



# ROCKLAND NEIGHBOURHOOD ASSOCIATION

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

## Summer 2015 Newsletter

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

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### CITY COUNCILLOR'S REPORT: By Pamela Madoff

The first five months of the Council term have been busy and very productive. The Strategic Plan was completed in time to inform the consideration of the City budget and we were also able to facilitate significant public input into the budget process even though we were working within a tight, post-election timeline. Detailed information on the Strategic Plan and the budget are available on the City website at [www.victoria.ca](http://www.victoria.ca)

Council issued a Market Sounding document soliciting interest in the replacement of the Victoria Fire Department Headquarters building located at 1234 Yates Street. The current building does not meet seismic requirements and its limited size does not accommodate the scale of current firefighting equipment. There is potential for a mixed-use replacement building to be developed, which has been the case in other cities, where other uses, such as housing, have been incorporated.

In the area of land use planning, and in response to a Development Summit held in June 2014 which was attended by both developers and community members, the City has improved how development application information is shared by redesigning both public notices and development application signs. In addition, the planning and development pages on the City's website have been redesigned and social media will be used to communicate Council decisions following public hearings. An online Development Tracker will be launched which will allow the status of an application to be easily identified. I am very excited to see these long-awaited improvements that I believe will better inform the public and further encourage their engagement in land use issues.

A new Director of Sustainable Planning and Community Development has been hired to fill the position vacated by the recently retired Deborah Day. Jonathan Tinney will join the City on June 22nd. Jonathan brings experience in market analysis, strategic planning and community engagement. He has worked in all aspects of the planning and development process, and has worked with



*750 Pemberton Road, sketch by Nicholas Bawlf.*

a diversity of clients including private sector developers, local governments, community and industry groups, and international agencies. For the past four years he has been a Principal in the Design Planning and Economics practice at the Vancouver office of AECOM. Prior to AECOM, Jonathan was the Director of Community Development for the Simon Fraser University Community Trust, a sustainable community of 10,000 residents adjacent to SFU.

A land use issue of particular interest to the Rockland neighbourhood is the recent listing for sale of Pemberton Meadows, the historic home and property, located at 750 Pemberton Road. The heritage-designated home, sitting on 1.33 acres, was lovingly cared for by its previous, long-term owner. The house accommodates 8 rental units plus an additional unit in the adjacent coach house.

I have been enjoying my liaison role to the Rockland neighbourhood and welcome your questions and suggestions.

Pamela Madoff

[pmadoff@victoria.ca](mailto:pmadoff@victoria.ca)

250-361-0221

**Before:**

## LAND USE APPLICATION

**THIS PROPERTY IS SUBJECT TO A REZONING APPLICATION TO PERMIT:**

**THIS PROPERTY IS SUBJECT TO A REZONING AND OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION. THE CURRENT PROPOSAL (JANUARY 16, 2015) IS TO PERMIT ADDITIONAL USES IN ALL DEVELOPMENT AREAS, TO INCREASE PERMITTED FLOOR AREA IN DEVELOPMENT AREA D AND DEVELOPMENT AREA E, AND TO INTRODUCE NEW DESIGN GUIDELINES IN DEVELOPMENT PERMIT AREA 13 CORE SONGHEES.**



**FOR DETAILS CONTACT CITY PLANNING AT 361-0212 OR [WWW.VICTORIA.CA](http://WWW.VICTORIA.CA)**

**Public Meeting Notices will be posted here.**

**After:**

## It's Your Neighbourhood

Get involved, have your say.

This property is subject to a rezoning application. The proposal is a result of a new Citywide rezoning process including public hearing and community consultation with the goal of increasing permitted floor area.

**Address:**  
1400 - 1402 Yates Street  
New West 18840  
Victoria





**Public Hearing**  
Check back for more details.



victoria.ca/publicinquiries publichearing@victoria.ca 250.361.0221

## WOODLAND GARDEN MAY 2015

by Janet Simpson

The Woodland Garden committee is delighted to have three new members: Darlene Riley, John Shaw, and Louise Watt.

Here is Louise hard at work digging out bluebells:



Thomas Munson of Parks tells me that we have a rare Albino camas in the garden! It's not the Death camas, as you can see from this photo:



We were afraid we'd lost this Indian plum; however, check out all the new growth at its bottom!



