



# ROCKLAND NEIGHBOURHOOD ASSOCIATION

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

## Autumn 2016 Newsletter

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

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### COUNCILLOR'S REPORT

With so many issues percolating at City Hall it is difficult to choose which one to focus on in this report.

Bike lanes, the storm water utility, the fountain in Centennial Square, the development of our urban villages have all generated a significant amount of public interest. Another issue that has captured the public interest is a proposal to allow garden suites to be considered as a permitted land use, rather than requiring such a proposal to go through a rezoning process and a subsequent public hearing.

A Garden Suite is a small, ground-oriented unit located in the rear yard of a single-family dwelling. The maximum floor area permitted is approximately 400 square feet. On sites that are defined as 'plus' sites the structure may be up to 600 square feet. The structure can only be located in a rear yard and the maximum permitted height is 3.5 metres. The maximum site coverage for the structure is 25%. The Garden Suite Policy includes such elements as design guidelines, a guideline to respect mature landscape elements and principles on siting considerations.

The City began collecting data in 2004 on garden suites and since that time there have been 29 applications submitted and 18 projects completed.

In an effort to stimulate the development of garden suites the Victoria Housing Strategy, 2016-2025 included an action to 'Permit Garden Suites in Zoning'. The thinking being that the rezoning process may be seen as a challenging barrier for those considering the construction of a garden suite.

Garden suites may be seen as a 'gentle' form of infill that provides an alternate form of rental accommodation in a city where the residential vacancy rate hovers near 0%. They can also be seen as a mortgage helper in a city where homes are becoming increasingly unaffordable.

The successful garden suite applications that I have seen come through the rezoning process are the ones where the applicant communicated closely with adjacent neighbours and ensured that any concerns they had were addressed. It is very gratifying at a public hearing to have neighbours take the time to come out in support of a land use application. It is also very heartening to see the practice of neighbourliness at work.

If garden suites were to become a land use entitlement, and not require a rezoning, there would be no opportunity for formal, public input. The decision on whether, or not, to issue the permit would be delegated to staff with no role for Council and, as a result, no formal opportunity, via a public hearing, for neighbours to indicate their support, or lack of support for a project. It has been my experience that when a rezoning is required it results in meaningful, and neighbourly, consultation.

On October 7th a majority of Council supported the staff recommendation to allow garden suites as a permitted land use in single-family residential zones and directed staff to seek input on the recommendation prior to submitting by-laws.

If you wish to share your thoughts on this issue you may contact Mayor and Council at [Councillors@victoria.ca](mailto:Councillors@victoria.ca).

The Garden Suite Policy, in its entirety, is available on the City website at <http://www.victoria.ca/>.

**Pamela Madoff,**  
**Councillor, City of Victoria**

**Liaison to North Jubilee, South Jubilee and Rockland.**

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### NEWS FROM GOVERNMENT HOUSE

In order to be as welcoming and accessible as possible, Government House has achieved funding and design work to carry out upgrades over a number of years.

The accessibility 2015 project, Phase 1 is now complete. The WCs on the ground floor have been upgraded to provide a wheelchair accessible stall in both the Ladies and Gents WCs, as well as accessible sinks and electronic hand door opener. The functionality of the facilities proved to work well, as we had approximately 3500 people through for dinner over 12 nights.

Part 2 of the project, 2017 / Phase 2 will commence next Tuesday. I have attached the final rendering of a ramp, which, as you can see, is a design that has patrons with mobility issues alighting their vehicle near the front portico. This achieves one of the primary goals of a dignified entrance. The ramp's design continues along the front of the house, and wraps around to provide entrance through the dining room.

This design was chosen as it has the least operational impact. Other designs called for several switchbacks, and large concrete structures at either the east or west entrances. The designs that did not make the cut were also the least tasteful in appearance, and did not provide the value for money identified in the final choice. We hope you agree that the chosen design maintains the feel of the property, incorporating wrought iron, and less concrete.

The current schedule suggests that the works should be completed by 15 January 2017. Things always happen, and a contingency is in place, but we are keen to remain "on time and under budget".

Thank you for your patience and understanding as we carry out these works – sometimes there may be some noise, but only in accordance with local bylaws.

## WELCOME COMMITTEE REPORT - AUTUMN 2016

submitted by Eileen Nurmi

Members: Eileen Nurmi and Heather Grampp

This year, January to November, there have been 49 visits to new Rockland residents.

Of interest, some of these are from the mainland and from out of the country. They are planning to make Rockland their home. The common theme is an appreciation of the location and the environment. The environment being the trees and greenery.

There have been 8 sales in October. It's unknown if all of these will have new residents by the end of the year.

