



ROCKLAND NEIGHBOURHOOD ASSOCIATION

P.O. Box 5276, Station B, Victoria BC, V8R 6N4

Spring 2017 Newsletter- 2

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About This Newsletter

Please share a copy of the RNA Newsletter with a neighbour.

WHAT YOU TOLD US

Here's what matters to Rocklanders:

Land Use

- preservation of character estates, heritage buildings, and historical homes
- keep Rockland free from highrises
- no more infill
- conserve the heritage character of Rockland
- maintain the current density or lower it
- stop overdevelopment
- no large condos
- strike a balance between conserving architecture from the colonial period and being open to change and revitalization
- what happens to the Truth Centre site

- manage development that balances densification, renovation and new construction with enhancement of the overall environment

Green Space and Trees

- protect the tree canopy
- conserve and enhance green space
- retain the flora and fauna and all of the glory that is Rockland
- the preservation of trees and greenery is of the utmost importance
- provide additional greenspace and parkland
- protect our wildlife

Deer Management

- is essential
- the City must work with us to reduce deer damage to property
- we need a solution to deer overpopulation

Peace and Quiet

- enforce speed limits
- curtail or eliminate the use of Rockland Avenue by tour buses. The "hop on hop off" variety, in particular, are noisy and poorly maintained, spew out noxious black exhaust fumes, and only ever carry a few passengers.

Community

- provide increased opportunities for social interaction and a feeling of community
- foster a "Big Tent" spirit of inclusion in the RNA

(collected from 2017 membership applications)

COUNCIL SENDS ABSTRACT'S DEVELOPMENT BACK TO THE DRAWING BOARD



As directed by City Council, the proposal for 1201 Fort Street goes back to Planning for some serious work, focusing on the following:

- Massing, height, architectural expression and setbacks of buildings with attention to the look and feel to Buildings A and B from the point of view of Pentrelew Place.
 - Siting and design of the five-storey multi-unit residential building and the nearest townhouse building (buildings B and C) to improve the building-to-building relationship, to address liveability concerns and ensure a sensitive transition to the lower density area to the south of the subject site
- Removal of the roof decks on the townhouse units
 - Alternate alignment and/or widening and refining the design of the public pathway connecting Pentrelew Place and Fort Street.
 - More breathing room, less wall-like feel, and more design diversity of the townhouses.
 - Staff report back on the proposal's response to principles in development permit area 7b and the Rockland Neighbourhood Plan.
2. That Council direct staff to bring the application back to Committee of the Whole once these issues have been addressed.
 3. That Council direct staff to work with the applicant to include housing affordability into the project.

TOUGH TIMES FOR RENTERS

by Vanessa Dingley

Strolling along the tree-lined streets of the historic Rockland neighbourhood, passing by the grand old mansions and their lawns and stone walls, one might be forgiven for thinking that the area is relatively immune to many of our current urban problems.

This is not so, as the pressures for development in our area grow – and they have done so rapidly over the past couple of years. The City of Victoria's statistics show that more than half (56%) of households in Rockland are renters. One of the most important ways in which some of the larger properties can be kept viable is by sub-division into rental units and this provides owners with revenue to maintain their properties, and renters with much needed apartments in a beautiful area with good access to downtown.

However, with the city's vacancy rate now down to about

0.5% (among the lowest rates in Canada), our tenants—and those elsewhere in the city—are placed in a very vulnerable position.

We have been told of several cases where tenants have been threatened with eviction when there are pressures for development. With so few rental units available, moving may involve substantial increases in rent, and even returning to the same building may not be feasible if substantial renovations lead to rent increases, putting the units out of reach for many. Owners are allowed to evict tenants from a unit if they need it to accommodate a family member, but this must be a 'close' family member such as father, mother, or child (not a brother or sister). If you feel that you are being pressured to move out, or unjustly evicted from your home, you may want to contact the B.C. Residential Tenancy Branch. The website is tenants.bc.ca/Residential-Tenancy-Branch, and the phone number in Victoria is 250-387-1602.

