

August 26, 2015

Mayor and Council
City Staff
City of Victoria

Dear Sirs/Mesdames,

We are writing with respect to the application that the planning and land use committee will be hearing this Thursday, August 27, 2015, regarding the subdivision, rezoning and development of 1745 Rockland Avenue (rezoning application #004440).

A neighbourhood letter, dated June 11, 2015 (reattached to this letter for ease of reference) was submitted to the City. In that letter, several concerns with the proposed development were outlined. We wish to confirm that these concerns have not been alleviated in any way by the proponent of the proposed development. In fact, based on our review of the plans that the planning and land use committee will review on Thursday, we understand that the height and size of several of the proposed buildings has been increased from the plans that were circulated to neighbors and which are referenced in the June 11, 2015 letter. The developer, despite several prompts to address concerns of the surrounding neighbours, seems to be doing just the opposite.

We are not anti-development; however we do believe that development in the Rockland neighbourhood should be consistent with the surrounding homes and overall landscape, which the development, as currently proposed, does not. The developer has consistently stated that the reason for not addressing neighbour concerns, such as reducing the number of units, is because doing so does not meet the aspirations of the owner. Presumably these are financial aspirations. To allow a developer to ignore legitimate neighbour concerns in order for that developer to achieve it, and the owners, financial aspirations, is a slippery slope.

We hope that the planning and land use committee, as well as City staff, Mayor and Council, will hear the concerns of the surrounding neighbours with respect to this proposed development and require the developer to adequately address these concerns before approving the application to go to public hearing.

Yours truly,

Reed and Sarah Pridy
1723 Green Oaks Terrace, Victoria, BC

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 Avnue)

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)

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Tuesday, Aug 25, 2015 7:36 PM
To: Janice Appleby; Christine Havelka
Subject: Fwd: Rezoning and development of 1745 Rockland

Fyi, for this week's PLUC.

Pamela

Sent from my iPhone

Begin forwarded message:

From: Susan Wynne-Hughes [REDACTED]
Date: August 25, 2015 at 5:57:33 PM PDT
To: Ben Isitt <bisitt@victoria.ca>, <ccoleman@victoria.ca>, <jloveday@victoria.ca>, <mlucas@victoria.ca>, Charlayne Thornton-Joe <cth Thornton-joe@victoria.ca>, Pam Madoff <pmadoff@victoria.ca>, <gyoung@victoria.ca>, <ameyer@victoria.ca>, <mayor@victoria.ca>, <jtinney@victoria.ca>
Subject: Rezoning and development of 1745 Rockland

August 25th, 2015

Dear Mayor and Council,

City of Victoria

I am writing to you once again to express my concerns regarding the development proposal for 1745 Rockland, which will come before PLUC this Thursday August 27th, 2015.

I am a signatory to the letter sent to you dated June 11th, 2015, which outlines in detail the continuing concerns of my neighbours and myself. Since that letter was written, the developer has presented a new plan which was a surprise and disappointment to us. Instead of taking account of the fact that at the May 15th CALUC community meeting, several neighbours stated that they felt that the buildings were too high and the whole proposal too dense, in the new plan, the developer made 2 units taller and fashioned one unit 19% larger. This seemed to suggest a disregard for the neighbours' clearly expressed wishes. In addition according to the recent plan, a much beloved and by-law protected maple tree will be destroyed.

As you will see from our letters of December 27th 2014, March 9th 2015 and June 11th 2015 we have made it clear that we are not against developing this property. It is the nature of this development that we object to. We have consistently stated that we feel that these buildings need to be single storey residences and have much reduced site coverage in order to provide us with necessary privacy as well as blend into the neighbourhood. In addition, preservation of as much green space as possible is both on our interests as well as the interests of the whole community.

It is also clear that many exceptions to present regulations would need to be made in order for this plan to be accepted. These regulations have been made by council in order to preserve the integrity of this community as well as to protect the neighbours.

With all the above in mind, I ask you to respect the clearly stated desires of the neighbours, uphold the current regulations and reject this proposal.

