

## Christine Havelka

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**From:** Susan Wynne-Hughes [REDACTED]  
**Sent:** Tuesday, December 08, 2015 10:23 AM  
**To:** Council Secretary  
**Subject:** map for use at public hearing

Good morning,

This morning I sent a map which I'd like to use at a public hearing this week. I sent it as a photo and an email to ensure it arrived. I wonder if you could please let me know if it has arrived and if it is an acceptable form to be used. If not, I will try other methods. I apologize as I am not very computer savvy.

My name is Susan Wynne-Hughes and my address is 926 Richmond Ave, Victoria V8S3Z3. I would like to use this at the public hearing for 1745 Rockland on Thursday December 10th night at 7pm.

Thank you,  
Sue



## Christine Havelka

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**From:** vince bennett [REDACTED] >  
**Sent:** Tuesday, December 08, 2015 2:25 PM  
**To:** Council Secretary  
**Subject:** Public Meeting, Dec. 10/15. 1745 Rockland Avenue  
**Attachments:** Development Map.pdf

Hello,

I would like to present this map as a power point presentation at the Public Meeting... Dec 10/15 re: 1745 Rockland Avenue. Not being sure of the best format, I have included a jpeg and PDF version. Use what you think is best. Could you please confirm that you have received this email? Thank you.

Regards,

Vince Bennett





December 9<sup>th</sup>, 2016

Dear Mayor and council,  
Re development proposal of 1745 Rockland,

I would like to reiterate my opposition to the present proposal for the development of 1745 Rockland. I feel that this plan endangers the integrity of the Rockland community. My specific concerns remain the high level of density, the height of the buildings, the loss of green space, the increase in traffic on Richmond and the lack of information on blasting.

Although not opposed to development per se, I oppose this proposal because the developer plans to build four homes in a panhandle lot, which was designated by council to house one home. The houses will be far too close to the neighboring properties as well as to one another, creating a cluttered enclave, not in keeping with this community.

The height of the buildings is also of concern, principally because this development is on a piece of land of considerably higher altitude than the bordering neighbors. This directly affects our neighborhood as we are faced with the prospect of having buildings overlooking our homes, reducing our privacy significantly. Once again, the council has had to create an exemption from the current by-law, which was designed to protect neighbors.

The loss of green space is also substantial. The plan involves the destruction of a number of large trees, which would have preserved green space as well as providing some necessary privacy for the neighbors on Richmond Avenue. Much of the charm of Rockland is based on its green spaces. It is paramount that we maintain this unique neighborhood.

Finally, although we have asked for information on the blasting plans for this proposal, the developer has provided us with no details. Given what has happened on other development sites we feel we have reason to be concerned.

Despite having busy lives, my neighbors and I have had several meetings with the developer in which we have consistently requested that he consider the construction of 3 houses on this property, of maximum one story in height. This, we feel is a considerable compromise, given that the land is designated for one home. We are not opposed to development, but feel that the present plan is excessively dense. The developer's response has been that this does not meet his financial requirements.

The bottom line is this: if this proposal goes ahead, we, the neighbors will have to live with the consequences: a reduction in privacy, a decrease in green space, the risk of damage to our homes from blasting and an increase of traffic on Richmond

Avenue. This would be to the detriment of the entire Rockland community.

As the owner and resident of 926 Richmond I am certainly a neighbor who would be negatively affected by the present development proposal. As a community minded person, I have spoken to neighbors in this area. A total of **48 neighbors** in close range of the proposed site have signed their opposition to the plan. Rockland neighbors are overwhelmingly opposed to this proposal. I hope that council will respond to this opposition.

Yours sincerely,  
Sue Wynne-Hughes  
926 Richmond Ave.  
Victoria V8S3Z3

Mike Burns  
1730 Lyman Duff Lane  
Victoria BC V8S 5K3

2015 12 07

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

**Re: Public Hearing, Rezoning Application No. 00444 for 1745 Rockland Avenue**

We are writing this letter for inclusion in the meeting agenda for the public hearing on the above rezoning application.

We are opposed to the rezoning application. The main reason is that the number of dwelling units and density are too large for the portion of this lot proposed to be developed. Our reasoning is as follows.

1. The existing lot is 4950.8 m<sup>2</sup> and is an odd shape. Of this, 1850 m<sup>2</sup> is for the existing house fronting on Rockland Avenue, referred to as Development Area 1. This area of the lot is physically and visually separate from the area to be developed and is proposed to be subdivided from the rest of the lot. As a result this area should not be included in calculations of site area available for new housing.
2. The remainder of the lot is 3100.8 m<sup>2</sup> and has the characteristics of a panhandle lot. The 374 m<sup>2</sup> area of the panhandle driveway should not be included in calculations of site area for new development because of its length, narrow width and separation from the area proposed for new development. The area of the lot proposed to be used for new development is 2726.8 m<sup>2</sup>. Dividing the 2726.8 m<sup>2</sup> by 4 and 3 gives respectively an average of 682 m<sup>2</sup> per dwelling for four dwellings and 909 m<sup>2</sup>. Per dwelling for three dwellings
3. There are 11 lots that have a boundary in common with the subject lot. Generally the average lot area per dwelling unit (all but one appear to be single family dwellings) on the adjacent lots is 834.4 m<sup>2</sup>. Not included in this average is 1737 Rockland because its large lot size would skew the average upwards. Also 924 Richmond Avenue is occupied by a semi-attached dwelling and only half the lot area and one dwelling is included in the average. Thus 834.4 m<sup>2</sup>. is a reasonable neighbourhood average lot size per dwelling unit. This average neighbourhood lot size can also be compared to the average minimum lot area (DA 2 a, b, c and d) in the proposed amending zoning bylaw, 553.8 m<sup>2</sup>. This average results in an even greater difference with the average neighbourhood lot size.
4. In addition to the above, this approach is appropriate because the application is for a site specific zone and this allows for flexibility to tailor the provisions of the zone to the specific lot and the immediately adjacent properties while respecting the policies of the official community plan and neighbourhood plan.