MEET YOUR NEW BOARD MEMBERS

Art Hamilton



Born in Victoria to adventurous parents who taught for CIDA (the Canadian International Development Agency), I was schooled in Canada, Africa and the Caribbean. My undergraduate education at UVic, U. Laval, and UBC was in History; my graduate program at U. Oregon, in International Development Administration. After a year in BC

Treasury Board Staff, my career focused on international development projects (mostly CIDA-funded) in the Middle East, Southeast Asia, and Africa, that were carried out through the BC Ministry of Advanced Education, through BC public post-secondary institutions, and through my own company. This work included 10 years developing a technical training institute in Borneo, and 4 years rebuilding the land management system in Cambodia. I was also involved for 25 years in developing BC's post secondary international education system by helping to build the BC Center for International Education and by establishing and operating the international offices of Camosun College and Royal Roads University. With this background, I feel I can offer the Rockland Neighbourhood Association practical management skills, as well as financial, government, and land management experience (including experience from owning a rental property for many years). I'm involved with the sailing community in Victoria through the Cadboro Bay Sailing Association, where I served as treasurer and am now commodore. My overseas experience has reinforced my perception that our corner of the planet is particularly special and deserves the best possible stewardship we can provide. As a resident of Rockland for 31 years, I hope I might contribute to this through participation in the RNA.

ROCKLAND'S NEW WEBSITE

by Stephen Roughley

It is with great pleasure we announce the launch of our new website for RNA. We have a new logo that gives a real feel of Rockland Neighbourhood Association. It's really easy to navigate and we are sure you will enjoy the look and content. Visit us at www.rockland.bc.ca

Susan Wynne-Hughes

I am an Australian by birth but have lived in Canada since 1976. I studied Economics and Politics and later Education at Monash University in Australia, taught in high school there, then took Spanish and Linguistics at UVic after coming to Canada.



Subsequently I taught English as a second language at UVic for 12 years. I also lived for many years at Pearson College in Metchosin where I was a house fellow and later a teacher for ten years.

I have lived in Rockland since 1997 and have always felt it an absolute privilege to be part of a community where it is apparent that the preservation of natural beauty and historical heritage are paramount. I became aware of the Rockland Neighborhood Association in 2014 when, as part of a group, I successfully campaigned to halt the proposed development of 1945 Rockland. I am indebted to the RNA (particularly Janet Simpson) for helping us to achieve our aims. After that experience I felt I would like to give back to the RNA and work more in this community.

SEEN SPROUTING IN ROCKLAND GARDENS



GOVERNMENT HOUSE SOIREE

The Rockland Neighbourhood Association (RNA) is pleased to advise that plans are moving forward to co-host a no-cost wine and cheese reception this summer at Government House. Hosted by the Honourable Judith Guichon, Lieutenant Governor of British Columbia, this prestigious social event is only open to active members of the Rockland Neighbourhood Association.

Currently your RNA Vice President Marc Hunter is working out the final details relating to date and time with the Lieutenant Governor's Director of Operations.

Please make sure to monitor our website www.rockland.bc.ca for more details as they become available. In addition, any updates for the event will be reported out using the distribution list. For more information relating to your membership status or if you wish to become a member, please contact Mr. Ian Mayhill at mayhill@telus.net. Ian will be happy to assist you in signing up for the RNA.

Safe Neighbourhoods Start With You

The Victoria Police Department (VicPD) Block Watch program is a community-based approach to safe neighbourhoods. Residents partner with VicPD to be an additional set of eyes and ears and are asked to report all suspicious and criminal activity they observe.

Participation is voluntary; all you need is someone to take on the leadership role within your neighbourhood. That person accepts the duties of being a Block Watch Captain which includes enlisting your neighbours to sign up. Participants share information and work together with VicPD to maintain a positive approach to crime prevention initiatives.

VicPD looks forward to working with all the residents in the Rockland area in an effort to maintain a safe and healthy community in the neighbourhood where you live, work and play.

To learn more about Block Watch, and how to build a connected neighbourhood, please visit our website www.vicpd.ca/block-watch

Kimberly Kelley, BBA
Community Programs Coordinator
Victoria Police Department
Kimberly.kelley@vicpd.ca
250-995-7409



ROCKLAND WOODLAND GARDEN

They say a picture is worth a thousand words. Here are a few thousand words about the Woodland Garden and its volunteer workers.