Sincerely,

Sue Wynne-Hughes

926 Richmond Ave.

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Wednesday, Aug 26, 2015 8:19 AM
To: Janice Appleby; Christine Havelka
Subject: Fwd: August 27 PLUC agenda item: 1745 Rockland

Fyi

Pamela Madoff

Begin forwarded message:

From: Ross Crockford <ross.crockford@victoria.ca>
Date: August 26, 2015 at 7:49:29 AM PDT
To: <mayor@victoria.ca>, <councillors@victoria.ca>
Cc: <jtinney@victoria.ca>
Subject: August 27 PLUC agenda item: 1745 Rockland

Dear Mayor Helps and Victoria Councillors,

On Thursday, your Planning and Land Use Committee (PLUC) will consider the latest version of a proposed development for 1745 Rockland. I ask that you decline the requested rezoning application, and do not send it to a public hearing.

The developer wants to put four new buildings on a single panhandle lot, even though current regulations appear to permit only one new building on such a property. (See the letter from the Rockland Neighbourhood Association, on pages 35-36 of the staff report.) Some of my fellow neighbours say the rules are clear, this clearly is a panhandle lot, only one house should be permitted, and the application should automatically fail for that reason alone.

In the interest of compromise, however, in June some of us added our names to a letter to the developer (pages 49-52 of the staff report) saying we were prepared to live with three new single-family houses on the property, if they met the setback and height restrictions of Schedule H, the regulation governing panhandle lots. The developer refused. He insists on building four new houses, totalling some 862 square metres -- far more than the 280 square metres permitted under Schedule H -- and three of the four taller than the one storey/5.0-metre height restriction in Schedule H as well.

The neighbours' June offer should be treated without prejudice. The developer's initial (2014) proposal of six new residences and parking for 18 cars was clearly ridiculous, and the City should not now approve four new residences simply because it's "almost" the three requested in the neighbours' June letter. Judging by the letters submitted, the current proposal only has the

support of the owner, an immediately adjacent neighbour (who also owns a large and potentially subdividable lot), and one other person. It is clear that the majority of neighbours are opposed to the application as it currently stands.

With kind regards,
Ross Crockford
942 Richmond



ROCKLAND NEIGHBOURHOOD ASSOCIATION

August 25, 2015

Mayor and Council
City of Victoria

Re: REZ 00444 for 1745 Rockland

It is with disappointment that we correspond again over the size and scope of the proposed development of 1745 Rockland Avenue. As documented in previously submitted Neighbourhood Feed Back forms and letters, the immediate neighbours and the neighbourhood as a whole find the proposed development to be unacceptable.

The proposal being presented to the city varies significantly and negatively from that presented at the last CALUC Community Meeting, May 15, 2015.

This proposal actually increases the heights of buildings, totally ignoring the neighbours' latest input. Building height and loss of privacy is a key issue with the surrounding neighbours, yet the proponent has increased the height of Unit #1 by approximately 2 ft. 5in. and Unit #4 by 1ft. 3in.

Because the lots are defined as Panhandles (Jonathan Tinney, Executive Summary), Schedule H regulations should apply. These regulations exist to protect privacy, green space, and the integrity of a character neighbourhood. Schedule H (3.a) allows a residential building height maximum of 5.0m. This is an appropriate height in any development which imposes upon neighbours' back yards. Single storey residences may well find support among neighbours.

Schedule H also serves to prevent overbuilding in backyards. However, for 1745 Rockland, "the lot areas of the proposed strata lots are less than the minimum of 850m² for panhandle lots in the R1-A Zone" (Jonathan Tinney). How does rezoning benefit a neighbourhood when it permits buildings to be squeezed onto panhandle lots?

A further issue is in the calculation of building area. It appears the site coverage was calculated without excluding the driveway, which changes the site coverage considerably, resulting in more than the allowable density.

The surrounding neighbours appreciate the unique nature of this property and are open to reasonable development beyond the strict interpretation of Schedule H, which specifies 1 residence on a panhandle lot. What they wish to achieve is the maintenance of their privacy.

The Rockland Neighbourhood Association's position is that the current zoning was put in place with due consideration and should be the basis for redevelopment and densification until such time as new zoning is created with community input. Further, we have been assured by city staff that the Traditional Residential Urban Place Designation serves to preserve the character of Rockland from intense densification with density to increase along the Fort – Oak Bay Avenue corridor. To this end we have R1-A, R1-B and Schedule H – Panhandle lot Regulations to guide development.

