V8M 1K3

phone 250.951.9199
fax 250.951.9199



1745 Rockland Avenue Redevelopment
1745 Rockland Avenue - Unit 2

Unit 1 & 2 Elevations

R4 A3.1



1 Unit 3 - Front Elevation (South)

A3.2 Scale: 1:100



2 Unit 3 - Rear Elevation (North)

A3.2 Scale: 1:100



3 Unit 3 - Side Elevation (East)

A3.2 Scale: 1:100



4 Unit 3 - Side Elevation (West)

A3.2 Scale: 1:100

ELEVATION FINISH LEGEND

List of finishes typical of all elevations

- 01 - Prefinished standing seam metal roofing and flashings - Warm gray tone
- 02 - Wood facade boards
 - a. Oil treated stain - Clear finish
 - b. Painted - Graphite colour
- 03 - Smooth face cementitious wood composite soffits (upper roof) are prefinished metal ventilation caps - Painted - Graphite colour
- 04 - 1940 T&G cedar soffit (lower roof), rough sawn square face visible - oil based stain finish
 - a. Clear finish
 - b. Warm gray colour
- 05 - Cement based stucco, smooth board finish
 - a. Light gray colour
 - b. Graphite colour
- 06 - 1940 T&G cedar ceiling, square face out, rough sawn face visible - oil based stain finish
 - a. Clear finish
 - b. Warm gray colour
- 07 - Natural stone veneer & retaining walls
- 08 - Exposed architectural concrete elements - Painted - Graphite colour
- 09 - Prefinished aluminum clad wood window units
- 10 - Edge grain, oil stained wood entry door & glazed panels in black anodized aluminum frame
 - a. Clear finish
 - b. Warm gray colour
- 11 - Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
 - a. Clear finish
 - b. Warm gray colour
- 12 - Laminated glass skylights in canopy roof mounting
- 13 - Side-mounted frameless tempered glass railing system with polished brushed tempered glass panels and stainless steel balustrade
- 14 - Building mounted down lighting & feature lighting
- 15 - Rained unit numbering & letter box - Stainless steel

Strata
Unit 3



5 Unit 4 - Front Elevation (East)

A3.2 Scale: 1:100



6 Unit 4 - Rear Elevation (West)

A3.2 Scale: 1:100



7 Unit 4 - Side Elevation (North)

A3.2 Scale: 1:100



8 Unit 4 - Side Elevation (South)

A3.2 Scale: 1:100

Strata
Unit 4



Project	1745 Rockland Avenue Redevelopment
Client	City of Victoria
Architect	Hillel Architecture Inc.
Scale	1:100
Date	2015
Drawn by	...
Checked by	...
Approved by	...

Hillel architecture

1745 Rockland Avenue Redevelopment

Unit 3 & 4 Elevations

370-470 Oak Bay Avenue
Victoria BC V8K 1K3

Phone 250-362-7000
Fax 250-362-7000

Scale: 1:100

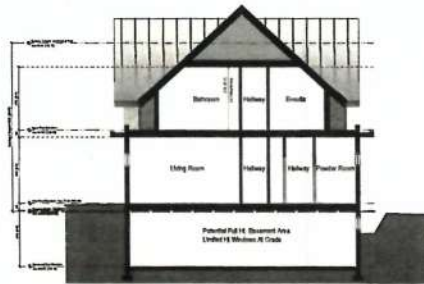
Sheet: R4 A3.2

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City of Victoria

JUN 25 2015

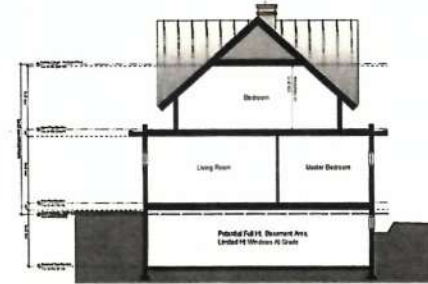
Development Services Division

Strata
Unit 1



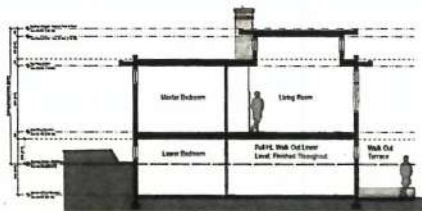
1 Unit 1 - Building Section
A4.2 Scale: 1:100

Strata
Unit 2



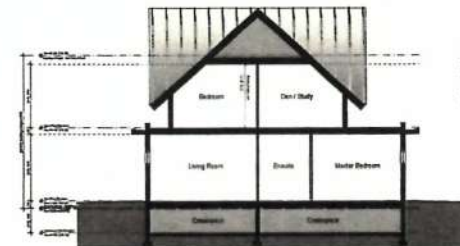
2 Unit 2 - Building Section
A4.2 Scale: 1:100

Strata
Unit 3



3 Unit 3 - Building Section
A4.2 Scale: 1:100

Strata
Unit 4



4 Unit 4 - Building Section
A4.2 Scale: 1:100

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Planning & Development Department
Development Services Division

