

Rockland Neighbourhood Association
Minutes – Meeting of the Board of Directors
Volunteers' Cottage, Government House
Wednesday May 8th 2019, 7 p.m.

Present: Marc Hunter, Anthony Danda, Dave Clark, Bob June, Danielle McQueen, Sandra Jackman, Art Hamilton

Guests:

Geoff Young, Susan Evans, Melinda Jackman, Carl Reuschel, Lloyd Ollila, Susan Aitchison, Jerry McDonald

Absent: Chantal Meagher, Dave McWalter, Lawrence Bortoluzzi,

Meeting called to order at 7:04 PM

Agenda

- Motion to approve - skipped

March 13 Minutes

- Motion to approve - Anthony, Art - Approved unanimously

April 13 Planning Meeting Minutes.

- Motion to approve - Dave, Sandra - Approved unanimously

NEIGHBOURS CONCERNS

1617 Rockland Ave Development

Lloyd Ollila, Carl Reuschel

A developer is proposing to build a 2 1/2 story multi-unit house (6 - 7 units) in front of a heritage house, which goes against the Rockland Neighbourhood Plan. The City is using their Official Community Plan, ignoring the neighbourhood plan. Residents are concerned about the setback variances and the large face of the building facing, in particular, one lot on Algoa.

Bob: RNA Board is aware of issues and lack of teeth of the neighbourhood plans. The Board is neutral on development but stands against building in front of heritage houses, so will support a neighbourhood group to work against this. LUC is meeting with Ian Scott next week on site and will articulate neighbour concerns.

Geoff Young: Neighbourhood plans are no longer weighed heavily at council. City's new proposed Fairfield plan would allow more intense development (up to 6 unit multi-plexes) on lots over 6 -7 thousand sq ft, as identified on the new map. Interest in heritage has become greatly diminished with current council - their interest lies in affordability. We can expect proposals for bigger development, multi-units, and reduced parking. Likely to see carriage houses and basement suites, based on city-wide policies. Neighbours may wish to identify areas where

higher density is more appropriate and present alternative to the council. Also present design controls - preserving big open spaces to preserve views of heritage buildings.

Jerry - Rezoning and set-back variances will be required.

Carl - Does the 1987 Rockland Plan carry any weight? Developer is proposing minimal setbacks that block the original mansion.

Dave: The essence of the Neighbourhood Plan was distilled and is referenced in the city official community plan

Bob recommended the neighbours read the City's Official Community Plan, and offered for members of the LUC to meet with them to share what we've learned from previous re-zonings. Lloyd and Carl to come up with a date to meet with members of LUC , preferably before June 1st.

Cannabis Store 1545 Fort Street

Susan Evans and Melinda Jackman

The Trees Dispensary Cannabis store near Oak Bay Junction was recently rezoned. Neighbours on Verrinder opposed the zoning based on location and are frustrated by cars ignoring residential parking and turning around on the dead end street.

Susan enquired if anyone from Trees Dispensary had contacted the RNA. The owners indicated to the city that they had done extensive consultation, but the neighbours believe the owners may have misrepresented to council.

Bob:Yes - three years ago, the RNA board (as did other CALUC members) decided to not to consider the proposal as cannabis was still illegal. He recommended looking through minutes on-line (January 2017).

Marc believes it was around December 2016 and will forward info to Susan and Melinda if he finds any emails on this topic. Marc recommended calling the city bylaw officer to report cars in residential parking spots even if the car is only parked briefly. Report the plate number and take a picture. If you are willing to go to court to testify, it will get enforced.

COUNCILLOR'S REPORT / NEIGHBOURHOOD UPDATE

Geoff reported being a little distressed by the issue of neighbourhood plans and lot sizes. The Fairfield map identifies the lots in which increased density could be allowed. He expressed concern about how the planning department would get good feedback from the public. Also, some plan details are not yet known. Developers may go

elsewhere. The City has less focus on design, setbacks, heritage and density - more focus on affordability.

Marc: Can someone build affordable housing, then flip it?