We urge you to take into consideration the concerns of the neighbours and apply the regulations that are in place to protect them.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association



ROCKLAND NEIGHBOURHOOD ASSOCIATION

July 12, 2014

Mayor and Council
Planning & Development Department
City of Victoria

Re: 1745 Rockland Avenue

It is the RNA's understanding that this property clearly fits the definition of a panhandle lot according to Schedule A Definitions. There is nothing in the Schedule H Panhandle Lot Regulations to indicate time sensitivity (as with "Private Garage", for example); therefore, the regulations should apply to all lots which fit the definition. R1-A Zoning 1.1.2 refers only to the size of the lot area and the width of a lot required for building. The reference to panhandle lots in (e) falls within this heading. It does not limit the application of panhandle regulations in general.

Panhandle lot regulations were put in place to protect the privacy of all of the immediate neighbours. Floor area and height restrictions prevent a huge building from looming over back yards. Reasonable setbacks and site coverage preserve green space and buffer adjoining properties. Property owners rely upon the fact that the zoning definition of a panhandle lot protects them from overbuilding in their back yards.

The proposal for 1745 Rockland ignores these regulations:

Instead of respecting the 280m² floor space, the proponent seeks 836.04m².

Instead of the maximum 1 storey, 2.

Instead of the 7.5m setbacks, 3.9m.

Instead of a single residential building, 6.

At the CALUC meeting of March 5, 2014, significant concerns about loss of privacy, site drainage, traffic and loss of the urban forest were raised, and the proponent committed to addressing them.

The applicant acknowledged concerns around the future of the property as strata and agreed to include legal language in the strata bylaws that would

1. protect the common property trees which provide privacy to the adjacent residents, including replacing them with equivalent species beyond their natural life and maintaining and replacing Good Neighbour Fencing as required, and
2. provide strata bylaw language preventing the development of secondary living units.

Further to privacy concerns, it is important that the dual row cedar hedging along 1723 Green Oaks Terrace and 926 Richmond be installed and promptly replaced in the event of die off.

The site slopes to the south, and the downslope neighbours on Richmond voiced concerns about increased run-off with more hard surfacing. A commitment was made by the applicant to provide engineered site services that would alleviate any problems with three catch basins and storm drains as required to remediate run-off.

There was considerable concern about traffic speeds on Richmond, the property entrance, and visibility. The proponent agreed to work with local residents and Transportation, reviewing what impact the proposed development would have on traffic. This would be supported by passing the proposed changes to the Street and Traffic Bylaw currently being considered to reduce speed from 50 to 40 kph on Richmond Road from Fort Street to Crescent Road.

A commitment was made to retain as many of the mature trees as possible and to protect the heritage home garden.

Understanding that plans change, we emphasize how important it is that the windows on the north and south sides of the strata units remain as shown, high and narrow on the walls to allow light but to prevent overview of the neighbours.

The RNA cannot overstate its primary objection to this proposal. With a panhandle lot in their backyards, neighbours should be able to trust that the regulations will be respected and that a one-storey single family dwelling with significant setbacks is all that can be built there. Council would be letting them all down by considering a development three times that in mass and six times that in density.

Sincerely,

Janet Simpson, President
Rockland Neighbourhood Association

07 August 2015

Brian Sikstrom, Senior Planner
CITY OF VICTORIA
1 Centennial Square
Victoria BC V8W 1P6

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

Rezoning Application #00444 Development Permit #000357

Hillel
architecture



101 1831 Oak Bay Avenue
Victoria BC V8R 1C3

phone 250 . 592 . 9198
fax 250 . 592 . 9178

Mr. Sikstrom,

It has been requested from the Planning Department that we outline the material and finishes changes that may have evolved since the initial submissions for 1745 Rockland Road as multi-family duplex form dwellings to the revised proposal of single family dwellings. Please find below an outline of our design considerations as the project moved, in consultation with neighbours and the City, to a project of a reduced density and of single family homes in form.

CONTEXT AND FORM

The designated heritage home, accessed from the Rockland Road property entry, is referred to by name as the Ashton. The Ashton was designed by Francis Mawson Rattenbury, and built in 1901. The owners requested this home be designated in 2010. This heritage designation was granted by the City of Victoria. This was in fact the owner's first step in preserving the Ashton.

The original home contains gable ended main roofs and subordinate perpendicular gable ended dormers. The original home volume visible from the proposed project site, is this roof form placed over the horizontal plinth of the ground floor. This horizontal roof area also serves as outdoor social space with access from the second floor.

