



ROCKLAND NEIGHBOURHOOD ASSOCIATION

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

Autumn 2017 Newsletter

CONTENTS

News from the City of Victoria
Good Food Summit
Transit plan
The Woodland Garden
Report on 1201 Fort St./1050 Pentrelew Pl.
1525 Shasta Place
Rockland Heritage
Board of Directors
About This Newsletter

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

GOVERNMENT HOUSE SOIRÉE by Marc Hunter, RNA Vice-president

The 2017 Rockland Neighbourhood Association (RNA) biennial soirée at Government house hosted by the Honourable Judith Guichon, Lieutenant Governor of British Columbia, was held on August 25th and was a big success this year.

We are grateful to the Honourable Judith Guichon and her team for making time in their busy schedules (e.g. wildfires and new government) to host the RNA at the wine and cheese event. This year we set a record attendance and increased the membership to the RNA.

The evening included a receiving line and some lovely speaking remarks by her Honour and our President Janet Simpson, followed by a beautiful wine and cheese reception. While the band played, many of us got together, met some new neighbours and had an enjoyable evening. Thanks to all who attended. We are already looking forward to the 2019 event.



As your Vice President and social events Director, it is great to see that the community spirit remains strong in Rockland. We encourage all Rockland residents, new and long established, to continue to help us plan and deliver successful community neighbourhood events.

A vibrant and engaged Rockland neighborhood ensures a united and strong community.

Once again, our sincere appreciation to our Lieutenant Governor and her dedicated team for their hospitality and community spirit.



NEWS FROM THE CITY OF VICTORIA

Help Calm Traffic on your Streets

Kids are back in school, the streets are a little busier and it's getting darker earlier. Please slow down when driving through residential areas and school zones. The posted speed limit in school zones is 30 km/h and it is applicable on school days between 8 a.m. and 5 p.m. The posted speed limit in playground zones is 30 km/h from dawn to dusk, every day of the year. If you are concerned about traffic speeding through your neighbourhood, please report it online [here](#) and an officer will be assigned to investigate your complaint. And slow down a little; it could be your neighbours' kids out there.

Neighbourhood Walkshops

The Neighbourhood Team is now offering walkshops throughout your neighbourhood. Walkshops are an opportunity to bring City staff and residents together in an effort to share

information regarding City processes and functions and to discuss neighbourhood issues from the residents' perspective. In the spirit of Jane's Walks, discussion is meant to be positive and constructive, and create opportunities for both the City and the community to work together to resolve concerns. Walkshops typically happen in the early evening or on a weekend.

The route for the Walkshop is determined by the community members, allowing for open dialogue regarding City functions along the way with staff representing various departments. City staff will have the opportunity to field queries from residents and respond based on their technical expertise on a particular topic.

If your neighbourhood is interested in hosting a walkshop, please let your Neighbourhood Advisor, Gary Pemberton, know (GPemberton@victoria.ca) and we will schedule a date that works for everyone.

YOU ARE INVITED TO THE GOOD FOOD SUMMIT!

Dates: November 16-17, 2017

Location: Songhees Wellness Centre

Registration link (Registration will close on November 9th)

Join us for this annual gathering of food security champions! Every year, CRFAIR hosts this summit with the purpose of providing opportunities to collaborate, learn, and build relationships across all sectors of the food system. This year, we are excited to gather with folks from across Vancouver Island and the Gulf Islands as we merge with the annual Island Food Hubs Conference. Our theme is 'Nourishing Island Connections' and our priority areas include cultural safety, Indigenous foods, school food initiatives, youth engagement, rural and remote community perspectives, and collective impact.

If you joined us last year, you'll be pleased to know that we extended the length of the conference to two days in order to allow ample time for conversation and learning together. If you're joining us for the first time, welcome!

Workshop topics so far include:

- Schools & communities working together
- Edible landscaping in the city
- Tips and tools for growing your small non-profit
- Building tools for community engagement
- Food is Medicine
- Composting
- Much much more! The full program will be available on the website by the end of October

Who is invited?

- Youth and young adults
- Farmers, growers, hunters, fishers
- Food access and food literacy organizations
- Nutritionists, dieticians, and other health professionals
- Teachers, educators, and academics
- Local government representatives
- Local nations
- Anyone who wants to learn more about building a nourishing food system across Vancouver Island and the Gulf Islands!