Our conclusion is that 3 new dwelling units of a reasonable size, is the density that best recognizes the fractured nature of the oddly shaped lot and the existing area and density of lots with a boundary in common with 1745 Rockland Avenue,

Considering the above we are opposed to proposed Zoning Regulation Bylaw, Amendment Bylaw (No. 1053)

Request for Restrictive Covenant

The area proposed for development has a boundary in common with the rear of 1737 Rockland. The rear portion of 1737 Rockland is undeveloped and appears to have development potential. We are concerned that the proposed strata driveway that would connect to Richmond Road could be used to access the rear of 1737 Rockland possibly without the need for a public hearing and public input. This would effectively increase the impact of the development on the surrounding properties. As a result we are requesting that as a part of the public hearing the applicant offer a restrictive covenant that would prevent this interconnection.

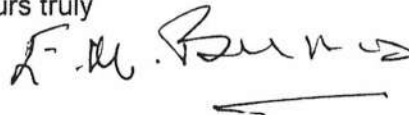
Thank you for considering our opposition to the proposed amending zoning bylaw and request for a restrictive covenant.

Yours truly



Mike Burns

Yours truly



Elizabeth Burns



December 8, 2015

Dear Mayor and Council:

Re: 1745 Rockland Development Proposal

I am writing once again to voice my concerns in regard to the proposed development for 1745 Rockland Avenue. After many months and numerous meetings between the developer and immediate neighbours regrettably there has been no consensus reached that is acceptable to both the developer and the neighbours.

My concerns remain that:

- the development is too dense for the size of the property;
- there is a significant loss of mature tree canopy;
- there is a disproportionate amount of hardscaping in the project;
- there is a significant loss of greenspace when compared to both what is being retained around the heritage house and what is found in the surrounding homes and;
- the number and height of the proposed buildings will significantly impact the privacy of the occupants of the adjoining properties.

The proposed subdivision of 1745 Rockland clearly results in a panhandle lot. The City of Victoria currently has zoning to address panhandle lots. As such, Schedule H should be invoked. This would allow a maximum of three one-storey homes on the proposed subdivided strata lot. From the beginning of this project proposal I have stated that I would be in support of three one-storey houses being built on this property and I am still supportive of this. This would allow more of the mature tree canopy to be preserved, more greenspace around each of the three new houses and help protect the privacy of the adjoining neighbours.

Within the Official Community Plan there is provision for "sensitive infill". This proposal falls far short of being sensitive to the neighbourhood. **There is a loss of greenspace, a loss of mature tree canopy, a loss of privacy for adjoining neighbours and an increase in densification in an area that is valued for its large lot sizes and private land urban forest.** Considering all these losses, I am left wondering "what value does this development add to our neighbourhood?" Unless you are able to answer this question I respectfully request that you defeat this proposal.

Regards,

Jennifer Bennett  
1740 Lyman Duff Lane  
Victoria, BC V8S 5K3

December 8, 2015

Mayor and Council  
City of Victoria

Dear Sirs/Mesdames:

On June 11, 2015, we wrote a letter (the "Letter") , a copy of which is attached for reference, in response to the development (rezoning application #00444) (the "Proposed Development") that is currently being proposed at 1745 Rockland Avenue (the "Property") by Parry Street Developments and its principal, Conrad Nyren (referred to collectively as the "Proponent").

The neighbour signatories to the Letter have expressed various concerns with the Proposed Development. Since the date of the Letter, none of those concerns have been addressed by the Proponent and the subsequent actions of the Proponent leads us to believe that the Proponent is not interested in working with the neighbours to find a solution that is mutually satisfactory.

We write this letter in anticipation of the public hearing, scheduled for December 10, 2015, at which Mayor and Council will consider whether or not to pass draft bylaw NO 15-082 (the "Draft Bylaw") which would permit the Proposed Development to proceed. The purpose of this letter is to (1) reinforce and reconfirm the concerns expressed in the Letter and (2) address additional concerns.

Upon reviewing the Draft Bylaw, the neighbour signatories to this Letter also have concerns that the site specific zone within the Draft Bylaw is inconsistent with the frameworks and expectations established by the Official Community Plan, 2012 (the "OCP") and the Rockland Neighbourhood Plan, 1987 (the "RNP").

The OCP and the RNP provide frameworks under which new development should occur in the Rockland neighbourhood. The OCP indicates that site-specific rezoning should only be considered where it advances the purposes of the OCP and where the proposal is consistent with all relevant policies of the OCP, city policies and local area plans (see 6.3 of the OCP). We understand this to mean that developments which are inconsistent with the OCP and the RNP should be rejected.

After reviewing the OCP and the RNP it is clear that the Proposed Development, and the Draft Bylaw that would permit the Proposed Development, are in many ways inconsistent with the OCP and the RNP. Set out below is a discussion of the sections of the RNP and the OCP that are applicable.

