



## **ROCKLAND NEIGHBOURHOOD ASSOCIATION**

April 8, 2014

Mayor and Council  
Helen Cain, Senior Planner  
City of Victoria

Regarding 1745 Rockland Avenue

On March 5<sup>th</sup>, a CALUC meeting was held with the proponent, Conrad Nyren of Parry Street Developments, and Peter Hardcastle of Hillel Architecture Inc. Nineteen residents attended, along with five attendees from the Rockland and Fairfield Gonzales LUC's.

Peter Hardcastle presented a strata development of the property to include the original 1901 heritage-designated Rattenbury home and three duplexes housing six individual families. The current tennis court would be removed along with the existing perimeter hedging and trees. A panhandle entrance would access the new duplexes off of Richmond Avenue.

Neighbourhood concerns included

- A request for clarification of how stratifying the lot precludes the criteria of the panhandle regulations. The property fits the definition of a panhandle lot as described in Schedule A of the zoning regulations. The Rockland LUC said they would be requesting clarification from the city.
- That with housing, parking and driveway, the development significantly reduces green space.
- That the proposed duplexes are built with the minimum setbacks, seriously encroaching on neighbours' privacy.
- That the significant increase in height and breadth over what is appropriate in a panhandle lot would aesthetically dwarf the existing homes on Richmond and shadow their rear gardens.
- That secondary suites might be installed, increasing density. Mr. Nyren stated that to reassure neighbours, specifics could and would be written into the strata by-laws disallowing secondary suites.

- That it is of paramount importance that new landscaping be truly effective in maintaining neighbours' privacy and that standards be binding. Mr. Nyren stated that landscaping specifics could and would be written into the strata by-laws to enforce strict standards to ensure privacy going forward.
- That there would be additional road noise of multiple residents coming and going through the Richmond Avenue panhandle driveway. Mr. Nyren stated that discussion of fencing standards would take place with the neighbours and that the fencing to be installed would be of a sufficient calibre to mitigate traffic noise. In addition, the developers plan to landscape the driveway edges for additional sound baffling.
- That parking will be insufficient for guests and trades if each residence has two cars and parking is restricted on Richmond.
- That the driveway is located too close to the curve on Richmond Avenue for safe entrance and exit.
- Blasting may be required on the driveway. Where will the power pole in the driveway entrance be moved to?
- Drainage from the property is currently a problem. What will be done to alleviate that? Mr. Hardcastle stated that the current civil plan calls for storm drains and three catch basins.
- Despite requests, the developers have yet to provide the land-use committee with legible plans.

It is the Rockland Neighbourhood Association's position that proposals such as this, which attempt to profit from degrees of densification not allowed in the existing zoning, threaten to destabilize a neighbourhood. Not only do they ignore the very measures in our bylaws that ensure green space, privacy, property value, and protection from traffic noise, but they also lead to feelings of cynicism and frustration in the neighbourhood. People need reassurance that the zoning that was in place when they purchased their properties will be respected in the future. Site-specific zoning undermines their sense of confidence in their neighbourhood.

We therefore ask that this proposal be rejected.

Sincerely,

Janet Simpson  
President, Rockland Neighbourhood Association