

Mr. Brian Sikstrom  
Senior Planner  
City of Victoria  
#1 Centennial Square  
Victoria, BC V8W 1P6

26 November 2008

Dear Mr. Sikstrom,

**RE: REZONING APPLICATION  
1048 Craigdarroch Road (Lot 142, Plan 985, Sec 74)**

On October 28<sup>th</sup>, a Community Meeting was hosted by the Land Use Committee of the Rockland Neighbourhood Association to discuss the expansion of the Craigdarroch Care Home from 16 rooms/18 residents to 22 rooms/25 residents.

A rezoning is required as the care home is in a converted house, which limits floor area to 333 sq.meters and prohibits major exterior changes except through rezoning. Additions made over the years have increased the floor area to the existing 660 sq.meters. This latest proposal would increase the floor area to 740 sq.meters.

A previous rezoning application was defeated by Council on July 12<sup>th</sup>/2007. The revisions for the current proposal as outlined by the applicant's architect, John Keay, in a letter to the Land Use Committee dated July 14, 2008, states that retention of the bell cast rooflines would be possible by replacing the present two-bedroom suite on the top floor with four rooms and adding the fifth room to the second floor at the rear. In this letter, he also notes that the siding and wood trim have been modified to integrate the existing building and new work.

It is our understanding other revisions include the following:

- A sixth room added to the existing rooms on the main floor replaces the space previously allocated for dining and staff areas.
- The site plan showing 4 additional parking spaces at the rear now shows a frontal setback of 16.2 ft, not 25.75 ft. as shown in the previous proposal.
- Parking: A limited agreement with Grace Lutheran Church which would allow staff/visitors to traverse Church property for access to the proposed new parking spaces. When needed the new parking stalls would be available to members of the congregation.
- Height and north side encroachment: Overall height is not increased but extends over a larger area. The north encroachment will be modified although the setback is unchanged.

## Neighbours

Four neighbours attended the meeting. One immediate neighbour expressed his continuing support for the proposal. Another nearby neighbour noted concern over the proposed massing and design of gables, and expressed a desire for transparency and appropriate disclosure during the rezoning process. Two neighbours from Joan Crescent wished only to observe.

## Committee

We would like to stress that we support the care facilities in Rockland and appreciate their desire to provide safe, “intimate care” for seniors wishing to “age in place.” We also recognize the need to upgrade facilities. We do, however, have several concerns:

1. Our main concern is with the visual impact of the massing of the top two floors. The context photographs provided by the architect, previously unavailable to us, have revealed an alarmingly imposing structure which suggests a box-like institution rather than the architectural definition of a private residence. This rezoning underscores that context drawings are essential for understanding the visual impact of a proposal. The CALUC process committee has also noted the importance of this disclosure, which is easy to provide with modern computer simulation tools. In the future, Rockland's land use committee will request context drawings for development proposals that involve new construction or renovation that changes the footprint or massing of an existing building.
2. The Rockland Neighbourhood Plan is clear in its objectives regarding architecture and the community's desire for
  - a. “Excellence in architectural design and construction that is compatible with the character and high quality of the Rockland environment”(2.4.1) and
  - b. developments that “compliment nearby heritage sites. **This principle is especially important in the Craigdarroch – St. Charles sub-area.**”(2.4.3)
3. The R1-B zone, schedule A Rest Home Class B, stipulates a maximum of twenty residents:

"Rest home - Class B" means a facility in which food, lodging and care are provided with or without charge to more than two **but not more than twenty persons**, other than members of the operator's family, who, on account of

age, infirmity or their physical, mental or psychiatric condition, are given personal care, but does not include a facility in which persons are detained as prisoners pursuant to judicial process, or a facility in which persons are treated for alcohol or drug addiction.”

4. The committee is also concerned that the required 30% landscaping requirement be met after the additional 4 parking places are added at the rear.
5. In addition, the 'license agreement' with Grace Lutheran Church, as opposed to a permanent easement, does not ensure access to the spaces if the Church's land use needs change or if the property is sold. Parking on the street might increase if access were revoked.
6. This application raises the broader issue of the role of care facilities in the Rockland neighbourhood. While this application would be an incremental expansion of an existing structure and facility, its acceptance could be seen as opening the door to substantial expansion of other facilities (notably on Joan Crescent).

In view of our expressed concerns, we are not in support of this proposal as it stands.

Respectfully submitted,

Doreen Mueller, President  
Rockland Neighbourhood Association

cc: Mayor and Council  
Deborah Day  
Steve Barber  
Jim Scott  
John Keay