



## Council Report

For the Meeting of May 14, 2020

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**To:** Council **Date:** April 30, 2020

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **Rezoning Application No. 00672 and Development Permit with Variances Application No. 00097 for 1023 Tolmie Avenue**

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### RECOMMENDATION

#### Rezoning Application No. 00672

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00672 for 1023 Tolmie Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

#### Development Permit with Variance Application No. 00097

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00097, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00097 for 1023 Tolmie Avenue, in accordance with:

1. Plans date stamped April 6, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the front yard setback on the south lot from 6.0m to 4.2m to the building and 3.0m to the deck;
  - ii. reduce the rear yard setback on the south lot from 6.0m to 3.5m;
  - iii. reduce the south side yard setback on the south lot from 2.4m to 1.5m for any portion of a dwelling used for habitable space and which has a habitable window; and
  - iv. reduce the south side yard setback on the north lot from 2.4m to 1.73m for any portion of a dwelling used for habitable space and which has a habitable window.
3. The Development Permit lapsing two years from the date of this resolution.

### PURPOSE

The purpose of this report is to provide information to Council regarding the rationale of the site planning of the proposed small lot house at 1023 Tolmie Avenue.

## BACKGROUND

On April 23, 2020, a Rezoning and Development Permit with Variances application was recommended to be moved forward to Public Hearing by Committee of the Whole. Prior to ratification of this decision, Council has requested more information regarding whether the applicant has explored the possibility of moving the proposed driveway from the north to the south side of the property in order to provide space between the proposed new house and the existing neighbour to the south.

## ISSUES & ANALYSIS

The applicant indicated that the site has been designed to minimize disturbance as much as possible for the neighbour to the south. The driveway was located on the side of the proposed house, which is at the furthest point away from the neighbour to reduce noise from vehicles coming and going and car doors closing. In addition, the access door to the basement was located on the north, which would further reduce light spillover and additional noise. The south façade has been designed with only one window at ground level in order to provide light into the basement; without this window no variance would be required. The applicant has noted that moving the driveway to the south façade would result in additional windows and doors facing the southern neighbour.


## NEXT STEPS

This report has been prepared to provide further information for Council's decision-making process. Should the application proceed to a Public Hearing, the applicant will be able to further explain the rationale behind the site planning and design of the small lot house.

Respectfully submitted,



Mike Angrove  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: May 5, 2020

## List of Attachments

- Attachment A: April 23, 2020 Committee of the Whole Reports for Rezoning and Development Permit with Variances Applications.



## Committee of the Whole Report

For the Meeting of April 23, 2020

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**To:** Committee of the Whole **Date:** April 9, 2020

**From:** Karen Hoesé, Director, Sustainable Planning and Community Development

**Subject:** Rezoning Application No. 00672 for 1023 Tolmie Avenue

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### RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00672 for 1023 Tolmie Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

### LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1023 Tolmie Avenue. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S1 Zone, Restricted Small Lot (One Storey) District in order to subdivide the property and construct a new small lot house to the south of the existing dwelling.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan (OCP, 2012)*
- the proposal is consistent with the housing objectives and policies within the *Hillside-Quadra Neighbourhood Plan* to ensure that infill development is compatible with the existing character of the neighbourhood
- the proposal is consistent with the *Small Lot House Rezoning Policy (2002)*, as the existing building on-site is being retained.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S1 Zone, Restricted Small Lot (One Storey) District, in order to subdivide the property and construct a new small lot house to the south of the existing dwelling. Both properties would be within the R1-S1 Zone should the application be approved.

The following differences from the standard zone are being proposed and will be discussed in relation to the concurrent Development Permit Application:

- reduced front, rear and south side yard setbacks on the south lot (new building)
- reduced south side yard setback on the north lot (existing building).

### **Affordable Housing**

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

### **Tenant Assistance Policy**

The proposal is to retain the existing single family dwelling and subdivide the property, which would not result in a loss of existing residential units. Therefore, a Tenant Assistance Plan is not required.

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

### **Active Transportation**

The applicant has not identified any active transportation impacts associated with this application.

### **Public Realm**

No public realm improvements beyond City standard requirements are proposed in association with this Rezoning Application.