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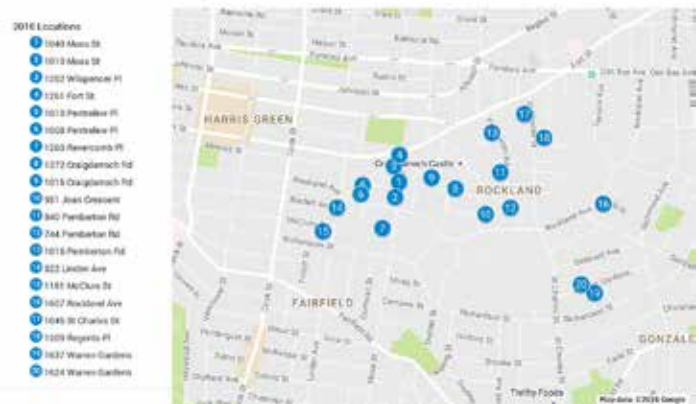
### ROCKLAND GARAGE SALE REPORT by Dave Clark

The fifth annual Rockland-wide Yard Sales Event was our best ever, thanks to some dedicated volunteers who helped spread the word. In addition to the 20 listed yards, more people are taking advantage of the Art Gallery's offer of table space along Moss Street. Their Gift Shop also participated for the first time.

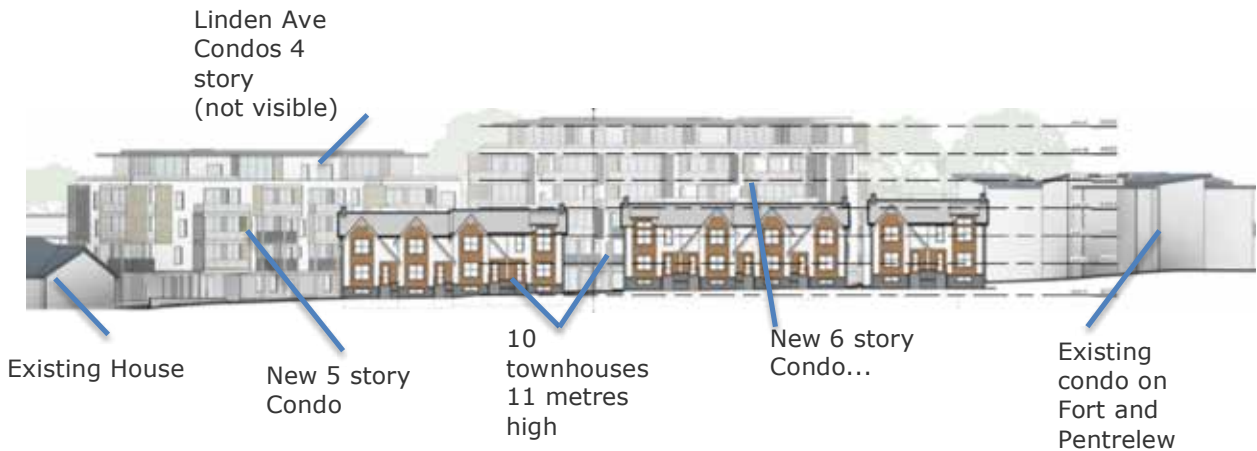
The biggest difference this year was the huge number of customers who flocked to the neighbourhood. We had non-stop activity from before nine until after two, when we finally shut down.

In 2017 the third Saturday in August falls on the 19th. Mark your calendar!

### 2016 Rockland Neighbourhood-wide Yard Sales



# Rezoning of 1201 Fort Street and 1050 Pentrelew Place



In late September the developer formally asked the City for a zone change for the area. It calls for a combination of height, massing and density on this 2 acre parcel of land adjacent to Pentrelew Place. One house at 1050 Pentrelew has been acquired by the developer to consolidate the 2 acre holding. The southern portion of the land and the 1050 Pentrelew) is zoned R1B (Single Family). The Northern portion is zoned R3-AM-1/2 Mid-Rise Multiple Dwelling. The intent of re-zoning would be to create a new Site Specific Zone covering the entire lot.