The new building volumes take this lead with a gable ended traditional roof with gable ended dormers referenced from the original heritage home, and places this volume on a horizontal plinth created by the lower floor similar to the original home. The form and character of the new buildings are also intended to respect the well-established greater neighbourhood context, therefore the building roof slopes and volumes are also designed with that greater context in mind. The unique green shingle exterior faces of the original home are left to uniquely define that Heritage Designated building, and set it as distinct from the new work.

MATERIALS

The Duplexes

The initial duplex housing forms, some of the finishes were designed to respond to neighbourhood influences, some designed to respect the influence of the heritage home, and prove appropriate for this multi-family housing form. These main building finishes were:

- Hardi panel and traditional vertical panel wood trim detailing in the upper gables, with asphalt shingle roofing.
- Stone appointments used to draw attention to key building features of the main floor
- Stucco field and wood trim for typical exterior main field finishes.

The initial single family form.

With the introduction of the initial single family home, the composition's finishes had to bridge the design requirements of the duplex purchaser and the single family home purchaser. The single family home built form was larger in plan, and lower in actual height. Its roof system needed to match its volume and style established by the multi-family dwellings, and its finishes had to meet the more demanding expectations of the single family home. The finishes therefore subtly evolved;

- Hardi-panel & wood trim remained as traditional detailing in the upper gables, to tie composition together.
- Stone appointments grew to a more contemporary expression defining more building features of the main floor
- Cedar siding of the side elevations of the duplexes grew in proportion of the wall area of the single family dwelling.
- Stucco field became a smaller portion of the exterior wall area, but remained uniform through all buildings.

Overall, the single family form had a higher level of exterior finish, and its contemporary form became more distinct. The duplex forms with a taller disposition were visible from farther away and their roof detailing held more traditional cues from the greater Rockland Neighbourhood. The single family form was noticeably lower, and the contemporary ground floor portion provided a stronger influence over the building's character.

Current proposal of all single family homes

With this composition, the single family form honours the original design intent of the strong visual roof line of a gable ended main roof with two gable ended dormer roofs. This volume is placed over a horizontal ground floor plinth in form. The material finishes, following the original proposal, with one exception, presents the same materials in a higher level of finish;

- The hardi-panel of the gable roofs now dropped in favour of higher quality cedar siding throughout the second floor.
- The original asphalt shingles changed to the higher quality, and longer lasting, metal roofing.
- Stone appointments grew further to define main wall features, emphasizing entries, defining edges, and fireplaces.
- Stucco fields tie all homes together as the element that least seeks attention, just a smooth clean uniform element.

The single family home composition in also evolved in quality and level of finish in window systems, door and entry systems and in hardware and light fixture selection. These finer level of finishes and their evolution from the initial proposal are not possible to render in colour elevations provided but strongly influence the quality of the home.

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

17 June 2015

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



101 18th 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

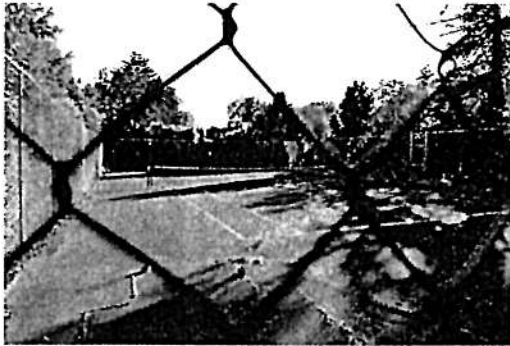
Mayor and Council,

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

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) KERRY L. KRICH have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) KERRY L. KRICH

ADDRESS: 930 RICHMOND AVENUE

Are you the registered owner?

Yes

No

COMMENTS:

Have opposed from the onset of this proposal. Not well-designed in terms of neighborhood needs & ambience. Complete loss of privacy + increase of autos in area not designed for traffic.

DATE:

August 23rd
2015.