Geoff: No a non-profit or govt low income housing provider may be the owner - or requirements would be set for low cost rentals, including setting rates and selecting tenants.

Art: Can we do something about the move away from neighbourhood plans?

Geoff: Make it clear to council that the neighbourhood has goals and plans and new housing should fit within the plan and keep the character. Be reasonable and propose an alternative plan to allow densities in areas where it fits better, rather than based on lot size.

Danielle: How quickly do we need to act?

Geoff: hard to tell - need zoning controls to make single family occupants feel good about neighbourhood. Recognize that council has objectives and will be required to meet them, including increases in density. Economics will dictate as this may not be feasible.

Bob: What's next with neighbourhood plans?

Geoff: Fairfield is currently in process. Planning dept and city council prefer city wide policies.

Bob: Status of grants for neighbourhood surveys?

Geoff: in process.

Bob: Status of animal husbandry bylaws?

Geoff: Not happening. Follow up with Charlene Thornton-Joe to propose bylaws.

Dave: How do we move forward with a tree preservation bylaw.

Geoff: Try to get in touch with Thomas Soulier, Parks Director on this. If on private property though, this would be an issue for the planning dept.

CALENDAR REVIEW

- June 4 - CRA filing deadline for T2 Short and Public body GST rebate
- June 12 - Next RNA board meeting
- July 10 - Added a RNA meeting to plan for LG event
- July 20 - RNA to have a booth at the Moss Street Paint In. AH volunteered his lawn.

COMMITTEE REPORTS

Social: Anthony

Government House Social event - Proposed for a Thursday night in September to allow time to issue invitations/tickets (LG needs to approve), get donations, and allow for increased attendance. Waiting for LG to approve a date (expected to be early summer). Anthony will prepare a project plan and send it out for review, then action dates will be added to the calendar. Cost is estimated to be about \$4,500. Tickets are proposed to be by donation.

Membership:

There are 175 paid members, 174 of whom have received their membership packages. Last month there was one Welcome Committee visit to a new Rockland resident at 1326 Richardson.

Environment:

Dave

Tree preservation bylaw brainstorming session is tomorrow (May 9th)

Land Use:

Bob

Monday night LUC meeting notes were sent out yesterday.

Proposal for 1224 Richardson (next to lane parallel to Richardson) has project creep and now buildings are almost 8 feet higher.

The CALUC (Community Association of Land Use Committees) process meeting is on Wednesday June 19th, 380 Cook Street at 7 PM. Bob requested a good turnout of RNA board members for bouncers, mike controllers etc. - also issues with parking. A note taker (paid position) is required. Danielle volunteered and will confirm her availability. (DC had to recant). Dave volunteered to assist.

522 St Charles - large house registered as heritage building - owners want to subdivide lot to build a new home beside the existing house (which is a legal conforming triplex)

Oak Shade Land sub-division - appears to be moving ahead. Neighbours are very upset but don't have legal right to the lane so don't have much to stand on. This is a sub-division not rezoning, so RNA not involved. We can write letter to support neighbours, who gave up property for the lane.

Danielle - suggested adding pertinent info from LUC notes to RNA website. (ie: CALUC meeting. Also sending out a note on support of VCAN and CALUC and high level info on RNAs support of land use. Bob and her to discuss.

Anthony: Development on Fort just before St Charles, half way house? - owned by developer in Vancouver, no rezoning required. Bob: no need to be involved unless there is something we can support the neighbours on.

Nominations:

Deferred to Next Meeting

Nominations Committee should contact Sylvia Mitbrodt, Carole Sabiston, Steven Hammond, all of whom have expressed a willingness/interest in joining the Board.

Woodland Garden: No update

NEW BUSINESS

- Marc volunteered to host the board and will propose a date to finalize the 2019 Strategic Plan and SWOT.
- Blasting issue: Danielle received an email from a home owner who developed a crack in their foundation from blasting. Danielle to forward to Anthony.

Meeting adjourned 9 PM

Attachments: none