#### The RNP

One of the first stated objectives is to retain the R1-A zone. The Draft Bylaw contemplates that the whole of the Property, including the heritage house parcel, once subdivided will be a new site specific zone. This does not further the objective of retaining R1-A zoning wherever possible.

The RNP indicates that site specific zoning should be considered only where it advances objectives and infill development is appropriate. There is no objective in the RNP that permits or contemplates site specific zoning for lots that have on them one heritage home. Similarly, there is no objective in the RNP

that permits or contemplates site specific zoning for the purpose of permitting multiple detached homes to be built on a parcel of land, regardless of whether that parcel also has on it a heritage home or has been subdivided from a larger parcel of land that has on it a heritage home. In fact, the RNP only considers site specific zoning for heritage properties where (1) attached or semi-attached homes are built on the same property as the heritage home and (2) the site and existing heritage house have features and characteristics that justify consideration for such rezoning. It is clear that what the RNP is contemplating is the building of attached or semi-attached homes on the same lot as an existing heritage home. The Proposed Development does not meet either of the above criteria. It is a proposal to build four detached homes on a lot created from subdivision of the Property. The heritage home on the Property will be on a separate lot from that on which the development is proposed to occur. In its current form, the Property is unique in that it has access points to both Rockland Avenue and Richmond Avenue. However, once the Property is subdivided, as the Proponents propose, there is nothing unique about the site on which the Proponent wishes to build; it will simply be a large panhandle lot.

The RNP also has an objective that neighbourhood views be maintained. While public, or street, views of the existing Rattenbury heritage house on the Property will not be affected by the Proposed Development, views of the heritage house from neighbouring properties, in particular those along Green Oaks Terrace, will be negatively impacted and obstructed by the Proposed Development. These views could likely be preserved with a development plan that limited the height of the buildings to be built to heights consistent with the Schedule H Panhandle Regulations.

A further objective of the RNP is to retain existing private green spaces, acknowledging that the amount of neighbourhood and community park space in Rockland is below City standards. While it appears that the Proposed Development allows for ample green space to remain around the existing heritage house on the Property, the proposed new buildings are crammed together, allowing for little green space amongst and around the new development, a feature that is inconsistent with the overall look and feel of homes in the Rockland area.

#### The OCP

The OCP provides direction for the Rockland neighbourhood at parts 21.23 and 21.24. Several of the visions and strategic directions stated are relevant to the Proposed Development. Many overlap with objectives found in the RNP and are worth stating:

1. 21.23.6, vision in the citywide context includes a significant portion of the City's urban forest, largely on private land.
2. 21.24.6, strategic directions include supporting the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features.

The Proposed Development will result in the loss of a portion of the City's urban forest. While it is acknowledged that the Property should be developed, and therefore urban forest will be lost with that development, a lower density development, in the form of three homes that conform to R1-A zoning (including Schedule H Panhandle Regulations), would allow for more of the existing urban forest on the Property to be retained.

The Proposed Development, which if built as proposed would see new homes with as little as 4 to 5 metres between homes along the North end, is inconsistent with the large lot character of Rockland. Although estate features are preserved for the heritage house on the Property, no part of the Property that is proposed to be subdivided and developed will retain any large lot or existing estate features.

19.5 of the OCP states that variances for site specific considerations may be appropriate where the objectives and policies of the OCP are advanced. On a reading of the OCP, it is clear that the overall purpose and objective is to allow site specific zoning where doing so will encourage new, creative development that will enhance neighbourhoods, be consistent in size and scope with neighbouring properties and take into consideration the legitimate concerns of neighbours. The Proposed Development does none of these things: it is inconsistent with neighbouring properties in size of building and densification and it does not take into consideration the concerns of neighbours.

#### OCP Appendix A

The Draft Bylaw in support of the Proposed Development is directly at odds with the provisions of the OCP, contained in Appendix A, that address special restrictions for any development that is proposed for a panhandle lot. The Draft Bylaw, at 1.128.9, exempts from application section 14(3) of the General Zoning Bylaws, which is the section that applies additional height, storey and setback requirements to any lot that is a panhandle. This exemption is directly at odds and inconsistent with the OCP, and in particular, the requirements set out in Appendix A related to the DPA 15B Intensive Residential – Panhandle Lot requirements (“Appendix A DPA 15B”). Appendix A DPA 15B does contemplate some scenarios where an exemption from the panhandle designation would be appropriate; however none of them are applicable to the circumstances surrounding the Proposed Development.

Appendix A designates every part of the City as being subject to DPA 15B. Appendix A DPA 15B sets out the conditions that justify a panhandle designation, being (a) Victoria’s Traditional Residential (which includes the Property) areas are primarily characterized by low density single-family dwellings, some on relatively large lots with ample green space, (b) these neighbourhoods each have a unique sense of place, traditional lot configuration, consistent pattern of building placement orientation and consistent pattern of building separation, and (c) **subdivision of land into panhandle lot configurations within these Traditional Residential areas create a more intensive use than anticipated and a non-traditional housing pattern that may result in negative impacts to neighbourhood character and create privacy issues.**

Appendix A DPA 15B also sets out the objectives that justify the panhandle designation, including (a) **to preserve Traditional Residential character by ensuring that integration of panhandle lots and associated development are compatible with immediate neighbours, surrounding neighbourhood character and streetscapes** and (b) to achieve a high quality of architecture, landscape and urban design to mitigate negative impacts of panhandle lots.