*Photos supplied by Bill Birney.
Left: top-Louise Watt; centre-Janet Simpson with Caitlin Bingham (new volunteer); bottom-Fawn lily. Right: top-Woodland Garden sign; middle-Deb Hartwick; bottom-Bill Birney with the day's pickings.*



ANNUAL GENERAL MEETING REPORT

The meeting was called to order at 7:33 p.m. There were 88 people in attendance.

President's Remarks

Janet Simpson summarized the past year. Of the disappointing events the neighbourhood experienced were the continued loss of significant trees that are one of the hallmarks of the neighbourhood; the demolition of one of the oldest houses in the neighbourhood, the 126 year old carriage house of the Robleda mansion; and the continued loss of rocky outcropping, for which the neighbourhood was named. However, there were successes-

The development of 1745 Rockland now reflects development in keeping with the neighbourhood and the neighbours wishes;

The plans for Pemberton Meadows have been scaled back;

The Board of Variance has delayed the approval of a height variance at 1540 Montgomery;

The proposed subdivision of 1322 Rockland is has been sent back to the proposers; and

The unprecedented neighbourhood backlash over the proposed development of the Truth Center property.

Janet said this next year is very important as the work on the revised neighbourhood plan will begin. To help the residents start thinking about their neighbourhood, Janet introduced the featured speakers of the evening.

Guest Speakers

Janet Simpson introduced the panelists speaking on the topic The Value of Historic Neighbourhoods, Mr. Steve Barber, Dr. Michael Prince and City of Victoria Councillor Pamela Madoff.

Mr. Barber presented information on Heritage Conservation Areas (HCA). These are identified in the Official Community Plan (OCP). These areas define the heritage value of a neighbourhood. Renovations and development should respect the context of the area. The city needs appropriate resources to implement and administer HCAs. These resources do not exist currently within the City of Victoria.

Dr. Prince discussed the work he and his neighbours have done to develop a HCA in his neighbourhood. They realized that the character of their neighbourhood, which has 11 of the 28 heritage designated houses in Oak Bay, was at risk. Very quickly, they worked with the city to request a heritage planning consultant to work on their HCA by using their connections strategically and becoming a positive grassroots movement. He closed by saying that HCAs are about context and are much more than buildings but also include walls rock outcroppings, trees, streetscapes, etc.

Councillor Madoff moderated the session and added her experience as a heritage building owner living in a heritage area of Victoria. She would like to see communities working with developers to educate them as to the value of neighbourhoods to encourage appropriate development. She said that the process of conservation is about community building.

Questions from the audience were taken.

Are any of the big buildings going up in the city now designed to be the next heritage quality buildings?

Of new builders, Mr. Barber pointed to the Victoria Conference Center as having a complementary design.

Councillor Madoff said that some of the new builds are not as good as they should be.

Is the proposed development at 1201 Fort Street respectful of the Fort Street corridor HCA?

Mr. Barber said he couldn't comment as he did not have enough information about the proposal.

Can city council take into account trees on property (there is little respect for trees)?

Councillor Madoff confirmed that trees are not protected if they are within the building envelope or driveways. She thinks a stronger by-law is needed. She is hearing from the broader community that this is important and there is nothing to preclude such a by-law from being instituted if there is community will.

Comment that, at public hearings, the proponents are bring friends, family and associates to speak and are swaying Council by their numbers.

Councillor Madoff asks for the addresses of speakers to have a clearer view of actual neighbourhood sentiment.

Are the two sequoias on the Truth Center property

considered "significant" and thereby protected?

Councillor Madoff will contact the Parks Department for an answer.

Comment was made that developers promise trees as part of their development but often don't deliver or plant trees of much smaller scale that what had been on the property.

Councillor Madoff indicated that individuals must be careful to ask for details on proposals and ensure that what must be done is done (eg. permit and covenant requirements) vs. what is nice to do.