Take a look at this lovely little Fool's onion - without noticing all the invasive buttercup behind it!



And lastly, a Nootka rose!

*All photos supplied by Janet Simpson*



## **DOG DAYS OF ROCKLAND**

The Rockland Neighbourhood Association is appealing to Rockland residents for volunteers to help plan and implement a dog event unique to our neighbourhood. Initial plans are to hold the event in late August/early September on Craigdarroch Castle's south lawn. Dedicated and energetic volunteers are sought to help plan, organize, and deliver this event. If you are interested in volunteering, please contact Mr. Marc HUNTER at [social@rockland.bc.ca](mailto:social@rockland.bc.ca).



## **RECYCLING AT ST. MATTHIAS**

Some of you may have heard that the recycling centre held monthly at St. Matthias Church was going to close at the end of June. Good news! We have just been informed that the St. Matthias site will remain open after June. Debbie Pungente is assuming the coordination role for plastic recycling. Gerry Howell Jones will continue to look after the Threshold Housing Bottle Drive.

They are looking for additional volunteers to help maintain this valuable service. If you would like to volunteer, contact Debbie Pungente (250-383-1789).

## **DEER REPELLENT**

Fill a 4 litre jug with water (a milk jug will work perfectly)

3 tablespoons of tobasco sauce

1 tablespoon of dish soap

Mix well and spray on plants. It may have to be repeated after rains and when there's new growth.

## **SAVE THE DATE! AUGUST 7TH, 2015, AT 4 P.M.**

The Honourable Judith Guichon, Lieutenant Governor of British Columbia, and the Rockland Neighbourhood Association are pleased to invite you to Government House for a wine and cheese on August 7th, 2015, commencing at 4 p.m. This prestigious social event is only open to members of the Rockland Neighbourhood Association.

For more information relating to your membership status or if you wish to become a member, please contact Mr. Ian Mayhill at [membership@rockland.bc.ca](mailto:membership@rockland.bc.ca) no later than July 7th.

See you there!



## **AGM REPORT by Helen Edwards**

The Rockland Neighbourhood Association Annual General Meeting was held on February 11, 2015 at the Grace Lutheran Church. There were 83 members and guests in attendance.

The featured speaker for the evening was Roger Stephen from Uvic Geography who spoke about the work of the Hyperspectral-LIDAR Research Group. The first topic was the use of Airborne Remote Sensing for forest inventory. Using this technology, it is possible to collection information about the forest and individual trees without making physical contact. Foresters use a forest inventory to better understand the character of the forest. In the past, this was done by a detailed ground survey of tree attributes but that is a slow and expensive method. In hyperspectral

work, solar energy reflected and scattered by vegetation provides an indication of stress, phenological status and the potential for differentiating species. The urban forest is a collection of trees and forested areas in the urban and rural environment with ecological, recreational, social and health values. By repeating surveys, changes to the forest can be easily detected. This was a topic that was not commonly discussed and was most interesting.

The presentation was followed by the formal general meeting. President Janet Simpson introduced the current board, indicating their board positions and committee responsibilities. She also introduced significant volunteers.

The committee reports were accepted as published in the meeting pamphlet. In regard to member concerns, there was some discussion of the development at 1082 Richmond Road, the possibility of a new Rockland Neighbourhood Plan, and a plan for regular meetings of Land Use Committee chairs and members of council to ask for more resources to bring neighbourhood plans into line with the wishes of the community. There was a discussion of the stormwater management plan and some concerns about the upcoming construction at the Art Gallery of Greater Victoria. The board was asked if they had a position on amalgamation – the answer was not a position at this time. Other matters of concern were the ongoing deer issue, the encroachment of hedges onto the sidewalks, and Air B&Bs.

The new board was elected as shown on the last page of this newsletter.

## **ROCKLAND HERITAGE** **by Helen Edwards**

The heritage story this issue features a Rockland resident who had two different houses built within blocks of each other.