SIGNATURE:

Kerry L. Krich

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) James / Frank Macdonald have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

~~I am opposed to the application~~

NAME: (please print)

ADDRESS:

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE:

SIGNATURE:

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Gillian Wayman have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Gillian Wayman

ADDRESS: 944 B Richmond Ave

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug. 23/15 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) B-N CAIN & MORIA CAIN have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) Beverly Nicole Cain

ADDRESS: 1735 Green Oaks Terrace

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 22, 2015 SIGNATURE: [Signature]
POA Moria Cain

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Kyle Reed Pridy have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Kyle Reed Pridy

ADDRESS: 1723 Green Oaks Tce

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 21, 2015

SIGNATURE: 

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Judy Atkinson have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) Judy Atkinson

ADDRESS: 950 Richmond Ave

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

DATE: Aug 22 / 15 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Paul & Daphne have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application as currently presented

NAME: (please print) PAUL HITCHCOCK & DAPHNE HITCHCOCK

ADDRESS: 1716 OAK SHADE LANE VICTORIA

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

SINCE THESE UNITS ARE ACCESSED BY A PANHANDLE THE REQUIREMENTS FOR PANHANDLE LOTS SHOULD BE MET; ESPECIALLY THE REQUIRED SQUARE FOOTAGE FOR EACH LOT, OVERDEVELOPMENT RUINS A NEIGHBOURHOOD. APPROPRIATE DEVELOPMENT ENRICHES IT.

DATE:

AUGUST 23 / 15

SIGNATURE

Paul Hitchcock

August 24 / 15

Daphne P. Hitchcock

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) MICHAEL MILLER have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) MICHAEL MILLER

ADDRESS: 1715 OAK SHADE LANE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

I WOULD FAVOR 3 SINGLE FAMILY
DWELLINGS ON THE PROPOSED BUILDING
SITE -

DATE: Aug-24/15 SIGNATURE: M. Miller

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) JENNIFER LOWRY have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) JENNIFER LOWRY

ADDRESS: 1731 LYMAN DUFF LANE

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

HEIGHT OF BUILDINGS ARE TOO TALL IN
COMPARISON TO HOMES AROUND SITE
AND THERE ARE TOO MANY UNITS FOR
THE SIZE OF PROPERTY AND LOCATION.

DATE: AUG 23/15 SIGNATURE: Grey

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Emma + Dave McWalter have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Emma and Dave McWalter

ADDRESS: 1720 Lyman Duff Lane Victoria BC V8S 5K3

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

GREAT LOCATION FOR AN INFILL DEVELOPMENT.
HOWEVER, COMPLETELY INAPPROPRIATE PROPOSALS
PUT FORTH BY THE DEVELOPER. THE MANY
VARIANCES BEING SOUGHT ARE NOT CONSISTENT
WITH THE FORM + CHARACTER OF THE
NEIGHBOURHOOD, DISREGARD THE OFF-STATE

DATE: August 24 2015 SIGNATURE: DS McWalter

Emma McWalter

... CONCERNS OF NEIGHBOURS, AND MAKE
A MOCKERY OF EXISTING ZONING REGULATIONS,
SPECIFICALLY SCHEDULE 'H' - PANHANDLE.

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Junko Urushidani have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

I am opposed to the application

NAME: (please print) Junko Urushidani

ADDRESS: 917 Richmond Ave.

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Aug 22, 2015 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Linda Berry have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) Linda Berry

ADDRESS: 924 A Richmond Ave

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: Aug 22/15 SIGNATURE: Berry

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Robert & Ale Churchill have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print)

Robert J. Churchill

ADDRESS:

919 Richmond Ave, Victoria

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE:

22nd August '15

SIGNATURE:

RJ Churchill

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Mary Magee have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) MARY MAGEE

ADDRESS: 941 RICHMOND AVE

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: Aug-22 SIGNATURE: Mary M-Magee

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) René + Gillian de Jong have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

(☒ ~~I support the application~~ *error yes*)

☒ I am opposed to the application

NAME: (please print) Gillian de Jong + René de Jong

ADDRESS: 900 Richmond Ave. Victoria, B.C.

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

We feel very strongly to maintain the ambiance of the neighborhood. I feel 4 houses on the lot is too dense and compromises green space and mature tree canopy of Rockland.

DATE: Aug. 23, 2015 SIGNATURE: *[Signature]*

[Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Jennifer & Vince Bennett have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Jennifer & Vince Bennett

ADDRESS: 1740 Lyman Duff Lane

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

Please see individual email letters sent by us for details.