Many of the concerns of the neighbourhood as expressed in this letter, our previous Letter, and other communications with Mayor and Council and the Planning and Land Use Committee, echo the conditions and objectives set out in Appendix A DPA 15B to justify the panhandle designation. **The Draft**



**Bylaw, which excludes in its entirety the application of panhandle lot restrictions, is inconsistent with the OCP.** Just as neighbours rely on zoning to get a sense of what future development may look like in a particular area, neighbours look to the OCP (of which Appendix A is a part). The neighbours urge Mayor and Council to not approve the Draft Bylaw.

Appendix A DPA 15B also states that any development permit issued on a panhandle lot must apply Design Guidelines for Small Lot House (2002) (the "Design Guidelines"). The Design Guidelines require that the neighbourhood be considered at two levels:

- a. The immediate context (how the building relates to and impacts upon the houses or buildings immediately surrounding it), and
- b. The broader context (how the small lot house relates to the visual character and scale of the neighbourhood created by the collection of houses and buildings on both sides of the street in which the project is related).

The first consideration has been discussed at length, both in this letter and in the Letter previously delivered to Mayor and Council. The Proposed Development, if it proceeds, will result in buildings that are significantly taller than a majority (not all, but a majority) of the neighbouring houses, as most are bungalow style. In connection with the landscape and the slope of the Property being higher than most of the neighbouring properties, the Proposed Development will impact greatly upon the privacy of surrounding homes. This concern has been expressed repeatedly with little movement from the Proponent that adequately addresses this concern.

#### Closing

Since the date of the Letter, the neighbourhood has had limited contact with the Proponent. However, the neighbours did meet with Roger Tinney, a consultant to the Proponent, at his request in an attempt to find resolution to many of the neighbour concerns. At this meeting, the neighbours in attendance reiterated to Mr. Tinney that we have no objection to development of the Property, only that we wish development occur in a manner that respects the legitimate expectations for development that we all have based on current zoning, the RNP and the OCP. In that regard, it was reiterated that the neighbours would most likely be in support of a development that was limited to three detached homes, each of which is consistent with the Schedule H Panhandle Lot Regulations (no more than 5 metres high, no more than 1 storey plus a basement, setbacks as set out in the regulations). Mr. Tinney indicated to the neighbour group that he would take this proposal back to the Proponent for consideration. Unfortunately, the next day we learned that the Proponent had outright rejected the prospect of building only three homes. We understand that this rejection was based on the Proponent having certain financial aspirations that will not be met with a three home development.

In closing, the decision to approve or reject the Draft Bylaw, and the Proposed Development that would follow, is one that must balance all competing interests. In this case, those competing interests are, on the one hand, the financial aspirations of the Proponent and the owner of the Property and, on the other hand, the privacy concerns of surrounding neighbours, the legitimate expectations for future development that are created by the OCP, the RNP and existing zoning, and potential loss of property

value to neighbouring properties resulting from an inappropriate development. In the circumstances of the Proposed Development, the majority of interested parties would be best served by rejecting the Draft Bylaw in its current form.

The neighbours named below ask Mayor and Council to not approve the Draft Bylaw.

Regards

Sarah and Reed Pridy (1723 Green Oaks Terrace)  
Susan Wynne-Hughes (926 Richmond Avenue)  
Emma and David 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)  
Jennifer and Vince Bennett (1740 Lyman Duff Lane)  
Mike Burns (1730 Lyman Duff Lane)  
Nicky Cain (1735 Green Oaks Terrace)

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 6.6meters, 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

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**From:** Public Hearings  
**Subject:** FW: Public Hearing. 1745 Rockland.

-----Original Message-----

From: vince bennett [REDACTED]  
Sent: Saturday, December 05, 2015 4:56 PM  
To: Public Hearings; Councillors  
Subject: Public Hearing. 1745 Rockland.

Mayor and Council;

My name is Vince Bennett. My address is 1740 Lyman Duff Lane. Our property is immediately adjacent, to the south, of the proposed development of 1745 Rockland. We have lived here for 16 years and love the area. As we near the date of the Public Hearing for this development, I am writing again to voice my concerns around the proposal.

Myself and all of the immediate neighbors that oppose this development do not oppose all development. We always knew that this property would be developed but what we didn't expect was a proposal for this amount of density in R1-A-R1-B Residential Zone. The developer has requested variances and site specific zoning in order to attain the density he feels will give the most return on his investment. But at what cost to the neighborhood? Is this what is envisioned for future development in Rockland? Where are the back yards, lawns and mature trees that are the hallmark of this beautiful area? Are we now expected to see development so dense that there will be very little distance between, homes, reduced setback from property lines, few if any mature trees and the rest of the property paved? I believe that three lovely homes on this property would reflect what is here now and do much to enhance the neighborhood. As a very concerned 30 year resident of Victoria and a 16 year resident of Rockland, I urge you reject this development as it is proposed. This would give everyone a chance to step back and come up with a plan and work together on a vision for this wonderful part of our beautiful city.