Hillel
architecture

1745 Rockland Avenue Redevelopment
1745 Rockland Avenue, Victoria BC V8M 1K3

Building Sections
R4 A4.2

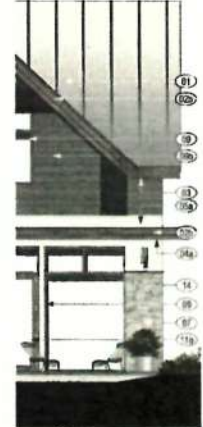
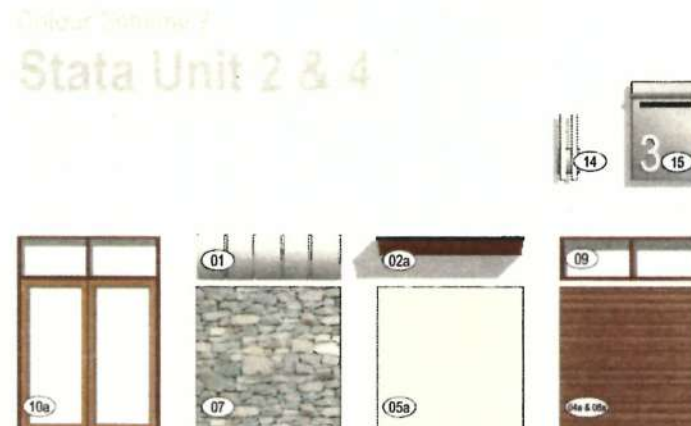
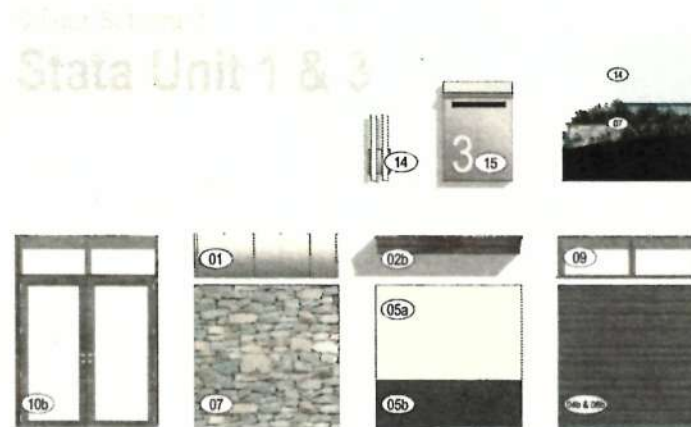
10-400 Oak Bay Avenue
Victoria BC V8M 1K3
phone 250-591-7998
fax 250-591-7999

Colour And Materials Palette

Elevation Finish Legend

List of finishes typical of all elevations

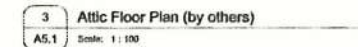
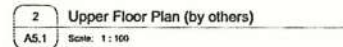
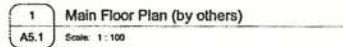
- (01) Prefinished standing seam metal roofing and flashings - Warm gray tone
- (02) Wood fascia boards
 - a. Oil based stain - Clear finish
 - b. Painted - Graphite colour
- (03) Smooth face cementitious wood composite soffit (upper roof) c/w prefinished metal ventilation strips - Painted - Graphite colour
- (04) 19x89 T&G cedar soffit (lower roofs), rough sawn square face visible - oil based stain finish
 - a. Clear finish
 - b. Warm gray colour
- (05) Cement based stucco, smooth trowel finish
 - a. Light gray colour
 - b. Graphite colour
- (06) 19x89 T&G cedar siding, square face out, rough sawn face visible - oil based stain finish
 - a. Clear Finish
 - b. Warm gray colour
- (07) Natural stone veneer & retaining walls
- (08) Exposed architectural concrete elements - Painted - Graphite colour
- (09) Prefinished aluminum cladd wood window units
 - Edge grain, oil stained wood entry door c/w glazed panels in black anodized aluminum frame
 - a. Clear Finish
 - b. Warm gray colour
- (10) Edge grain, oil stained overhead wood garage door in black anodized aluminum frame
 - a. Clear Finish
 - b. Warm gray colour
- (11) Laminated glass skylights in canopy roof overhang
- (12) Side-mounted frameless tempered glass railing system c/w pinhead textured tempered glass panels and stainless steel fasteners
- (14) Building mounted down lighting & feature lighting
- (15) Raised unit numbering & letter box - Stainless steel



1745 ROCKLAND REDEVELOPMENT

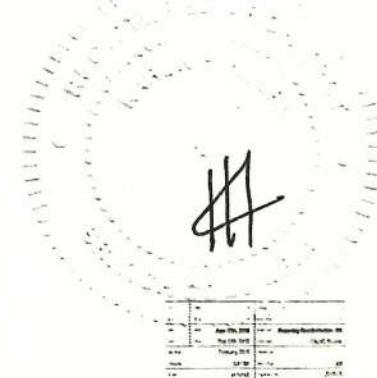
1745 ROCKLAND AVENUE, VICTORIA BC

JUN 25 2014
Planning & Development Department
Development Services Division



BUILDING AREAS (sq. ft.)		
FIREFIGHTED SQ. FT.	UNFIREFIGHTED SQ. FT.	TOTAL SQ. FT.
Main Floor	2156	0
Upper Floor	1419	0
Attic	715	212
Total	4290	212
Roofs	0	212
Decks	0	0

Note: First photo prepared by "Tim Tammamark" on 8/2/22; images June 13, 2011
For Mithras papers, url, mthrasmark and square footage are all our do.



City of Victoria

JUN 25 2015

Planning & Development Department
Development Services Division





DATE	17 JUN 2015	TIME	10:00 AM
BY	John W. Smith	FOR	Planning Department
BY	John W. Smith	FOR	City of Victoria
BY	John W. Smith	FOR	City of Victoria
BY	John W. Smith	FOR	City of Victoria