Please email Jasmine Robertson (CRFAIR Communications & Engagement Coordinator) if you have any questions, concerns, or suggestions. She can be reached at engagement@crfair.ca.

We hope to see you there!

TRANSIT PLAN

by Lindsay Taylor, Transit Planner, BC Transit, 250-995-5645

A Local Area Transit Plan is being developed for the Jubilee area to identify opportunities to improve the existing transit service and identify future transit service improve the priorities.

This fall and into the spring BC Transit will be hosting open houses and a workshop to engage community groups, stakeholders organizations and individuals to discuss ideas to improve the transit network.

The first phase of Open Houses will be held in November - look for our colourful transit future bus at these places:

UVic
Transit Exchange
Wednesday November 15
9:00 am - 1:00 pm

Camosun - Lansdowne Campus
Fountain Area
Wednesday November 15
1:00 - 4:00 pm

Oak Bay Rec
Bee Street
Wednesday November 22
4:00 - 7:00 pm

Interested in becoming a key stakeholder for this process? We are looking for regular transit riders to participate in a workshop in February 2018. Send an email to VictoriaPlanning@bctransit.com if you'd like to be involved!

THE WOODLAND GARDEN

Next time you walk by our garden at the corner of Craigdarroch and Joan Crescent, you're sure to be impressed by the new deer fencing that volunteers have erected around vulnerable native plants. Thank you to those hardy souls who joined me on sunny and rainy days to pound bamboo poles into soil (and sometimes granite bedrock).



ROCKLAND NEIGHBOURHOOD ASSOCIATION'S REPORT ON CALUC COMMUNITY MEETING, SEPTEMBER 12, 2017

October 10, 2017

Re: REZ00525, 1201 Fort Street/1050 Pentrelew Place
CALUC Community Meeting, September 12, 2017

Dear Mayor and Council:

Approximately 85 neighbours attended this second CALUC Meeting, and by far the majority spoke out against the revised proposal brought forward by Abstract Developments.

It would not be exaggerating to say that people were distraught that the proponent had paid so little attention to the concerns expressed at the first CALUC Meeting. The new proposal appeared to have largely ignored the significant revisions requested in council's motion at the April 6/17 CotW, specifically

- a. Massing, height, and setbacks of buildings with attention to the look and feel of buildings A and B from the point of view of Pentrelew Place,
- c. Removal of roof decks on the townhouse units,
- e. more breathing room, less wall-like feel ... to the townhouses.

Further, there was annoyance that minor expressions of interest (for example, the pathway) expressed in "neighbourhood consultations" had been hijacked to become bargaining chips to justify the mass and height of all of the buildings.

The project remains essentially the same. In some ways, it is even larger than the original proposal, as it now entails 94 units rather than the 91 originally proposed.

While building B has been reduced by one storey and a more sensitive transition to the lower density of the south has been somewhat accommodated in the revised plan, the overall massing remains the same, with an FSR of 1.39:1, slightly more than the 1.379:1 originally proposed. The total floor area is slightly larger than the originally proposed at 10,810sq m., now at 10,888 sq. m.

The project is no less dense. The massing is no less than originally proposed. The issue of height has not been addressed in Tower A, which remains at six storeys and 21.42 meters. It is important to note that the OCP seems to allow for up to six storeys in strategic locations, but there has been no discussion of the strategic value of this site. Are six storeys appropriate along entire corridors? Is a bus route the sole criteria of "strategic"?

Of equal, if not greater exasperation for the neighbours, is the townhouse height along Pentrelew, where, although the unit number has dropped, the height has increased consistently. From 10.23 m. to 10.86 m. in Building C; from 10.74 m. to 11.42 m. in Building C and from 10.73 m. to 11.34 m. in Building D. The completely reasonable concern of residents is that they do not feel there is a sensitive transition from the west side of Pentrelew to the east. The current R1-B zoning allows for 7.6 m. and the consensus is that an abrupt 50% increase of this to 11+ meters is too much. The neighbours think the current plan offers a wall-like feel of town houses with minimal front yard setbacks looming directly across the street from the one and two storey homes of the R1-B zoning.

Contrary to the CotW motion, the roof top decks of the original proposal have morphed into third floor terraces with the same potential for overlook to the condo to the north and continue to pave the way for other intrusive decks in future development.