### **Accessibility**

The British Columbia Building Code regulates accessibility as it pertains to buildings.

### **Land Use Context**

The area is characterized predominantly by single family dwellings. Eight small lot houses have been approved and are under construction immediately to the east. The Quadra at Tolmie Small Urban Village is located to the west of the subject site. Multi-unit residential buildings are located to the north, within the District of Saanich.

## Existing Site Development and Development Potential

The site is presently occupied by a single family dwelling. Under the current R1-B Zone, the property could be developed with a single family dwelling and either a secondary suite or a garden suite.

### Data Table

The following data table compares the proposal with the standard R1-S1 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where the proposal is legally non-conforming.

Zoning Criteria	Proposed North Lot (existing building)	Proposed South Lot (new building)	Zone Standard R1-S1
Site area (m <sup>2</sup> ) – minimum	267.80	268.30	260
Density (Floor Space Ratio) – maximum	0.24	0.23	0.6
Total floor area (m <sup>2</sup> ) – maximum	64.40	62.90	160
Lot width (m) – minimum	16.41	16.20	10
Site coverage (%) - maximum	26.32	31.20	40
Height (m) – maximum	4.53	4.35	5
Storeys – maximum	1	1	1
<b>Setbacks (m) – minimum</b>			
Front (Fifth Street)	4.74**	<b>4.20*</b> (to house) <b>3.0*</b> (to deck)	6.0
Rear	1.60**	<b>3.50*</b>	6.0
Side (north)	n/a	3.0	1.50 (non-habitable window) 2.40 (habitable window)
Side (south)	<b>1.73*</b> (habitable window)	<b>1.50*</b> (habitable window)	1.50 (non-habitable window) 2.40 (habitable window)

Zoning Criteria	Proposed North Lot (existing building)	Proposed South Lot (new building)	Zone Standard R1-S1
Side on flanking street (Tolmie Avenue)	7.48	n/a	2.40
Parking – minimum	1	1	1

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on June 28, 2018. A letter dated July 25, 2018 is attached to this report. The delay between the Community Meeting and Committee of the Whole Meeting was caused by revisions that were required before the application could proceed. Updated plans have been sent to the CALUC and at the time of writing this report a new letter from the CALUC has not been received by staff.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours. Of the immediate neighbours that responded 75% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The applicant further polled the support of neighbours further south of the subject property, which are generally in support. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

### ANALYSIS

#### Official Community Plan

The *Official Community Plan (OCP, 2012)* designates the property within the Traditional Residential urban place designation, which envisions ground-oriented residential uses. The proposal is subject to Development Permit Area 15A: Intensive Residential - Small Lot (DPA 15A) and is generally consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas. Further analysis related to the design will be provided in the accompanying Development Permit with Variances Application report.

#### Local Area Plans

The *Hillside-Quadra Neighbourhood Plan* identifies the property within the Maintain Current Zoning designation. Within this designation, small lot developments will be considered on their own merits at the time of application and should conform to established City criteria. The proposal meets the overall housing objectives in compatibility with the established scale and character of adjacent and nearby housing.

#### Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This application was received prior to October 24, 2019, and therefore falls under Tree Preservation Bylaw No. 05-106 consolidated June 1, 2015. The applicant is proposing to retain all trees on the subject lot and on adjacent lots. No bylaw-protected trees are impacted by the proposal and all municipal trees will be protected and retained. One tree is proposed to be planted on the subject property.

### Small Lot House Rezoning Policy

The proposal is generally consistent with the *Small Lot House Rezoning Policy*, as the existing building will be retained and the proposed lots meet the minimum lot size and width. In addition, the existing and proposed house will maintain the predominantly low heights that are found in the adjacent area, as the R1-S1 Zone has a maximum height of one storey.

### CONCLUSIONS

The proposal to rezone and subdivide the subject property, retain the existing building, and construct one new small lot dwelling is consistent with the objectives in the *Official Community Plan, Hillside-Quadra Neighbourhood Plan* and the *Small Lot House Rezoning Policy*. Staff recommend Council consider supporting this application.