Regards,

Vince Bennett

## Christine Havelka

---

**From:** Public Hearings  
**Subject:** FW: 1745 rockland

Begin forwarded message:

**From:** dug gammage <[REDACTED]>  
**Date:** December 7, 2015 at 2:05:46 PM PST  
**To:** "[councillors@victoria.ca](mailto:councillors@victoria.ca)" <[councillors@victoria.ca](mailto:councillors@victoria.ca)>  
**Subject:** 1745 rockland

Hello we live on oak shade lane and have serious reservations about the proposed development at 1745 rockland. It seems just too dense, with little regard for the basic appeal of living in the neighborhood. Traffic flows also have been given little consideration. It seems the developer isn't paying attention to the details from spelling mistakes to roof line heights to never changing the proposal info on the public signs. We are not opposed to development but would sure like it to fit with the existing houses. As well as having assurances from the developer that they are more than capable of looking after the entire project. Thank you Dug and Cheryl Gammage 1740 oak shade lane



## Christine Havelka

---

**From:** Public Hearings  
**Subject:** FW: Opposition to rezoning 1745 Rockland Ave

-----Original Message-----

From: William Magee [mailto: ]

Sent: Monday, December 07, 2015 5:23 PM

To: Lisa Helps (Mayor); Chris Coleman (Councillor); Pam Madoff (Councillor); Margaret Lucas (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Marianne Alto (Councillor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor)

Cc: Ross Crockford

Subject: Opposition to rezoning 1745 Rockland Ave

Dear Mayor Helps and Council:

Rezoning should be rejected for 1745 Rockland for the sake of surrounding properties.

Rockland is a historic neighbourhood and should be protected by the original zoning bylaw. Any view of the area will show that a cluster of modern houses will not compliment the heritage buildings.

Rezoning will detract from the value of existing properties.

The proposal is too much for the space. Congestion and traffic will be problems. The slope is too steep and could cause rockslides. There should be geologic studies to assure that the bedrock is stable and not likely to send boulders down in case of an earthquake. In addition, paving so much area would increase the runoff from heavy rains to the buildings below.

When prospective byers are looking for residential or commercial space, they will expect the zoning to support their expectations, and not be changed by whimsical pressures.

Very truly yours,  
Bill and Peggy Magee 941 Richmond Ave.



1648 Rockland Ave  
Victoria

Sept 30/15

To Victoria Planning Dept.

Re: 1745 Rockland Development Project,  
and, as far as I can see, it seems  
to be totally within the parameters  
of the Rockland plan, and that it  
will actually enhance the area.

I live just up the street from this  
property, and as former president of  
the Rockland Association I have  
some experience in reviewing proposals  
for development in this area.

also, I am a long-time resident,  
having moved here in 1966.

Sincerely

James A Munro

Prof. M. and Mrs. A. Segger  
1760 Patly Place  
Victoria, Vancouver Island,  
British Columbia  
Canada V8S 5J5

September 15, 2015

Attn.  
Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria, B.C.

*Re. Propocsed Development at 1745 Rockland Avenue*

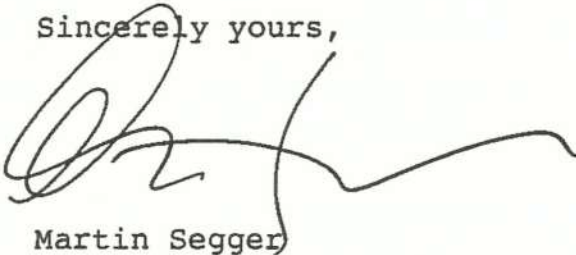
To whom it may concern,

This is to indicate I have reviewed the site and most recent revised plans which proposes four dwelling units with access from Richmond Avenue.

The designs, density and siting are appropriate to the context, responds to the Rockland Neighborhood Plan, and respects the adjacent heritage house.

I support approval of the proposal.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'Martin Segger', with a long horizontal flourish extending to the right.

Martin Segger

Doug Kolot [REDACTED]  
[REDACTED]

6 September, 2015 1:41 PM

FW: 1745 Rockland Avenue

Hi Conrad-

Below is the email I'd written back in March, along with the reply from Helen Cain of the City of Victoria acknowledging receipt of my email. Her reply to me was also copied to Janice Appleby & Monica Dhawan of the City of Victoria, as well as to an email named 'Public Hearings'.

Cheers,

Doug Kolot, P. Eng., Struct. Eng.  
Kolot Structural Engineering Ltd (KSEL)  
1703 Green Oaks Terrace  
Victoria, BC V8S 2A9  
Ph: (250) 590-7186

Hi Doug,

Thank you for your comments. By way of this e-mail, I am forwarding this message to Legislative Services for inclusion in the future agenda package for Planning and Land Use Committee and Council.

Sincerely,

Helen Cain MCIP RPP  
Senior Planner  
Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0282 F 250.361.0388



---

**From:** Doug Kolot [REDACTED]  
**Sent:** Tuesday, Mar 10, 2015 9:17 AM  
**To:** Helen Cain  
**Subject:** 1745 Rockland Avenue

Hi Helen-

My house/office is adjacent to the proposed lot subdivision/development at 1745 Rockland Avenue. My wife and I have had a chance to peruse the recently updated for proposed development with the four detached dwelling units with access from Richmond Avenue, along with the heritage house, that we refer to as 'The Lyman Duff House,' accessed from Rockland Avenue. We both find the proposed development acceptable, and are in support of the application moving forward to council, so that they may approve it.

Regards,



Doug Kolot, P. Eng., Struct. Eng.  
Kolot Structural Engineering Ltd (KSEL)  
1703 Green Oaks Terrace  
Victoria, BC V8S 2A9  
Ph: (250) 590-7186



942 St. Charles St.  
Victoria, BC V8S 3P6

October 26, 2015

Mayor & Council  
City of Victoria  
1 Centennial Square  
Victoria, BC, V8W 1P6

**Re: 1745 Rockland Avenue Rezoning**

I am a 22 year resident of the Wilmar complex located on St. Charles St. and as such can appreciate the current rezoning application of 1745 Rockland Avenue to allow for the addition of strata units on this parcel.