It was generally expressed that the development as proposed does not address the objectives of OCP DPA 7B (Heritage Corridors), to

- 4 (a) improve the pedestrian experience
- (b) conserve the features and characteristics of this area
- (c) achieve a more cohesive design, and enhance appearance ... responsive to its historic context through sensitive and innovative interventions.

Blasting, soil disruption and drainage are problems, including the potential for damages to adjacent and historic properties farther away. Perhaps the blasting should be overseen by a professional engineer, as in West Vancouver, where this appears to have significantly reduced property damage. The issue of blasting and the survival of the few remaining protected trees was again raised, and a blasting plan that takes them into consideration was promised. The neighbours received assurance that storm water management will be addressed on site and it is important that this be followed up with diligence.

While an affordable housing component has now been promised, there was displeasure that it did not specifically address additional housing in the immediate neighborhood.

Again, the traffic impact of a vehicular influx from 90+ home owners was raised. This development is considered to be a precursor of development along the Fort Street corridor, yet the question of the cumulative effect of density has not been adequately considered. The City's claim that the traffic on Fort Street is decreasing was greeted with skepticism.

There remains considerable anger that significant trees, Sequoia, Beech and English Oak, with historic attributes will be destroyed to accommodate the proposed density. In this latest proposal, yet another iconic Garry Oak is being removed.

This proposal received criticism equal to the first. As one contributor summarized, “There are no benefits or major enhancements in this plan, and the quiet liveable community would be changed forever.” Another asked what compromises Abstract had made for the community. Another said, “We don’t want more tweaks, but a total re-think.” And yet another: “You have externalized the cost to the community and internalized the benefits for yourself.”

There was negligible neighbourhood support for the project Abstract Developments currently proposes. In view of the fact work on Rockland’s LAP was slated to begin this fall, now is clearly not the time to be considering such extraordinary deviations from the existing zoning.

Sincerely,

Janet Simpson, President

1525 SHASTA PLACE

by Janet Simpson

Last month, City Council voted (unanimously, except for Councillor Lucas) to prevent the imminent demolition of this Rockland treasure by putting in effect a 60-Day Protection Order. In the meantime, we have waited for City Staff to work together with Matt and Wendy MacNeil, the owners, to save the heritage-registered house. We were hoping that the heritage values evident in their 3 pubs (The Bard and Banker, The Irish Times, and The Penny Farthing) would receive similar consideration at their home at 1525 Shasta Place.

However, the report City Staff wrote after 30 days is extremely disappointing.

The report makes it very clear that the owners have no interest in changing their intent to demolish Westover.

In addition, Senior Planner Jonathan Tinney and Senior Heritage Planner Merinda Conley are recommending to Council that they not take the only recourse available: to designate the property. Surprisingly, their reasons have little to do with the heritage value of Westover:

- * The owners would be able to apply for compensation.
- * The house is hidden behind a hedge.
- * The house has undergone a series of “layers”, as a result of rescued heritage features from mansions demolished in earlier decades.
- * And the owners plan to salvage some of the materials to use in their new house.
- * No explanation is given as to why the house should not be moved to another location.

In the Official Community Plan, Rockland is described as a historical residential neighbourhood, an area of notable historic architectural and landscape character, which should continue to be conserved.

In reality, however, there is very little protection for buildings such as Westover - buildings with significant heritage value.

It is a sad day when we cannot count on our Senior Heritage Planner to step up to help preserve our heritage.

ROCKLAND HERITAGE

by Helen Edwards

One of the most visible landmarks in Rockland is the Water Tower. Built atop the highest point of land in the neighbourhood, it was designed by Arthur L. Adams with the work supervised by engineer Augustus Kempkey, a noted American engineer who did most of his work on water systems in the state of California.