Hillel architecture

1745 Rockland Avenue Redevelopment
City of Victoria, Victoria BC

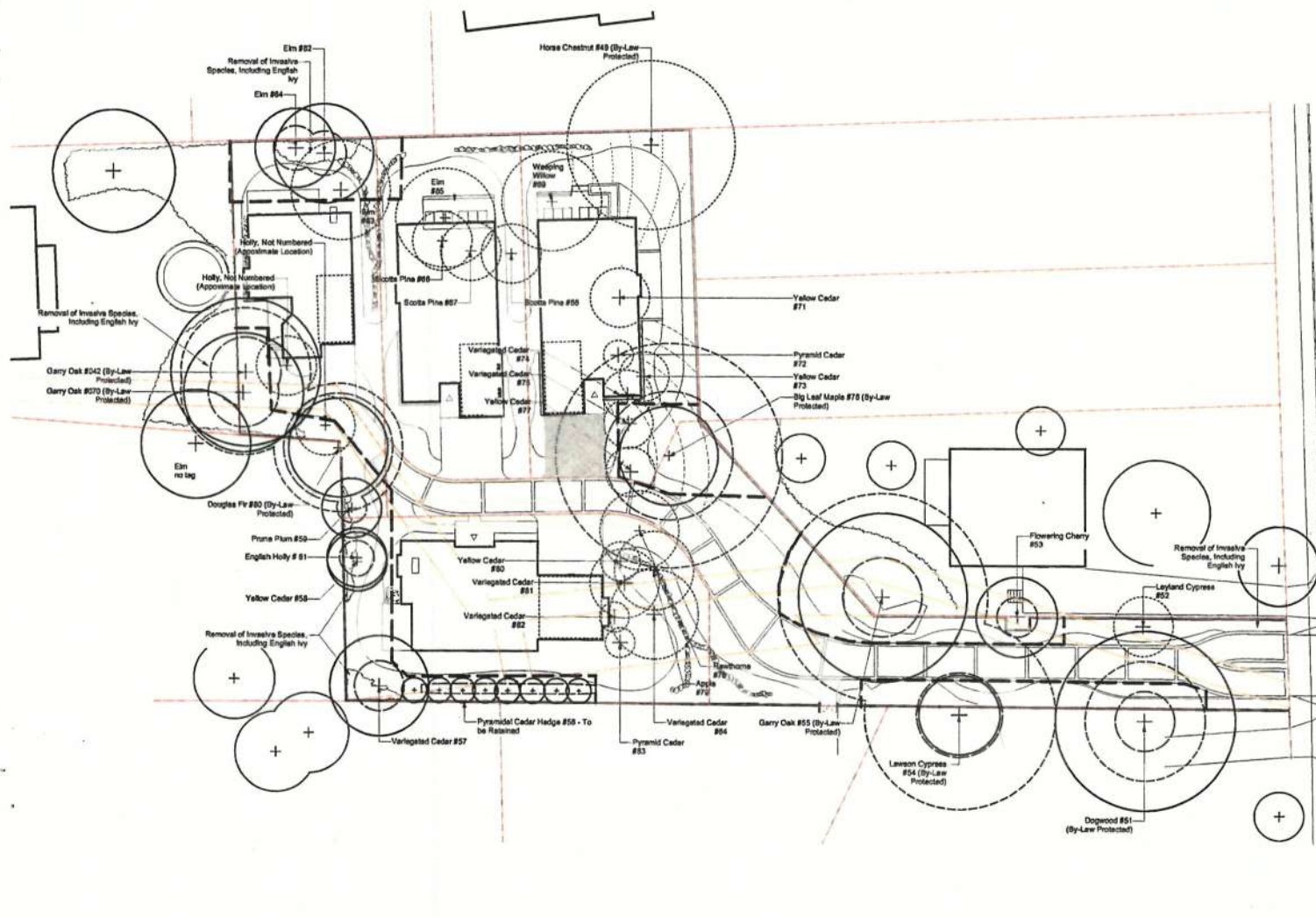
1745 Rockland Avenue
Victoria BC V8N 1K3
phone 250-551-8000
250-792-9000

PROJECT	1745 Rockland Avenue Redevelopment
DATE	17 JUN 2015
BY	John W. Smith
FOR	City of Victoria
PROJECT NO.	R4 AS2