Local Area Planning

Andrea Hudson, Assistant Director Community Planning, gave an overview of the process for revising the Local Area Plan (LAP). The LAP will identify broad goals spanning the next 25 years. It is a seven part process which, for Rockland, will begin in 2017/18. It will address land use, urban form, transportation culture, public places and some projects tailored for the Rockland area and will be integrated into the OCP. The process will take a year and will involve significant input opportunities for the residents.

Comments/Questions:

A caution from an audience member based on her experience-sounding boards (boards on which post-its with comments are placed) that these boards can be over-run by comments from non-residents.

What is the use of a neighbourhood plan or the OCP if they are not adopted as by-laws and enforced?

The neighbourhood plan is intended to be integrated into the OCP. The OCP will be adopted as a by-law. Decisions by Council should be consistent with the OCP. However, Council does have the authority to amend the by-law (by an established process) if they deem a deviation is warranted.

How many site-specific zones are there? (800). Since there are so many, the OCP starts to look unreliable.

The city is trying to get away from so many site specific zones. The zones will be refreshed after the OCP process.

There is concern that Council is pushing ahead development plans currently being reviewed because the new OCP may not allow them. The guidelines currently in place are being used to evaluate current proposals.

Police Report

Cst. Sean Hand, the Rockland Community Police Liaison, was introduced. He stressed the importance of keeping VicPD up to date on all events in the neighbourhood. Criminal activity is used as the basis for assigning police resources. He indicated he is looking into the current uptick in car vandalism on Joan Crescent, will look into the specificity of the crime map (in response to a concern raised by a resident), indicated that he would be pleased to work with residents on a Block Watch program and will inform the appropriate authorities about squatter activity at 1201 Fort.

Thanks to those supporting the board

Janet Simpson thanked the following people for their support of the RNA board.

Welcome Committee -Eileen Nurmi, Heather Grampp

Newsletter-Helen Edwards

Membership-Ian Mayhill

Retiring Board Members-Norm Clark, Aimée Botje and Ian Mayhill

Special recognition and thanks were given to Don Hamilton for his many, many years of support with the RNA website.

Quorum (minimum of 10% of total members)

Total membership is 153. With 69 voting members in attendance, there is a quorum.

Approval of Minutes of Annual General Meeting, February, 2016

Motion: To approve Minutes of Annual General Meeting, February 2016

Moved/seconded/carried

Committee Reports

As included in the AGM Report.

Motion: To accept reports

Moved/seconded/carried

Members' Concerns

- Subdivision activity at 1322 Rockland has begun again.
- Is there a plan for a large scale rally encompassing a number of the neighbourhoods to express discontent with the development that is underway in the city. Media should be involved. Flyers to the neighbourhood.

Don Hamilton suggested that people bring ideas to the April 19 meeting. He indicated that there is time as the meeting of the Committee as a Whole has not yet been scheduled.

- Suggestions on how to compose a flyer to increase community involvement (short bullet points, electric colours etc.)

- Should issues should be coordinated as a whole rather than piecemeal (ie., one development proposal at a time).

Janet Simpson said this would be raised with the new RNA Board.

- Based on experience with Abstract and the Bowker/Foul Bay development proposal, time should not be taken for granted. Abstract means business.

- All the neighbourhoods should get together. Everyone is angry.

- May 7 is Neighbourhood Day. She reminded the group to include renters in communication and activities.

- The deer problem is becoming exponentially worse and asked what the city was doing.

Councillor Madoff indicated that the city has taken no action on this problem.

- Can something could be done about the tour bus exhaust, suggesting a meeting with RNA, the tour bus operators and the city.

Janet Simpson said that a member of the Board would be in touch with him.

Nominating Committee

Lloyd Ollila, Chair; Heather Grampp, Ethelyn McInnes-Rankin

For President, Janet Simpson

For Vice President, Marc Hunter

For Treasurer, John Edwards

For Secretary, Sue Simpson

For Directors

- Lawrence Bortoluzzi
- Dave Clark
- Vanessa Dingley
- Art Hamilton
- Bob June
- David McWalter
- Stephen Roughley
- Susan Wynne Hughes

All elected by acclamation.

Closing Remarks

Stephen Roughley unveiled the new RNA website, www.rockland.ca, which will be live on April 3. Lloyd Ollila urged residents to take an active role in land use discussions.