**I fully support this rezoning application.** Historically Rockland and its neighbourhood association have time and time again been against any change and I, as a resident, have more than once been ashamed to admit I live in this stifled area. We as a community need to welcome growth and especially an application such as this that can do nothing but enhance our neighbourhood.

Please feel free to contact me if you require.

Thank you.



Nancy Ring



PO Box 5240, Station B  
Victoria, BC V8R 6N4

October 27, 2015

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

**Re: Rezoning Proposal  
1745 Rockland Avenue**

I have been a resident of the Rockland area for many years.

With regard to the rezoning of 1745 Rockland Avenue I think it is a well thought-out concept and something that should definitely be supported.

Yours truly,



---

Leigh M. Large

4 – 1765 Rockland Ave  
Victoria, BC, V8S 1X1

September 30, 2015

Mayor and Council,  
City of Victoria  
1, Centennial Square,  
Victoria

Your Worship and Council  
re: 1745 Rockland Ave, proposed subdivision

As residents of the area, we do not oppose the proposed subdivision. It is our understanding that the existing residence will be designated. Although we do not oppose the development, in our view the community would be better served by a higher density development comprising townhouses.

Yours truly,



Anne Keay  
John Keay



Forrest Graham  
940 Terrace Avenue  
Victoria BC

August 31, 2015

Mayor and Council  
City of Victoria

RE: 1745 Rockland Re-zoning and Development Permit application

I am a second generation resident of the Rockland neighbourhood and have lived here on Terrace Avenue, a few metres from the 1745 Rockland Avenue property, all my life. I feel I am deeply rooted in the native soil here and a real stakeholder in the Rockland neighbourhood.

I have been following the process and various iterations of this rezoning and development application since it began some 2 years ago, and understand that the current proposal (plans of which I have reviewed) now consists of the rezoning and subdivision of a strata lot from the existing Rattenbury home (which will remain on its own approximately 20,000 square foot lot), and the creation of 4 new detached strata homes on the new lot.

I write to advise you that I support this proposal and urge council to approve it. It is consistent with the most recent Community Plan as it serves to..."support the maintenance of existing dwellings and large lot character through sensitive infill that preserves green space and estate features..." but also enhances the neighbourhood with high quality architectural design and exterior finishing materials, very much in keeping with the general "flavour" of Rockland. This proposal has, in my view, a "small footprint" without any excessive density or site coverage, and minimal privacy impacts on surrounding neighbours.

As we are all aware, developable land in Rockland and all established residential areas in the city core is a very scarce resource..we must use it wisely and efficiently. In this particular case there is an opportunity to create housing for 4 more families in Rockland. It just makes good sense. Please be cognizant that this is a land use decision that will effect our community for 100 years to come.

Sincerely,

Forrest Graham



cc: Mr. Brian Sikstrom  
Senior Planner, City of Victoria



Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Helen Cain – Senior Planner  
HCain@victoria.ca

---

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout more appropriate for the site and I am in support of the application moving forward to council for approval.

Name: Russ Lazaruk & Hilary Groos

Address: 1711 Green Oaks Terrace, V8S 2A9

Date: 22 March 2015

NB: Contingent to our decision are the assurances from Mr Conrad Nyren, representative of the owners & developers, that the landscaping backing onto our property will be such that the existing high-height trees are cut down, due to their poor condition (ivy-choked) and that replacement foliage (trees, shrubs, hedges) will be planted. In addition, Mr Nyren assured us that a high-quality fence will be erected – a fence of sufficient height to ensure that the deer will not penetrate our property. These assurances are welcome and certainly confirm to us that this is a development in harmony with its surroundings.

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

September 7, 2015

**Attention: Mr. Brian Sikstrom - Senior Planner**

**RE: Proposed development of 1745 Rockland Avenue**

Please be advised that I have recently reviewed the revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage house accessed from Rockland Avenue.

I find this revised layout appropriate for the site. The peaked roof style of the buildings fits into the architecture of the neighbourhood and allows for privacy to neighbouring lots.

Currently, the proposed development site is a combination of an unused tennis court and invasive species of plants/trees. As a neighbour to the site, I would like to see the new development go ahead and for the landscaping to include the planting of native species such as Gary Oaks, snow berry etc. that would improve local bird habitat.

Overall I am in full support of the application moving forward to council for approval.

Thank you for your time,



Jennifer Kolot  
1703 Green Oaks Terrace  
Victoria, BC  
V8S 2A9

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: DAVID BUCHANAN  
Address: 1749 ROCKLAND AVE

Date: Sept. 8/15

Additional comments:

My property is directly adjacent to the north of "Lyman Duff" house, & we share a long property line of about 130 feet. I am pleased that the current owners have taken steps to have Lyman Duff house designated "Heritage" and with this development application propose to subdivide a large estate lot of nearly 20,000 sq ft for the original house to remain with the original house.

David Buchanan



October 20<sup>th</sup>, 2015

Mayor and Council,  
1 Centennial Sq.  
Victoria, BC.

1745 Rockland Proposal

My wife and I have lived in Rockland for 26 years. We love it here and know many want to live in this neighbourhood. The proposed development affords others that opportunity.

I've looked at the proposal and am especially encouraged to see the beautiful big home preserved. Years ago my late parents would house sit for the owners, Jack and Lynn Mears so it has a special meaning for me.