Received
City of Victoria

JUN 25 2015

Planning & Development Department
Development Services Division

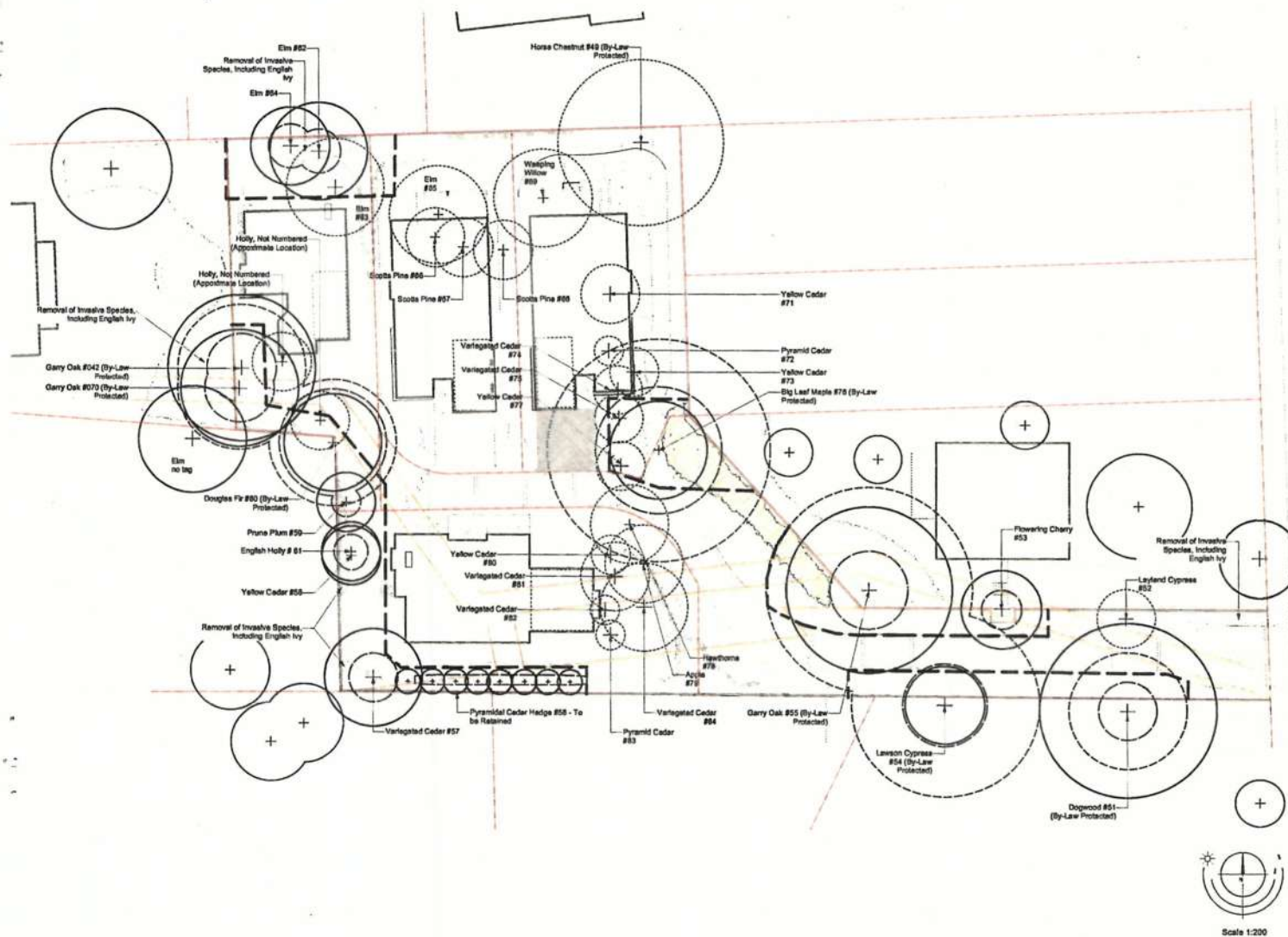


1745 Rockland Redevelopment - Tree Preservation Plan



LADR LANDSCAPE ARCHITECTS

28-495 Dupplin Rd. Victoria B.C. V8Z 1B8
Phone: (250) 596-0105 Fax: (250) 412-0090



Legend

- Trees to be Retained:**
- Extent of Critical Root Zone
 - Extent of Crown Spread
 - Extent of Protected Root Zone - Bylaw Protected Trees Only
- Trees to be Removed**
- Protective Fencing**

Notes:

1. Prior to any construction activity on site (i.e. demolition, excavation, construction), erect protective fencing around trees to be retained in locations shown on this plan. Fences are to remain in place until Project Arborist has approved their removal or through completion of the project. All protective fencing to be at least 1.2m (4') height. The barrier fencing must be of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fence. This solid frame can then be covered with plywood, or flexible snow fencing. The project arborist must be consulted before the fencing is removed or moved for any purpose.
2. All posts are to be solidly driven into the ground and spaced no further apart than 2.4 meters.
3. A sign shall be posted on the fence of all weather material stating "Restricted Area- No Entry" and shall be kept on the fence until the completion of the development. Protection fences and enclosed protected areas to be maintained in good condition throughout all phases of development.
4. All work within protective fencing to be approved and supervised by Project Arborist.
5. Tom Tobitt
Tobitt Mackenzie and Associates
Box 48153
Victoria, BC V8Z 7H8
phone: (250) 478-8733, email: tobit@tma.net
6. There shall be no storage or dumping of materials of any kind within the Protected Root Zone or Critical Root Zone.
7. There shall be no cutting of branches of trees at any time without approval of Project Arborist. All pruning to be undertaken by ISA Certified Arborist.
8. See Arborist Report for definition of Critical and Protected Root Zones. There should be no grade changes or excavation within the critical root zones of trees to be retained. If any additional excavation is required within critical root zones of trees, this excavation must be supervised by the project arborist. The arborist will determine which roots can be pruned and which roots must be retained.



Revised June 17, 2015
Oct 30, 2014
July 21, 2014
June 5, 2014
June 3, 2014
Mar 11, 2014



Project No: 1828 Nov-13-13

28-495 Dupplin Rd. Victoria, B.C. V8Z 1B8
Phone: (250) 509-0155 Fax: (250) 412-0899

1745 Rockland Redevelopment - Tree Preservation Plan

REPORTS OF THE COMMITTEES

3. Planning and Land Use Committee – December 11, 2014

3. Rezoning Application # 00444 for 1745 Rockland

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council refer the report and application back to staff to consider all recent information, including information that was received at the Rockland Neighbourhood Association meeting held on December 3, 2014.

Carried Unanimously

Council meeting
December 18, 2014

5. DECISION REQUEST

5.1 Rezoning Application # 00444 and Development Permit Application # 000357 for 1745 Rockland Avenue

Committee received a report regarding a Rezoning Application and Development Permit application for the property located at 1745 Rockland Avenue. The proposal is to rezone from the R1-A Zone (Rockland Single Family Dwelling District) to a new zone to increase the development potential to construct three side-by-side semi-attached buildings (six self-contained dwelling units) on the same lot as a Heritage-Designated house, built in 1902. The proposal for a total of seven self-contained dwellings on this site exceeds the maximum number set out in the R1-A Zone. There are also concerns regarding the amount of surface parking related to the proposal and its effect on the conservation of the estate character and potential green space.

Committee discussed the application:

- If the amount of units is supportable or should be reduced.
- Concerns with the proposed 18 parking stalls which exceed the number of parking spaces required; could surplus parking be removed to reduce the extent of hard surfaces and to increase open space? There is limited on-street parking in the neighbourhood.
- Impacts on the open space if the property was developed under the existing zoning.
 - The R1-A Zone allows for a single family dwelling with attached units but does not allow multiple single family houses.
- If consideration has been given to protect the existing trees and if that condition could be made part of the conditions.
- Some increased density would be appropriate on this site but it is also important to support the neighbourhood's concerns about loss of character and parking.

Action: It was moved by Councillor Alto, seconded by Councillor Helps, that staff forward Rezoning Application to a Public Hearing subject to an agreement by the applicant to protect significant common trees and also subject to the use of green parking treatments.

Committee discussed the motion:

- There is room on the property for multiple units.
- It is an awkward site and there has been an effort to protect the original home.
- Access from Richmond Avenue makes sense.
- The site utilizes the central space that can accommodate multiple dwellings.
- The application tries to respect as much green space as possible.