- Too dense
- Too high
- Too many
- Too much hardscape
- Loss of mature trees

DATE: Aug 24/15 SIGNATURE: Jennifer & Vince Bennett

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) LORRAINE CONROD have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) LORRAINE CONROD

ADDRESS: 1730 OAK SHADE LANE VICTORIA BC

Are you the registered owner? ☒ Yes ☐ No

COMMENTS: A loss of green space & density.

DATE: Aug. 24/2015 SIGNATURE: L. Conrod

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (~~We~~) JENNIFER TEDLIE have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) JENNIFER TEDLIE

ADDRESS: 860 RICHMOND AVENUE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

• INCREASED DENSITY & LOSS OF GREEN SPACE

DATE: AUG. 24/2015 SIGNATURE: *J. Tedlie*

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Chris Butterworth have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Chris Butterworth

ADDRESS: 850 Richmond Ave.

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

Too much density for size of lot.

DATE:

Aug 24, 2015

SIGNATURE:

CC Butterworth

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) MIKE BURNS have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) MIKE BURNS

ADDRESS: 1730 LYMAN DUFF LANE

Are you the registered owner? ☐ Yes ☒ No

COMMENTS:

MY FEELINGS REMAIN THE SAME AS STATED IN
MY LETTER TO MAJOR & COUNCIL DATED 2014 11 24.
THREE ^{NEW} DWELLING UNITS RECOGNIZE THE
FRACTURED NATURE OF THE LOT AND EXISTING
AREA AND DENSITY OF ADJACENT LOTS.

DATE: 2015 08 24 SIGNATURE: Mike Burns

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) GRANT PERKINS have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) GRANT PERKINS

ADDRESS: 1731 LYMAN DUFF LANE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS: TOO DENSE COMPARED TO EXISTING
NEIGHBOURHOOD. BUILDING HEIGHT
TOO HIGH. SHOULD HAVE LOWER ROOF-
LINES.

DATE: AUG 23/15 SIGNATURE: [Signature]

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Francis E. Neate have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) F. E. Neate

ADDRESS: 920 Richmond Ave U82 353

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

I am opposed to the current proposal because of the density being imposed upon the existing residents and the loss of green space which is prominent if one considers the existing area bounded by Richmond, Rockland and Hyman Dutt and Green Oaks Terrace

DATE: Aug 23 2015 SIGNATURE: F. E. Neate

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Noelle Mason have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Noelle Mason

ADDRESS: 906 Richmond Rd

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

Concerned that the density proposed is too great, the houses are too big for the neighbourhood.

Also, the trees in this neighbourhood should be preserved for neighbourhood and wildlife.

DATE: 23 August 2015 SIGNATURE: 1/unt/6 2/1/22

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Rob Iris have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Rob Iris

ADDRESS: 914 RICHMOND AVE

Are you the registered owner? ☐ Yes ☒ No

COMMENTS: NOT ENOUGH ROOM

DATE: Aug 23/2015 SIGNATURE: Rob Iris

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Doug & Cheryl Gammage have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

☐ I support the application

☒ I am opposed to the application

NAME: (please print) Doug Gammage

ADDRESS: 1740 OAK SHADE LANE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

Desn, + Fit Neigh Hood , and
density too High.

DATE: Aug 23/15 SIGNATURE: D Gammage

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Jo Bywater have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

I support the application

☒ I am opposed to the application

NAME: (please print) Jo Bywater

ADDRESS: 940 Richmond Ave.

Are you the registered owner?

☒ Yes

No

COMMENTS:

DATE: Aug. 22 2015 SIGNATURE: J Bywater

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) SUE WYNNE-HUGHES have had the opportunity to review the revised plans dated June 17, 2015 prepared by Hillel Architects for the rezoning and (4) four unit development proposed for 1745 Rockland Avenue.

~~I support the application~~

I am opposed to the application

NAME: (please print) SUE WYNNE-HUGHES

ADDRESS: 926 RICHMOND AVE.

Are you the registered owner?

Yes

No

COMMENTS:

See individual email.

In Summary: this proposal is too dense, the buildings are too high, too much green space is lost and it does not blend into the neighborhood.

DATE: August 24th, 2015 SIGNATURE: S. Hughes

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Tuesday, Aug 25, 2015 7:36 PM
To: Janice Appleby; Christine Havelka
Subject: Fwd: Rezoning and development of 1745 Rockland

Fyi, for this week's PLUC.