It strikes me that more homes mean more people in my neighbourhood. We need that. Often walking down the surrounding streets at night the only creatures we see are deer who reside in the vacant land. There's a human vitality that's missing at times. The project brightens that picture.

I support this proposal and look forward to meeting my new neighbours. My understanding is that it is 4 family-styled homes. The extra humanity is easily accommodated. Welcomed by us.

The block contains two handwritten signatures in black ink. The first signature on the left is stylized and appears to be 'Jack'. The second signature on the right is more cursive and appears to be 'Brannan'. Both signatures are written in a fluid, connected style.

Yours truly,  
Jack and Brannan Petrie,  
1750 Gonzales Avenue

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: Art Celuszek *ALC*

Address: 1701 Green Oaks Terrace, Victoria

Date: September 3, 2015

Additional comments:

The proposed development is sympathetic to the neighbourhood and will help preserve the original residence as a landmark heritage structure of one of Victoria's notable natural sons, Lyman P. Duff.



Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: James Addison

Address: #6 1735 Rockland Ave.

Date: Sept. 7<sup>th</sup> / 2015

Additional comments:

I've seen the details of the proposed project and my view it will fit in well with the existing neighbourhood.

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: Wendy Barbulak

Address: #3-1731 Rockland Ave

Date: Sept 7/15

Additional comments:

I appreciate the idea of increased density in the neighbourhood.

October 20, 2015

Her Worship Mayor Lisa Helps and Councillors  
Corporation of the City of Victoria  
1 Centennial Square  
Victoria, B.C. V8W 1P6

## RE: 1745 Rockland – Rezoning Application REZ00444

I live at 967 Bank Street and have had an opportunity to review the proposed rezoning plans dated June 18, 2015, for the property located at 1745 Rockland. I am in **full support** of this application.

The proposal is a very respectful infill project. With almost 20,000 sqft of land available the applicant has asked for only 4 single family homes. With very little land left for additional housing to address our growing population, one could argue the parcel is being underdeveloped. However, I believe the applicant is being sensitive to the Rockland area and these 4 architecturally designed homes will only serve to enhance the neighbourhood.

Sincerely,



Kim Colpman

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner  
HCain@victoria.ca

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: Gordon Erickson

Address: 1744 Gonzales Ave

Date: Sept 28, 2015

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner  
HCain@victoria.ca

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: Melanie Erickson



Address: 1744 Gonzales Ave

Date: Sept 28, 2015



Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name:

Margerie Allen

Address:

#3-800 St. Charles

Date:

7 September 2017

Additional comments:

A handwritten signature in blue ink, appearing to be 'M. Allen', with a long horizontal flourish extending to the right.

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner  
HCain@victoria.ca


Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *David Bauer*  
Address: *1625 SUMMIT CRES*  
Date: *SEPT 1 / 2015*

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner  
HCain@victoria.ca

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *Michelle Miller*   
Address: *708 Robbleda Crs.*  
Date: *Sept 03. 2015.*

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner  
HCain@victoria.ca

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: 

Address: 1701 Green Oaks Tce

Date: Sept 3/2015

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *Sandra McKinnon*

Address: *1-1731 Rockland Ave.*

Date: *September 7, 2015.*

Additional comments:



Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *Tim Stampa*

Address: *1731 Rockland*

Date: *Sept 7 2015*

Additional comments:

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *David Gordon*

Address: *1731 Rockland Ave.*

Date: *Sept 7/2015*

Additional comments:

*looks great !*

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner  
HCain@victoria.ca

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: Elizabeth Harvey.

Address: 1025 30th Crescent

Date: Victoria

(ELIZABETH HARVEY)

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom - Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name:

Address:

Date:

Additional

Supports Planning decision

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: Noel Lourens

Address: 1671 St Francis Woon

Date: 26 Oct 2015

Additional comments:



Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *SHEILA GULLIVER*

Address: *1694 ST. FRANCIS WOOD*

Date:

Additional comments:

*S. Gulliver*

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *Barry Bieller*

Address: *1730 Rockland Ave*

Date: *Oct 24/15*

Additional comments:

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: DAVID ANDERSON

Address: 1646 ST. FRANCIS WOOD

Date: OCT 24, 2015

Additional comments:

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *Celine Cheah*

Address: *1656 St. Francis West Victoria*

Date: *23/10/2015*

Additional comments:

Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square  
Victoria, BC  
V8W 1P6

Attention: Mr. Brian Sikstrom – Senior Planner

Please be advised I have recently reviewed revised plans for the proposed development at 1745 Rockland Avenue. The revised plans indicate four detached dwelling units with access from Richmond Avenue and the existing heritage home accessed from Rockland Avenue. I find this revised layout appropriate for the site and I am in support of the application moving forward to council for approval.

Name: *Amber McMillan*

Address: *1643 St. Francis Wood*

Date: *Oct 27, 2015.*

Additional

A handwritten signature in cursive script, appearing to read "Amber McMillan", written in dark ink.



**1021 Gillespie Place  
Victoria, BC V8S 3K8**

October 21, 2015

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

**Re: 1745 Rockland Rezoning**

I live in the neighbourhood and looked up the online development proposal.

It is excellent, the sort of thing we need in the area and I fully support it.

Yours truly,

  
\_\_\_\_\_  
Susan Douglas

**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE.**

I (We) Maureen Piercy 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) M PIERCEY

ADDRESS: 1003 RICHMOND

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Dec 7/15 SIGNATURE: [Signature]

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Kathy Burch 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) Kathy Burch

ADDRESS: 901 Richmond Ave

Are you the registered owner?