For: Councillors Alto, Helps and Gudgeon

Against: Councillors Coleman, Isitt, Madoff, Thornton-Joe and Young

DEFEATED14/PLUC0226

Action: It was moved by Councillor Isitt, seconded by Councillor Gudgeon, that Council:
1. Indicate to the applicant that Rezoning Application # 00444 and Development Permit Application # 000357 for the property at 1745 Rockland Avenue should be

revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer, and have staff explore with the applicant the opportunity to keep trees and landscaping on the perimeter of the property.

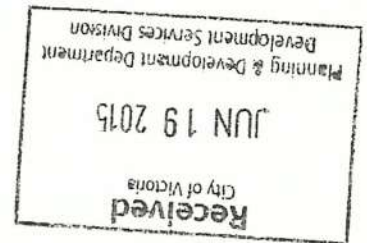
2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.

CARRIED UNANIMOUSLY 14/PLUC0227

PLUC meeting
September 18, 2014



ROCKLAND NEIGHBOURHOOD ASSOCIATION



June 9, 2015

Mayor and Council
Helen Cain, Development Services
City of Victoria

Re: 1745 Rockland Community Meeting of May 27, 2015

This third meeting focused almost completely on the complexities raised by the proposal to subdivide 1745 Rockland and create a panhandle lot. Questions were raised regarding the number of buildings, their height and the resulting infringement on neighbours' privacy, and the lack of necessary internal setbacks. (See Notes from 3rd CALUC Meeting)

Although the lot is currently zoned R1-A with higher standards of site coverage and setbacks, the proposal is to change to R1-B zoning. R1-A zoning serves to protect green space and privacy; therefore, it should be retained as the benchmark.

Significant time was spent in discussing the supposed merits of the subdivision. However, the proponent wants to circumvent the protections that the Schedule H panhandle regulations provide the neighbours.

Schedule H allows for a residential building of 1 storey and of 5 m. height. Yet the proposal is for 4 buildings, three of 1.5 or 2 storeys and heights ranging from 6.28 m. to 6.72 m. In addition, the Introduction and General Regulations to bylaws (19) state that "Not more than one building other than an accessory building shall be erected or used on one lot, unless the regulations applicable in a particular zone expressly permit otherwise." The neighbours remain very concerned about the loss of privacy from 2nd floor windows directly or obliquely overlooking abutting homes.

The proponent's insistence upon four buildings was questioned. The lot less panhandle driveway is 2717 m². The current R1-A zone (minimum) Schedule H requires 850m² in site area, which might allow 3.2 buildings, if not for the single building restriction of the panhandle lot. At this time

there might be some support of 3 single storey dwelling units as several neighbours do acknowledge the unusual nature of this site.

The proponent suggested that the project could easily return to the original 6 unit proposal if this 4 unit proposal is rejected, citing the owner's rationale for four units as financial return. Anything less would not realize the returns expected. This argument was challenged by the assertion that if the zone does not support the profit expected, one should change the expectation and the plan, not the zoning.

While the proposed subdivision and rezoning supports a mansion of architectural significance, it is inconsistent with the OCP strategic direction for Rockland, in that the increased density neither respects the "large lot landscape character of the neighbourhood" nor fits the definition of sensitive infill "that preserves green space." Further, DPA 15B emphasizes the need "to preserve Traditional Residential character by ensuring that integration of panhandle lots and associated developments are compatible with immediate neighbours." The community meeting showed once again how unacceptable the proposed degree of density and mass is to the neighbourhood.

Sincerely,

Janet Simpson, President



NOTES FROM 3rd CALUC MEETING TO DISCUSS 1745 ROCKLAND AVENUE
7:30 pm, 26th May, 2015, Fairfield Community Centre

Bob June (Chair, Rockland Neighbourhood Association Land Use Committee) welcomed those present and thanked them for coming. Most of those present had attended the previous CALUC meetings to discuss the earlier proposals for this property, but Bob briefly explained the process that the proposals have to go through before going to the City's Planning and Land Use Committee (PLUC) and finally the City Council for approval.

Conrad Nyren (developer) said that he had met many members of the audience in earlier discussions. The original proposal was for six townhouses in three buildings, but this had been sent back by the City's PLUC as they wanted fewer units and lower density. The next proposal, which had four townhouses in two buildings plus one detached house, was also rejected. Since then there has been considerable consultation with the neighbours around the property in drawing up the most recent proposals.

Roger Tinney (planning consultant) explained the completely revised proposals now being considered. There are now four strata units in the form of single-family houses, and there is also now a subdivision from the heritage house on Rockland so that will no longer be considered part of the strata. It would have been difficult to integrate a strata organization with four new houses and a heritage house. The strata will be a "building strata" rather than a "bare land strata". The result of the subdivision is to create a panhandle lot for the four houses, with an entry and exit off Richmond Road, and newly created panhandle lots are subject to Schedule H regulations. Although the neighbours are still not happy with four units, the new proposal tries to maximize green space and has moved the driveway to save some of the mature trees. The plan is to meet with R1-B zoning requirements. Because Schedule H limits buildings to one-storey, a variance will be requested for the 1.5 storey houses and the 2-storey house. Schedule H also requires 25% or less lot coverage, and Roger claims that this requirement is met by the new proposal. The new proposal tries to keep separation between the buildings.

QUESTIONS/COMMENTS/ANSWERS:

Sarah Pridy (1723 Green Oaks Terrace):

Q: What is the height of Building No. 2?

A: 6.7m

Susan Wynne-Hughes (926 Richmond)

Q: Why not maintain the 5m height restriction for panhandle lots?

A: (RT) Because of the separation of the buildings, the proposed height is not an imposition on other buildings.

(CN) If there had been no subdivision, the height limit would have been 7m, so neighbours are benefitting from the subdivision.

[There was some discussion as to whether or not there had been consensus on this at a meeting held between the developer and the local residents.]

Janet Simpson (RNA; 1336 Richardson Street):

Comment: The whole driveway (rather than just the panhandle part of it) must be deducted from available building land in calculating density, according to the regulations. This has not been adhered to in the current proposal.