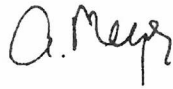
### ALTERNATE MOTION

That Council decline Rezoning Application No. 00672 for the property located at 1023 Tolmie Avenue.

Respectfully submitted,

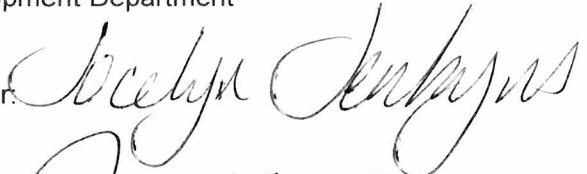


Michael Angrove  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Apr. 17, 2020

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 6, 2020
- Attachment D: Letter from applicant to Mayor and Council dated October 3, 2019
- Attachment E: Community Association Land Use Committee Comments dated July 25, 2018
- Attachment F: Small Lot Petition



## Committee of the Whole Report For the Meeting of April 23, 2020

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**To:** Committee of the Whole **Date:** April 9, 2020  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** **Development Permit with Variances Application No. 00097 for 1023 Tolmie Avenue**

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00097, if it is approved, consider the following motion:

That Council authorize the issuance of Development Permit with Variance Application No. 00097 for 1023 Tolmie Avenue, in accordance with:

1. Plans date stamped April 6, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the front yard setback on the south lot from 6.0m to 4.2m to the building and 3.0m to the deck;
  - ii. reduce the rear yard setback on the south lot from 6.0m to 3.5m;
  - iii. reduce the south side yard setback on the south lot from 2.4m to 1.5m for any portion of a dwelling used for habitable space and which has a habitable window; and
  - iv. reduce the south side yard setback on the north lot from 2.4m to 1.73m for any portion of a dwelling used for habitable space and which has a habitable window.
3. The Development Permit lapsing two years from the date of this resolution.

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.



## EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1023 Tolmie Avenue. The proposal is to subdivide the property and construct a new small lot house on the southern portion of the property.

The following points were considered in assessing this application:

- the proposal is consistent with the design guidelines specified in the *Small Lot House Rezoning Policy (2002)* and the applicant would retain the existing single family dwelling
- the proposal is consistent with the *Hillside-Quadra Neighbourhood Plan* as it maintains the established character of the neighbourhood
- reducing the front yard setback on the south lot (new building) is supportable as it is a similar setback to the existing house and allows for adequate amenity space in the rear yard
- reducing the rear yard setback on the south lot (new building) is supportable as the setback is measured to exterior stairs and amenity space is preserved since the building itself is an appropriate distance from the rear lot line
- reducing the south side yard setback on the north lot (existing building) is supportable as the impacts will be internal to the site and the low building heights ensure that privacy is maintained
- reducing the south side yard setback on the south lot (new building) is supportable as the only proposed windows are at ground level, which ensures that privacy is maintained.

## BACKGROUND

### Description of Proposal

The proposal is to subdivide the property and construct a new small lot house on the southern portion of the property. Specific details include:

- one-storey building with a side yard parking pad
- traditional style of architecture with exterior materials that include hardie shingles, horizontal hardie siding and cultured rock
- front porch that increases amenity space while improving the interaction with the public realm.

A variance to reduce the south side yard setback from 2.4m to 1.73m is required for the existing house. For the proposed house, variances are required to reduce the front yard setback from 6.0m to 3.0m to the porch and 4.2m to the building face, reduce the rear yard setback from 6.0m to 3.5m, and reduce the south side yard setback from 2.4m to 1.5m.

### Affordable Housing

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

### Tenant Assistance Policy

The proposal would retain the existing single family dwelling and therefore a Tenant Assistance Plan is not required.

## Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

## Active Transportation

The applicant has not identified any active transportation impacts associated with this Application.

## Public Realm Improvements

No public realm improvements beyond City standard requirements are proposed in association with this Development Permit Application.

## Accessibility

The British Columbia Building Code regulates accessibility as it pertains to buildings.

## Existing Site Development and Development Potential

The site is presently occupied by a single family dwelling. Under the current R1-B Zone, the property could be developed with a single family dwelling and either a secondary suite or a garden suite.