Pamela

Sent from my iPhone

Begin forwarded message:

From: Susan Wynne-Hughes [REDACTED]
Date: August 25, 2015 at 5:57:33 PM PDT
To: Ben Isitt <bisitt@victoria.ca>, <ccoleman@victoria.ca>, <jloveday@victoria.ca>, <mlucas@victoria.ca>, Charlayne Thornton-Joe <cth Thornton-joe@victoria.ca>, Pam Madoff <pmadoff@victoria.ca>, <gyoung@victoria.ca>, <ameyer@victoria.ca>, <mayor@victoria.ca>, <jtinney@victoria.ca>
Subject: Rezoning and development of 1745 Rockland

August 25th, 2015

Dear Mayor and Council,

City of Victoria

I am writing to you once again to express my concerns regarding the development proposal for 1745 Rockland, which will come before PLUC this Thursday August 27th, 2015.

I am a signatory to the letter sent to you dated June 11th, 2015, which outlines in detail the continuing concerns of my neighbours and myself. Since that letter was written, the developer has presented a new plan which was a surprise and disappointment to us. Instead of taking account of the fact that at the May 15th CALUC community meeting, several neighbours stated that they felt that the buildings were too high and the whole proposal too dense, in the new plan, the developer made 2 units taller and fashioned one unit 19% larger. This seemed to suggest a disregard for the neighbours' clearly expressed wishes. In addition according to the recent plan, a much beloved and by-law protected maple tree will be destroyed.

As you will see from our letters of December 27th 2014, March 9th 2015 and June 11th 2015 we have made it clear that we are not against developing this property. It is the nature of this development that we object to. We have consistently stated that we feel that these buildings need to be single storey residences and have much reduced site coverage in order to provide us with necessary privacy as well as blend into the neighbourhood. In addition, preservation of as much green space as possible is both on our interests as well as the interests of the whole community.

It is also clear that many exceptions to present regulations would need to be made in order for this plan to be accepted. These regulations have been made by council in order to preserve the integrity of this community as well as to protect the neighbours.

With all the above in mind, I ask you to respect the clearly stated desires of the neighbours, uphold the current regulations and reject this proposal.

Sincerely,

Sue Wynne-Hughes

926 Richmond Ave.

Christine Havelka

From: Pam Madoff (Councillor)
Sent: Wednesday, Aug 26, 2015 8:19 AM
To: Janice Appleby; Christine Havelka
Subject: Fwd: August 27 PLUC agenda item: 1745 Rockland

Fyi

Pamela Madoff

Begin forwarded message:

From: Ross Crockford <[REDACTED]>
Date: August 26, 2015 at 7:49:29 AM PDT
To: <mayor@victoria.ca>, <councillors@victoria.ca>
Cc: <jtinney@victoria.ca>
Subject: August 27 PLUC agenda item: 1745 Rockland

Dear Mayor Helps and Victoria Councillors,

On Thursday, your Planning and Land Use Committee (PLUC) will consider the latest version of a proposed development for 1745 Rockland. I ask that you decline the requested rezoning application, and do not send it to a public hearing.

The developer wants to put four new buildings on a single panhandle lot, even though current regulations appear to permit only one new building on such a property. (See the letter from the Rockland Neighbourhood Association, on pages 35-36 of the staff report.) Some of my fellow neighbours say the rules are clear, this clearly is a panhandle lot, only one house should be permitted, and the application should automatically fail for that reason alone.

In the interest of compromise, however, in June some of us added our names to a letter to the developer (pages 49-52 of the staff report) saying we were prepared to live with three new single-family houses on the property, if they met the setback and height restrictions of Schedule H, the regulation governing panhandle lots. The developer refused. He insists on building four new houses, totalling some 862 square metres -- far more than the 280 square metres permitted under Schedule H -- and three of the four taller than the one storey/5.0-metre height restriction in Schedule H as well.

The neighbours' June offer should be treated without prejudice. The developer's initial (2014) proposal of six new residences and parking for 18 cars was clearly ridiculous, and the City should not now approve four new residences simply because it's "almost" the three requested in the neighbours' June letter. Judging by the letters submitted, the current proposal only has the

support of the owner, an immediately adjacent neighbour (who also owns a large and potentially subdividable lot), and one other person. It is clear that the majority of neighbours are opposed to the application as it currently stands.

With kind regards,
Ross Crockford
942 Richmond