Sarah Pridy (1723 Green Oaks Terrace):

Q: What about the side set-backs? These do not seem to be big enough.

A: (RT) We will need to negotiate on this.

(CN) We can't meet the owner's goals with only three units.

Emma McWalter (1720 Lyman Duff):

Q: The proposal still looks too dense, although I like the idea of having the strata homes separate from the heritage house. But there should only be three new houses on the available land.

A: (CN) Having four new units is consistent with the OCP and the Rockland Plan. This is less dense than allowable, and we feel this is a reasonable proposal. The economics do not work with fewer than four units.

Q: Can you explain why the economics do not work with three units? These are new houses that will be built, and then sold for more than the cost to build. How can the economics not work?

A: (CN) The owner has financial goals for this project, and those goals will not be met with three units.

Dave McWalter (RNA; 1720 Lyman Duff):

Q: I'm still concerned about the height of the new units. Building #3 has been reduced to one level, which seems to be an appropriate height given the position of this panhandle lot between all the neighbouring houses. Why aren't the remaining units one level as well? The panhandle lot regulations (Schedule H) exist to protect immediate neighbours from inappropriate new development. This proposal seeks a height variance from those regulations for three out of the four units! That is a significant variance and contravenes the spirit of Schedule H, which is logically in place to protect neighbours from imposing developments with panhandle lots.

A: (RT) There is a question about whether this has to be a panhandle lot or not. We *made* it a panhandle lot to try to accommodate the neighbours' wishes.

Comment: It seems obvious you are proposing to create a panhandle lot for the sole benefit of the owner/developer – not the neighbours – because as you have stated previously, the market value of the heritage home and new houses is greater if they are not connected through a strata corporation.

Additionally, this response does not address my concerns about the height of this development and the significant variance being sought regarding the height of the buildings. It is not the right of the developer to be granted a variance to existing regulations simply to make the economics of the project work. The financial goals of the owner/developer do not seem realistic for this property.

Janet Simpson (RNA; 1336 Richardson Street):

Q: The regulations for panhandle lots allow for the construction of *one* house on such lots. Setbacks are required to be 7.5 m.

A: (RT) The Planning Department has not expressed any concern with having more than one house on this site.

Q: The Planning Department absence of concern about this is not relevant to this discussion.

George Zador (Fairfield/Gonzalez Planning and Zoning Chair)

Q: This panhandle lot already exists and was not created.

A: (RT) Schedule H was set up for *created* panhandle lots.

Susan Wynne-Hughes (926 Richmond):

Q: There seems to be more blasting required in this proposal?

A: There will be blasting, but this is tightly controlled.

Q: We still have concerns about blasting. Even though it is supposed to be tightly controlled, there have been problems with blasting in other areas.

Jan Drent (1720 Rockland Avenue):

Q: Will any more trees be removed?

A: (CN) We are saving the big maple and two cedars. The cedars next to the tennis courts will have to be removed, but new trees will be planted.

Dug Gammage (1740 Oak Shade):

Q: What sort of prices will be asked for the new houses?

A: (CN) The asking price will be in the region of \$1.1m.

Reed Pridy (1723 Green Oaks Terrace):

Q: We see an east/west section in the plan, but is there a north/south section?

A: (CN) We will be able to provide this.

Susan Wynne-Hughes (926 Richmond):

Q: Still not clear about the point of making the subdivision and therefore making this a panhandle lot.

A: (RT) It would be very difficult to include a heritage home in a strata organization because there would be quite different maintenance needs from the new homes. Potential buyers of the new homes might not want to take on responsibility for a heritage home.

NEIGHBOUR FEEDBACK FORM

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- ☒ I have reviewed in full the proposal and plans for the development at 1745 Rockland.
- ☒ I am aware of both the existing zoning and proposed zoning.
- ☒ I have been informed of the proposed number of dwellings.
- ☒ The plans I have seen include clearly-indicated heights, setbacks, and site coverage, plus context drawings to show views of how the development will fit the surroundings from all four sides
- ☐ I have been informed that there is no blasting or tree removal proposed.
- Or
- ☐ A proposal for blasting or tree removal has been explained to me.
- ☐ The proposed landscaping for our common property line is acceptable to me.
- ☒ ^{NO} The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

HEIGHT!

Signature(s) of the owner(s): DSM Watter

Date: MAY 06, 2015 Address of the owner(s): 1720 LYMAN DUFF LANE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

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- ☐ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Jan Hunt
Date: 26/05/14 Address of the owner(s): 1720 ROCKLAND AVE

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

Holly Harper
1745 Rockland

Received
City of Victoria

JUN 19 2015

Planning & Development Department
Development Services Division

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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s):

Date: MAY 26/15

Address of the owner(s):

1745 ROCKLAND AVE.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

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- ☐ Or
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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): R.J. Churchill

Date: 26th May 2015

Address of the owner(s): 919, Richmond Ave. Victoria V8S3Z4.

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

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- ☐ I have been informed that there ^{will be some} ~~is no~~ blasting or tree removal proposed.
- Or
- ☒ A proposal for blasting or tree removal has been explained to me.
- N/A The proposed landscaping for our common property line is acceptable to me.
- ☐ The proponent's explanation addressed my major questions about the proposal.
- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

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- ☐ I support the concept being proposed at this time.
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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Janice E. Sient

Date: 26/04/15 Address of the owner(s): 1720 Rockland Ave

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

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- ☐ Or
- ☐ A proposal for blasting or tree removal has been explained to me.
- NA The proposed landscaping for our common property line is acceptable to me.
- NO The proponent's explanation addressed my major questions about the proposal.
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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): Emma McWalter

Date: May 26 2015 Address of the owner(s): 1720 Lyman Duff Lane

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

M. L. Leneath

NEIGHBOUR FEEDBACK FORM

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I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s):

Date: MAY 26 /15

Address of the owner(s): 1662 St. Francis Wood, Victoria

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

V8S1X6

NEIGHBOUR FEEDBACK FORM

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- ☒ I realize that the plans I have seen may change considerably, and that it would also be in my best interest to view the plans presented at the community meeting.