☒ Yes

☐ No

COMMENTS: Too much density, traffic flow onto Richmond, loss of trees

DATE: Dec 6/15 SIGNATURE: K Burch

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Daryl Brown 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) Daryl Brown

ADDRESS: 1742 Green Oaks Trce

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: NOV. 28/2015 SIGNATURE: Daryl Brown

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Wendy Wilson 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) Wendy Wilson

ADDRESS: 907 Richmond Av

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

PARKING, TRAFFIC, DENSITY + HEIGHT  
OF BUILDINGS, PREFERABLY 3 HOUSES

DATE:

Dec 6/15

SIGNATURE:

W. Wilson



## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Julia B Anderson 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)

Julia Anderson

ADDRESS:

1646 St. Francis Wood

Are you the registered owner?

Yes

No

COMMENTS:

3 building limit please!

DATE:

Nov 22, 2015

SIGNATURE:

Julia B Anderson

**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) John Weaver 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) John Weaver

ADDRESS: 1651 St. Francis Wood

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: 22 November 2015 SIGNATURE: J. i. Weaver

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Peggy & Ken Todd 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) Ken Todd

ADDRESS: 1750 Rockland Ave.

Are you the registered owner?

Yes

No

COMMENTS:

DATE: 22 Nov. 2015 SIGNATURE: Ken Todd

DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Mitch Loreth 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 (MITCH) LORETH

ADDRESS: 1662 St. Francis Wood  
Victoria BC V8S 1X6

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: Nov 22/15 SIGNATURE: [Signature]

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) AIMÉE BOTTE 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) AIMÉE BOTTE

ADDRESS: 7-1759 ROCKLAND AVE, VICTORIA

Are you the registered owner?

Yes

No

COMMENTS: I oppose the density, increased traffic, considerable loss of green space, the incompatibility of the proposed development.

DATE: Dec. 6, 2015 SIGNATURE: Aimée Botte



## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) DAVID AND PATSY SCOTT 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) DAVID + PATSY SCOTT

ADDRESS: 1710 GREEN OAKS TERRACE

Are you the registered owner?

☒ Yes

No

COMMENTS:

*too many units planned for such a small space.*

DATE: 22 Nov. 2015 SIGNATURE: *[Signature]*

**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) ROBERT McMILLAN 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 McMILLAN

ADDRESS:

1643 ST. FRANCIS WOOD

Are you the registered owner?

Yes

No

COMMENTS:

DATE:

Nov 22/15

SIGNATURE:

Robert McMillan

**DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE**

I (We) ROSS CROCKFORD 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) ROSS CROCKFORD

ADDRESS: 942 RICHMOND AVENUE

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Nov 22, 2015

SIGNATURE: 

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Dan Cochran 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)

Dan Cochran

ADDRESS:

1169 Cyril Ct.

Are you the registered owner?

Yes

☒ No

COMMENTS:

DATE:

Nov. 29 2015

SIGNATURE:

[Signature]

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Donna Hughes & John DeMarco 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) Donna Hughes & John DeMarco

ADDRESS: 1009 Richmond Ave

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

2 Max.



DATE: Nov 22, 2015 SIGNATURE: Donna Hughes



## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Bruce + Terry Crawford 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) Terry Crawford

ADDRESS: 1676 St Francis Wood

Are you the registered owner?

Yes

No

COMMENTS:

do not agree with  
variances

DATE: Nov 22, 2015 SIGNATURE: Terry Crawford  
Bruce J Crawford Nov. 22/2015  
B.J. Crawford

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) CRAIG & JEANNET SKINNER 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) CRAIG SKINNER

ADDRESS: 1674 CYRIL CLOSE

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: NOV 29/15 SIGNATURE: C. A. Skinner

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) PATRICK GUY 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)

PATRICK GUY

ADDRESS:

1710 Rockland Avenue

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

I feel fewer new houses  
is too much. New development  
should comply with existing  
zoning

DATE:

November 22, 2015

SIGNATURE:

[Signature]

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Ron Carter + Susan Henderson 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) Ronald Carter

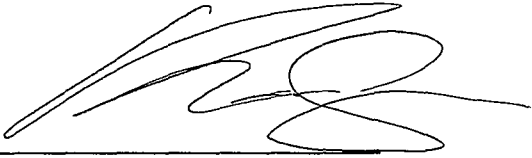
ADDRESS: 1025 Richmond ave Victoriz

Are you the registered owner?

☒ Yes

☐ No

COMMENTS:

DATE: Nov 22/2015 SIGNATURE: 

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) Janice E Drent and Jan J. Drent 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) JANICE E DRENT  
JAN J. DRENT

ADDRESS: 1720 ROCKLAND AVE

Are you the registered owner? ☒ Yes ☐ No

COMMENTS:

DATE: 22 Nov. 2015 SIGNATURE: Janice E Drent  
J. Drent



## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) TREOR BELCOURT 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) TREOR BELCOURT

ADDRESS: 1760 GREEN OAKS TERRACE

Are you the registered owner?

Yes

No

COMMENTS:

DATE: DEC. 6<sup>th</sup> 2015 SIGNATURE: [Signature]

## DEVELOPMENT PROPOSAL FOR 1745 ROCKLAND AVENUE

I (We) JASON GRAMADA 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) JASON GRAMADA.

ADDRESS: 975 EICHMUND AVE

Are you the registered owner?

Yes

No

COMMENTS:

DATE: Nov 29 / 15 SIGNATURE: J Gramada