Harry Frederick Bullen was born November 18, 1867 in Delaware, Ontario, the son of William Fitzherbert Bullen and Annie Milne. His father was well known in the London, Ontario area as an executive with loan, insurance and guarantee firms. Both Harry and his older brother William Fitzherbert had early training in banking but later left this field for other ventures. Harry arrived in Victoria around 1894 from Seattle and became a partner in the insurance firm, Bullen and Jamieson. Michael Jamieson was married to Harry's niece, Elsie (daughter of William). His brother, William Fitzherbert Bullen, had established the BC Marine Railway Co. in Esquimalt in 1893 and this was likely the reason that Harry moved to Victoria. He left the insurance business and joined his brother in the BC Marine Railway

Co. So well did the company succeed in handling the many orders that came its way, that it was found necessary to establish a branch in Vancouver. In 1899, the Bullen brothers formed a shipbuilding works as a compliment to the railway. Some of the best-remembered vessels built by their yard were the *Casco*, *Princess Beatrice*, *Princess Royal* and *Princess Maquinna* for the CPR and the *Madge* and the *Lillooet* for the marine service of the Dominion Government. Harry lived with his brother's family in Esquimalt for several years.

The company did very large contract repair work for the British Admiralty, including work on the *Warspite*, *Amphion*, and the *Flora*. In the latter case, practically the whole of the bottom of the vessel had to be renewed, and the company received a letter of congratulation from the Admiralty on the excellence of the work. During the progress of large contracts, from 400 to 600 men were employed. In 1910, the Bullens saw the possibilities of Esquimalt as a dry dock base and under Harry's direction plans were drawn up for Lang's Cove. He went to London to make arrangements for the financing of this scheme but the outbreak of the Balkan war and its depressing effect on the global economy called a halt to the negotiations. Although this site was ultimately abandoned in favour of the present drydock site, the credit for the origination of the drydock idea undoubtedly belongs to Harry Bullen.

Sir Alfred Yarrow purchased the yard in 1913, renamed it Yarrows Ltd., and installed his son Norman as manager. At the time of the sale of the property to Yarrow's Limited the Bullens did not relinquish their interest in the BC salvage company nor in the Vancouver branch of the BC Marine Railway Company.

On October 4, 1915, Harry married widow Margaret Ellen Warder in Seattle and she and her two daughters Jane (born 1903) and Frederika (born 1906) came to Victoria. That same year, he commissioned Henry Sandham Griffith to



*Helen Edwards photo*

build a residence for his family at 1007 Joan Crescent. The striking two-storey bungalow features fine woodwork on both storeys and a porte cochere with a hipped roof. This fine home was built next door to the house where Michael Jamieson's family lived. In November 1918, Mrs. Bullen placed an ad in the newspaper seeking "a children's nurse for two small babies." These would be Rosanne, born 1916, and Denise, born July 20, 1918.

Business must have been flourishing, as Harry next commissioned Percy Leonard James to build him a larger house at 906 St. Charles Street. The family moved into the new house in 1920. The house features a complex roofline and an entry porch under the porte cochere. The third Bullen daughter, Joy, was born on January 5, 1920. Later that year, Mrs. Bullen placed a new ad seeking "an experienced nurse for three children." The 1921 census shows Harry and Margaret with the five girls living on St. Charles with two Chinese servants.

Harry Bullen died on January 6, 1924. The news of his passing was on the front page of the newspaper along with a list of his impressive accomplishments. The funeral was held from the residence on two days later. Among the pallbearers were several prominent citizens: J. McGowan, Captain W. H. Logan, F. M. Rattenbury, General J.M. Ross, Alexis Martin, and J. W. Ambery. Harry was buried at Ross Bay Cemetery.

His widow rented the property; she moved to England not long after his death. Margaret Ellen Bullen died in England in 1934. Eventually, the property was left vacant and Princess Chirinsky-Chikhmatoff (Jennie Ross nee Butchart) bought it and had it converted to six suites in the mid-1940s.



## RNA BOARD OF DIRECTORS – 2015-2016

President: Janet Simpson  
Vice President: Bob June  
Secretary: Susan Simpson  
Treasurer: Norman Clark  
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Vanessa Dingley  
Marc Hunter  
John Edwards  
David McWalter  
Ian Mayhill  
Stephen Roughley

## 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](http://www.rockland.bc.ca).

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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.

**Deadline for the next newsletter is July 15, 2015**

All submissions should be sent to Newsletter Editor, Helen Edwards at [heritagelady@gmail.com](mailto:heritagelady@gmail.com)

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## 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](mailto:heritagelady@gmail.com) and I will see what I can find.