Please check one of the following to indicate your objection to or support for this development as it has been proposed to date.

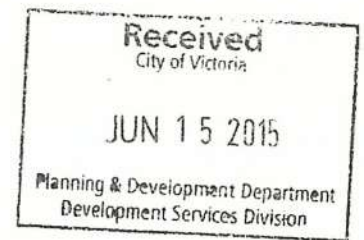
- ☐ I support the concept being proposed at this time.
- ☐ I do not have an opinion at this time.
- ☒ I am opposed to this development as it has been proposed.

I have the following comments or concerns about the proposal (please add a sheet):

Signature(s) of the owner(s): [Signature]
Date: 26/05/2015 Address of the owner(s): 926 ROCKLAND

Thank you. Please do not hesitate to contact the appropriate director for zoning in the Rockland Neighbourhood Association (www.rockland.bc.ca) if you have any questions or concerns.

① the height of the building
② high density / too many buildings
④ Not blending in the neighbourhood
— economic interests of the neighbourhood



June 11, 2015

Mayor and Council
Helen Cain, Development Services
City of Victoria

Dear Sirs/Mesdames:

We are writing in response to the development (rezoning application #00444) that is currently being proposed at 1745 Rockland Avenue, by Parry Street Developments and its principal, Conrad Nyren (both being referred to collectively as the "Proponent").

A community meeting was held on Tuesday, May 26, 2015 (the "Meeting"). At the Meeting, the Proponent presented its new proposed plans for the site, which have already been through several iterations to date. This current proposal consists of subdividing 1745 Rockland Avenue, so that the existing heritage house will remain on its own fee simple "estate" lot, accessed from Rockland Avenue, and the new buildings on the panhandle lot, accessed from Richmond Avenue, that will be created as a result of the subdivision (the "New Lot"). The New Lot, if and once created, will by definition be a panhandle lot to which Schedule H – Panhandle Regulation ("Schedule H") applies. Schedule H falls under Zoning Regulation Bylaw No. 80-159.

The neighbours are not opposed to development of 1745 Rockland Avenue in general; it is a large site and from many perspectives it makes sense that this site be developed. However, the neighbours are concerned that the current proposal by the Proponent (as well as the previous proposals by the Proponent) will have several negative impacts on the neighbours, which will not only negatively affect our privacy and enjoyment of our homes, but also likely our property values.

Specific concerns with the proposal as presented at the Meeting are summarized as follows:

1. The number of stories and building heights do not respect Schedule H and would result in significantly higher buildings that impose over top of neighbouring homes that are situated at lower elevations;
2. Multiple setbacks do not respect Schedule H;
3. The Proponent has now confirmed that blasting will be required in order to develop the proposed plan, but no blasting plan or details have been provided; and
4. The number of new homes proposed (four in total) concerns many of the neighbours as being too dense considering the size and location of the New Lot.

1. Number of Stories and Building Heights

On the New Lot, the Proponent is proposing that four new homes be built: one being single storey (building 3 on the Proponent's plans), two being one and a half stories (buildings 2 and 4 on the Proponent's plans) and one being two stories (building 1 on the Proponent's plans).

The Proponent indicated at the Meeting that proposed building 3, while a single storey, will be 6 meters in height, and the other three buildings (buildings 1, 2 and 4) will be 6.6 meters, approximately, to the midroof line. The New Lot, once created, is by definition a panhandle lot to which Schedule H applies. The maximum number of stories permitted under Schedule H is one storey, and the maximum height permitted under Schedule H is 5 meters. While building 3 is being proposed as a single storey which complies with Schedule H, its proposed height exceeds the 5 meter maximum height set out in Schedule H by 1 meter. The other three buildings exceed both the permitted number of stories, and greatly exceed the permitted height by 1.6 meters. One of the main reasons for the height and storey restrictions set out in Schedule H is to protect the privacy of the residents in the homes that surround the panhandle lot.

The neighbours remain concerned that the proposed heights, when combined with the elevation of the New Lot as compared to the elevations of the adjacent lots to the North, East and South, will result in severe impositions on privacy currently enjoyed by those homeowners. This concern has been expressed to the Proponent on various occasions, the most recent being at the Meeting, including several requests that building heights be limited to what is permitted by Schedule H. The Proponent has indicated that the Schedule H panhandle regulations shouldn't apply in the same manner because the New Lot will be large (approximately 30,000 sq feet) and is therefore unique and not the type of lot that Schedule H was intended to cover. Respectfully, the neighbours believe that the same concerns of privacy apply regardless of the size of the New Lot, and in this case even more so because of the fact that the Proponent proposes to build more than one home on the New Lot.

2. Setbacks

Schedule H requires that the minimum setback from a lot line, to any wall with a window to a habitable room, be 7.5 meters. The proposed plans that were available for viewing at the Meeting indicate that buildings 1, 2 and 3 will have a 7.5 meter setback between the buildings and the North lot line and building 1 will have a 7.5 meter setback between it and the South lot line, however these are the only setbacks indicated on the plans that meets the minimums set out in Schedule H. The setback between building 3 and the East lot line is proposed to be 5.5 meters, and the setback between building 1 and the West lot line is proposed to be only 1.5 meters. Similarly, building 4 is proposed to be setback 5.5 meters from the West lot line and is proposed to be setback only 5 meters from the South lot line. The internal setbacks between the buildings as proposed are also of concern, in particular the setbacks between buildings 1, 2 and 3, which are a total, between each building, of only 4.2 meters. When the issue of setbacks was raised, the Proponent did not acknowledge that the 7.5 meter setback applied at all, citing the setbacks that otherwise apply in a R1-B lot that is not a panhandle, and in general seemed to disregard the comment and question about the minimum setbacks. All of the above setbacks that do not conform to Schedule H will, presumably, require the Proponent to apply for variances.