## 1201 FORT ST

**Application Contact:**

N/A

**Project Type:**

Rezoning Application

**Folder Number:**

REZ00525

**Application Date:**

Sep 27, 2016

**Addresses:**

1201 FORT ST  
1050 PENTRELEW PL

**City Contact:**

BRIAN SIKSTROM

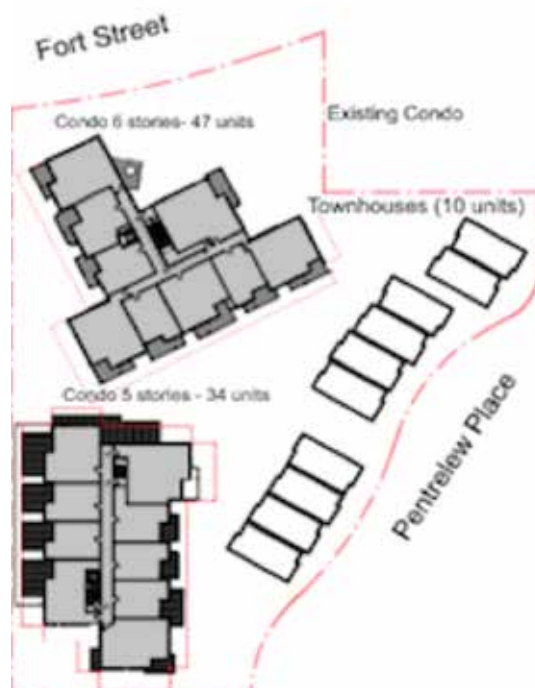
Email: [bsikstrom@victoria.ca](mailto:bsikstrom@victoria.ca)

Telephone: 250-361-0285

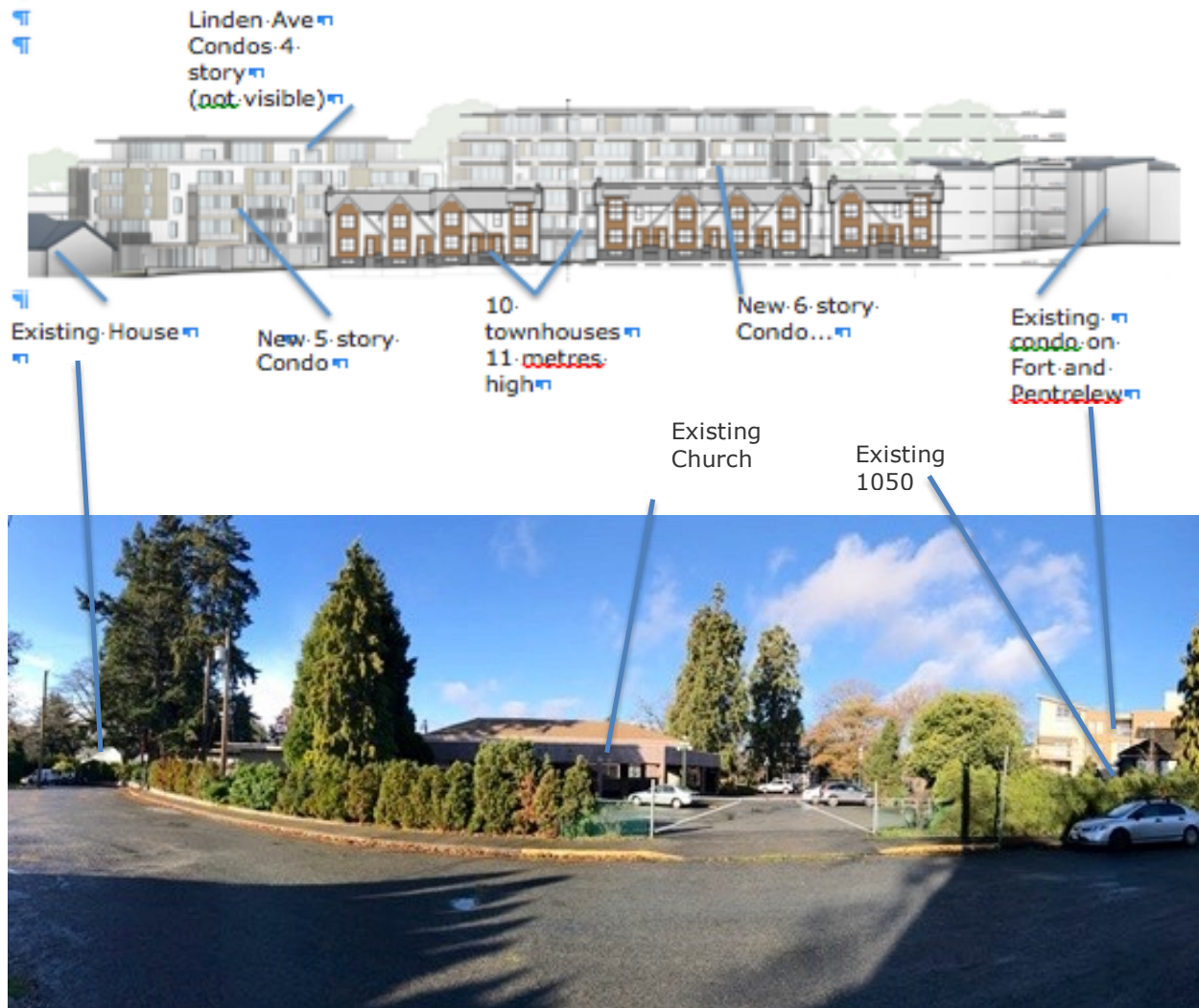
**Purpose:**

The City is considering a Rezoning application proposing the construction of 2 multi-family buildings and 10 townhomes