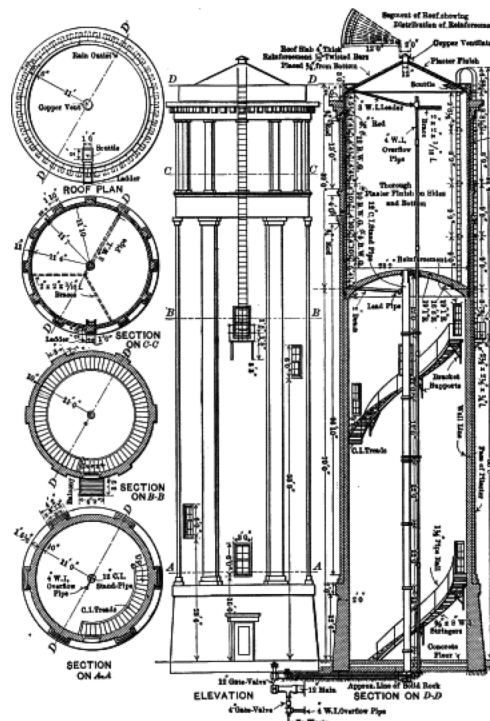
After its construction, it was featured at a conference of the American Society of Civil Engineers held on March 16, 1910. The report stressed the growing population—Victoria and Oak Bay totaled some 35,000 citizens—and the need to increase the water supply to serve the region. There was much discussion of how the current water supply was drawn from Elk Lake and how that capacity could be increased, but the focus of the paper was on this tower.

The City of Victoria Water Works called for tenders in the Victoria Daily Colonist of June 10, 1908 seeking "a horizontal cross-compound pumping station, a steel tank and tower, a concrete and steel water tower." Bids were to be received by July 20, 1908 but the notification cautioned that "the lowest or any tender not necessarily accepted." Three tenders were received for the construction of the water tower and the water commissioner advised that they should all be rejected as the costs were too high. He further recommended that the City build the tower itself using day labour, supervised by the consulting engineer. That is in fact, what happened as Mr. Kempkey's report on the construction tells us that "Tenders received for the construction of the tower covered an extremely wide range, and indicated at once the utter lack of knowledge on the part of the bidders of the cost of a structure of this kind. Inasmuch as none of them had had previous experience in this class of construction, the engineer deemed it the part of wisdom and economy to retain the construction under his immediate supervision, and, therefore, the work was done by days' labor."

The author noted that the structure was built in the "heart of the most exclusive residential district, beautiful homes clustering about its base." In addition, the residents opposed a standard type of water tank with latticed columns supporting a tank with a hemispherical bottom and conical top, feeling that something more attractive should be erected.

Several types of construction materials were investigated including an all-steel structure, a reinforced concrete structure, and a brick-and-steel or concrete-and-steel one such as was actually built.

The tower consists of a hollow cylinder of plain concrete, 109 feet high, and having an inside diameter of 22 feet. The walls are 10 inches thick for the first 70 feet and six inches thick for the remaining height. The wall are ornamented with six pilasters (70 feet high, 3 feet wide, and 7 inches thick), a 4-foot belt, then twelve pilasters (12 feet high, 18 inches wide, and 7 inches thick), a cornice, and a parapet wall. A steel holding tank was placed in the top 40 feet of the tower, supported by a plain concrete dome.



**Fig. 1.—(Full page image)
WATER TOWER VICTORIA, B.C.
WATER-WORKS**

As much of the work as possible was done from the outside so as not to damage the ornamental features. A massive scaffold was erected during construction and many elements were poured separately and assembled on the ground before being set into place.

Work on the foundation was started on August 15, 1908 but it was not completed until April 1,

1909. Delays in steel delivery and an unusually cold winter were given as reason for the slow progress. The tower has not been used for water since the new system at Sooke Lake was built.



In 1962, to commemorate the centenary of Victoria, the tower was topped by a 22-foot tall neon flame, which burned for over 25 years. There have been attempts to have the flame “re-lit,” but none have been successful. At the time it was illuminated, it could be seen all over town and by mariners plying our waters.

The problem with the site is that it is now landlocked so would not be suitable for any use, including tourism.

If you interested in the technical details of the water tower, the report is available online for free as part of Project Gutenberg under the name “A. Kempkey. Transactions of the American Society of Civil Engineers, Vol. LXX, Dec. 1910 / A Concrete Water Tower, Paper No. 1173.

CAN WE HELP YOU?

Is there a building or landmark 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.

RNA BOARD OF DIRECTORS – 2017-2018

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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. Please send photographs separate from the text. **Deadline for the next newsletter is December 15, 2017.** All submissions should be sent to Newsletter Editor Helen Edwards at heritagelady@gmail.com

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 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.