As with the height restrictions provided for in Schedule H, it is the neighbours understanding that the purpose of the setbacks as set out in Schedule H is to ensure that there are adequate distances between homes so that a reasonable level of privacy is maintained. In many cases, in particular along the East and

South lot lines of the site, the setbacks do not come close to what Schedule H requires, and will result again in a loss of privacy.

3. Blasting

At the Meeting, the Proponent, in response to a question from a neighbour, acknowledged that there will be blasting required in order to develop the proposed plan. The primary concern with the blasting is that no blasting plan, or, at a minimum, details on the level of blasting likely required, has been provided to the neighbours. The only information that has been provided to the neighbours regarding blasting is that it will be done in accordance with what the engineers call for. However the neighbours, particularly those with homes in close proximity to the site, remain concerned as to the effect blasting will have on their homes. The Proponent has done little to ease this concern, other than to just state again that an engineer will supervise blasting and a reputable company will be used.

4. Number of New Homes Proposed

Many of the neighbours are concerned with the number of homes that are being proposed for the new site, being four new homes in total. Many of the neighbours share a general concern that four single-family homes is too dense for the New Lot. This general concern is supported by the Proponent's need, in order to develop as proposed, to seek multiple height and setback variances in order to fit four homes on the New Lot. In the proposed plans, the homes, in particular buildings 1, 2 and 3, appear to be very close together and "jammed in" to the site, with very little distance (just over 4 meters) between each home. Leaving aside the Schedule H setback requirements, the 4 meter distance between each home also falls greatly short of the sideyard setbacks required in R1-A and R1-B zones.

In addition, it once again appears that the proposal for four homes exceeds what Schedule H permits for R1-A zones (which is what 1745 Rockland Avenue currently is zoned as). Acknowledging that the New Lot will not be further subdivided into four new lots for the four proposed homes, but will rather remain as one lot with a strata plan, it seems appropriate nonetheless to refer to the site area and lot width to determine, for each home, what is occurring. The Proponent has indicated that the size of the proposed new site will be approximately 30,000 sq feet, or 2,787 sq meters (it is not clear if this includes or excludes the panhandle driveway). When divided by the four homes proposed, this results in site area, per home, of 696.75 sq meters. Schedule H requires, for any site that is within the R1-A zone, a minimum site area of 850 sq meters, and a lot width of 24 meters. It is clear that neither of these requirements are, or can be, met with four homes.

Final Comments

The Proponent has acknowledged at the Meeting that Schedule H applies to the New Lot once created. However, despite recognizing that Schedule H applies, the Proponent appears to have taken the position that it is entitled to several variances to the restrictions set out in Schedule H. The Proponent has indicated it will be seeking several variances, to both height and setbacks, and appears to believe it is entitled to these variances because "staying within the limitations of Schedule H does not meet the

aspirations of the existing property owner". The neighbours can only assume that the aspirations of the existing owner (which the Proponent declined to disclose at the Meeting) consist of maximizing profits.

For all intents and purposes, regardless of whether the existing lot is subdivided and the New Lot is created, or the proposed development takes place on the existing lot without subdivision, a panhandle situation exists due to the long driveway off of Richmond Avenue that residents of the proposed development homes will use, and the proposed homes being situated behind and in the backyards of multiple (approximately 9, not including the existing heritage house) existing homes. Schedule H was created to acknowledge that there are important and unique considerations when building in the backyards of existing neighbouring properties. With this proposal the Proponent has not respected many of these considerations and has placed the financial aspirations of the existing property owner (of 1745 Rockland Avenue) above the legitimate privacy and property value concerns of the many neighbouring property owners.

Again, while the neighbours understand that the site should be developed and those involved should stand to gain financially from that development, maximizing the financial aspirations of the existing property owner should not be the sole consideration, and should certainly not trump the legitimate privacy and property value concerns of the owners of the neighbouring properties. Concerns of the existing residents, who have lived in the neighbourhood for years and have relied on the zoning restrictions set out in Schedule H as well as the zoning restrictions for R1-A and R1-B zones, should carry substantial weight in whether or not this proposal proceeds. Surely this property can be developed in a way that provides financial benefit to the existing property owners, while respecting Schedule H and the legitimate concerns of the neighbours; the neighbours do acknowledge that this may require the existing property owner to adjust their financial aspirations.

The neighbours named below ask that City Staff and Council only permit development on this site that respects Schedule H, both in spirit and in practice. The current proposed development does not.

Regards,

Sarah and Reed Pridy (1723 Green Oaks Terrace)

Susan Wynne-Hughes (926 Richmond Avenue)

Emma McWalter (1720 Lyman Duff Lane)

Ross Crockford and Jennifer Wise (942 Richmond Avenue)

Jo Bywater (940 Richmond Avenue)

Linda Barry (924A Richmond Avenue)

Kerry Krich (930 Richmond Avenue)

David McWalter (1720 Lyman Duff Lane)

Mike Burns (1730 Lyman Duff Lane)

Jennifer and Vince Bennett (1740 Lyman Duff Lane)

Carolynn Wilson (924B Richmond Avenue)

June 1, 2015

City of Victoria

Attn: Mayor & Council

1 Centennial Square

Victoria, BC V8W 1P6

Dear Mayor Helps and Councillors:

Re: 1745 Rockland Ave.

I wrote to you July 15, 2014 in support of Mr. Nyren's development proposal for 1745 Rockland Ave.

At that time he was proposing creation of six homes. As a result of additional neighbour input and discussion with Planning Dept., he has reduced the density to four homes.

It's a shame that two much needed homes in the area have been lost. His original plan was VERY neighbour friendly and thoughtfully designed.

I am his primary neighbour in that my property adjoins the subject land along the full length of both my northerly and easterly boundaries. The look of his beautifully designed homes is most welcome.

It is important that what little unused land that is left in Victoria is fully utilized. Decisions made now will commit the land for 100 years or more.

I urge Council to approve his application.

Earl Large

1737 Rockland Ave.