Pdf file: [2016-09-27 - Plans Submission.pdf](#)



# Rezoning Page 2



## Some details

304 Bedrooms (or dens)

101 parking spaces plus 9 visitor

91 units with 200-300 occupants

3-5 years of construction

**This information was provided by Donald Hamilton. If you wish to discuss the matter with him, please contact him at [donaldhamilton@shaw.ca](mailto:donaldhamilton@shaw.ca).**

# Bike Lanes and Beyond:

## Transportation & Climate Justice in Greater Victoria

Free Public Forum

**Tuesday Nov. 29 7-8:30 pm**

Victoria Public Library Central Branch - 735 Broughton St



We all know that transportation is one of the biggest sources of climate pollution, and governments in Greater Victoria are starting to look for solutions. All Ages and Abilities (AAA) bike lanes have many benefits and are already starting to be built. But there are many more complementary options that reduce climate pollution and create healthier communities that are better places to live.

Presented by Council of Canadians Victoria Chapter, the Greater Victoria Cycling Coalition (GVCC) and the newly-formed Better Transit Alliance of Greater Victoria.

[www.gvcc.bc.ca](http://www.gvcc.bc.ca)

[www.victoriacouncilofcanadians.ca](http://www.victoriacouncilofcanadians.ca)



## ROCKLAND GREENWAY SIGNAGE PROJECT

by Dave Clark

The City of Victoria's initiative "Visual Victoria" has two parts:

The "Public Realm" piece is working to identify important features, routes and destinations.

The "Wayfinding" piece seeks to efficiently and elegantly direct and assist visitors and residents in navigating their way to those key attractions and destinations. There is a special emphasis on wayfinding for those walking and cycling.

Together these pieces support local visitors and tourists that move through the city each day. There is a focus on the downtown core and along key corridors connecting to major city-wide attractions and destinations.

The Rockland Neighbourhood Association, with broad support from our cultural institutions – Craigdarroch Castle, the Art Gallery of Greater Victoria, Government House and Langham Court Theatre, as well as from heritage-oriented organizations like the Hallmark Heritage Society, the Victoria Heritage Foundation and the Wentworth Villa Architectural Heritage Museum, was successful in securing a \$5000 "My Great Neighbourhood" grant. Together we are partnering with the City of Victoria in a project to encourage the use of the Rockland Avenue Greenway, especially by pedestrians and cyclists, to access the very special cultural, historic and natural resources that

characterize the Rockland Neighbourhood.

In the first phase residents and friends of Rockland will be engaged to identify their favourite features and over the next year we will work with City staff to develop the content for the signage. In phase two, as the "Wayfinding" initiative determines what form the signage will take, we will be ready to fabricate and install signage along Rockland Avenue, from Quadra Street as far as St. Charles Avenue.

Another aspect of the project is to explore the possibilities of providing additional information to computers and mobile devices.

The project's goals are to

- 1) Promote an appreciation of natural and human history, heritage structures and landscapes.
- 2) Promote awareness of, and visits to the cultural establishments.
- 3) Increase opportunities for positive social interaction among visitors and residents.

As this project evolves, we will be providing additional information to the neighbourhood and soliciting your views. For more information, contact Dave Clark by email: [environment@rockland.bc.ca](mailto:environment@rockland.bc.ca).



## HITCHING POSTS: THE PARKING METERS OF YESTERYEAR

by Helen Edwards

In old Victoria, horses were a common form of transportation. Of course, there was always the question of what to do with your horse when you went visiting. The answer: a hitching post. It is believed that the earliest use of the hitching post was in the 17th century in England. They came in several forms, some with elaborate heads of horses. Ther a collectors of old hitching posts throughout the world with some examples valued in the thousands of dollars. They were once very common, but are now a rarity.

While we are all familiar with the “old west” version of the hitching rail as seen in movies and on television, usually outside a bar, there were different designs of posts for use in residential areas.

The hitching posts remaining in Rockland - on Linden Avenue and Rockland Avenue (just east of Langham Court) are both the same type of construction. They have a concrete base with a metal hook through which the reins were inserted to ensure the horse did not run away. Much as we park our cars at a parking meter today, our ancestors used hitching posts. The best part: meters cost money, hitching posts do not.



Hitching post, 721 Linden Avenue. Helen Edwards photo.

## FOLLOW YOUR ASSOCIATION ON FACEBOOK

Doyouwanttoknowwhatishappening 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.



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## RNA BOARD OF DIRECTORS – 2015-2016

**President:** Janet Simpson  
**Vice President:** Bob June  
**Secretary:** Susan Simpson  
**Treasurer:** John Edwards  
**Directors:** Lawrence Bortoluzzi  
David Clark  
Vanessa Dingley  
Marc Hunter  
David McWalter  
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 January 15, 2017.** 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.