Motion: To adjourn at 9:43 p.m

Moved/seconded/carried

ROCKLAND HERITAGE – 1402 ROCKLAND AVENUE by Helen Edwards

I have walked by this home for years, having lived no more than three blocks away for most of my life. I actually babysat for the family that lived there in the 1960s, but never took the time to find out the story behind the house. Of course, when you are in your teens, historic research is usually far from your mind.

When I started to dig into the story of this house, I was pleasantly surprised. It has a connection to one of Victoria's most prominent pioneer families. Florence Fraser, the original owner, was the daughter of former Mayor Charles Hayward. He was born in Stratford, Essex, England on May 12, 1839. He married Sarah McChesney at All Saints Church in London on March 14, 1862 and left three days later for the New World leaving Sarah behind until he was settled in his new home and could send for her. He travelled on The Shannon and survived a treacherous voyage on which there was a smallpox outbreak. He arrived in Victoria, the year it was incorporated as a city, and began a career as a carpenter. He secured the contract to construct the Church of Our Lord for his good friend Bishop Cridge, then went into the coffin business forming the funeral company that bears his name to this day. He entered municipal politics in 1873, serving on the school board chair for twenty-five years (ten years as chair), and Mayor from 1900-1902. His son Reginald was also Mayor (1922-24) - the only father and son Mayors in Victoria history. He also served on the boards of the Royal Jubilee Hospital and the B.C. Protestant Orphanage. Like many of his contemporaries, mostly of



British extraction, Hayward took his social obligations seriously. Isolated in a far-flung corner of the British Empire, this group pulled together to ensure the physical and mental well-being of the less fortunate by endowing and serving on the boards of charitable organizations.

The couple had four children who survived to adulthood including Florence, the only survivor of British Columbia's first set of triplets. Born on January 8, 1873, Arthur died on February 12, 1873 and Mabel followed him on April 1, 1883. Florence lived a long, productive life. She was educated at St. Ann's Academy and in Lachine, QC. For many years, she was secretary of the Women's Auxiliary at Royal Jubilee Hospital. Florence married Walter

Stanhope Fraser on October 23, 1901 at the Reformed Episcopal Church with service officiated by the Right Reverend Bishop Cridge. Her husband died in 1930 and, in 1931, she commissioned architect Ralph A. Berrill to build this house for her. The main features of the seven-room house are a steeply hipped roof with a decorative shingle pattern. Florence lived here until her death in 1945, after which a variety of families lived at this address. The garden has always been well kept and the house itself is in wonderful condition. It is obvious that subsequent owners have taken care of this unique dwelling. It is a part of the Rockland mosaic.

Every house tells a story and 1302 Rockland Avenue is no exception. Next issue, I'll find another house that needs to tell its story.



FOLLOW YOUR ASSOCIATION ON FACEBOOK

Do you want to know what is happening in Rockland on a regular basis? Follow our Facebook page at <https://www.facebook.com/Rockland-Neighbourhood-Association-444293285610322/?fref=ts>. The most recent discussions have been about buildings that are no longer there. It is quite enlightening to see the before and after photos of different sites around the neighbourhood.



RNA BOARD OF DIRECTORS – 2017-2018

President: Janet Simpson
Vice President: Marc Hunter
Secretary: Susan Simpson
Treasurer: John Edwards
Directors: Lawrence Bortoluzzi
David Clark
Vanessa Dingley
Art Hamilton
Bob June
David McWalter
Stephen Roughley
Susan Wynne-Hughes

RNA Email Server List

Would you like to hear more about events in Rockland? Please join the neighbours list through the RNA website at www.rockland.bc.ca.

ABOUT THIS NEWSLETTER

The Rockland Neighbourhood Association Newsletter is published during the year. It is distributed electronically to all members. Submissions from members on issues of interest are always accepted and photographs are particularly welcome. **Deadline for the next newsletter is July 15, 2017.** All submissions should be sent to Newsletter Editor, Helen Edwards at heritagelady@gmail.com

CAN WE HELP YOU?

Is there a building in Rockland that you would like to know more about? Do you have an old photo that needs identification? Let me know at heritagelady@gmail.com and I will see what I can find.