## Data Table

The following data table compares the proposal with the standard R1-S1 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where the proposal is legally non-conforming.

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Zoning Criteria	Proposed North Lot (existing building)	Proposed South Lot (new building)	Zone Standard R1-S1
<b>Setbacks (m) – minimum</b>			
Front (Fifth Street)	4.74**	4.20* (to house) 3.0* (to deck)	6.0
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Side (north)	n/a	3.0	1.50 (non-habitable window) 2.40 (habitable window)
Side (south)	1.73* (habitable window)	1.50* (habitable window)	1.50 (non-habitable window) 2.40 (habitable window)
Side on flanking street (Tolmie Avenue)	7.48	n/a	2.40
Parking – minimum	1	1	1

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on June 28, 2018. A letter dated July 25, 2018 is attached to this report. The delay between the Community Meeting and Committee of the Whole Meeting was caused by revisions that were required before the application could proceed. Updated plans have been sent to the CALUC and at the time of writing this report a new letter from the CALUC has not been received by staff.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

### ANALYSIS

#### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP, 2012)* identifies this property within Development Permit Area 15A, Intensive Residential - Small Lot. The proposal is generally consistent with the design guidelines specified in the *Small Lot Design Guidelines*. The immediate area primarily

consists of low heights and traditional architectural styles. The proposed dwelling is designed to fit into the existing context through its low height, pitched roof used in the area and front porch.

The house on the northern lot is existing and there are no changes proposed, so the building has not been assessed against the *Small Lot Design Guidelines*.

### **Local Area Plans**

The *Hillside-Quadra Neighbourhood Plan* envisions future housing infill to be compatible with the established scale and character of adjacent and nearby housing. Staff believe the proposal is consistent with the Plan as the proposed house maintains the traditional architectural style and low heights that are found in the neighbourhood.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

The goals of the Urban Forest Master Plan include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

This application was received prior to October 24, 2019, and therefore falls under Tree Preservation Bylaw No. 05-106 consolidated June 1, 2015. The applicant is proposing to retain all trees on the subject lot and on adjacent lots. No bylaw-protected trees are impacted by the proposal and all municipal trees will be protected and retained. One tree is proposed to be planted on the subject property.

### **Regulatory Considerations**

One variance for the north lot (existing dwelling) would reduce the south side yard setback from 2.4m to 1.73m. This variance is considered supportable as it is an internal condition and the proposed house has no windows on the north façade, which means privacy is maintained between the two dwellings.

There are three variances required for the south lot (proposed dwelling):

- reduce the front yard setback on the south lot (new building) from 6.0m to 3.0m. This setback is measured from the front lot line to the porch, which creates a positive relationship to the street. The front lot line to the building itself has a 4.2m setback, which is a similar setback to the existing house
- reduce the rear yard setback on the south lot from 6.0m to 3.5m, which is measured to the external staircase. The distance between the rear lot line and the building face is 5.5m, which is an appropriate distance that maintains both adequate amenity space and privacy with the neighbouring property
- reduce the south side yard setback when the building face has a habitable window of the south lot from 2.4m to 1.5m. The only habitable window on the proposed building is located just above the ground plane and therefore the privacy with the adjacent neighbour would be maintained.

### **CONCLUSIONS**

The proposal to construct a new small lot house along with four variances is consistent with Development Permit Area 15A: Intensive Residential - Small Lot. The small lot house is a form of sensitive infill development and generally fits in with the existing neighbourhood. In this instance, the proposed variances are recommended as being supportable, as the front yard

setback of the proposed dwelling allows for a front porch and the building face setback is consistent with the existing dwelling, the rear yard setback of the proposed dwelling is minimal when measured to the building face, and both south side yard setback variances maintain privacy by eliminating sightlines into the adjacent dwellings. Therefore, staff recommend Council consider supporting this application.

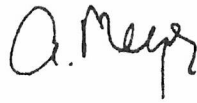
**ALTERNATE MOTION**

That Council decline Development Permit with Variances Application No. 00097 for the property located at 1023 Tolmie Avenue.

Respectfully submitted,



Michael Angrove  
Senior Planner  
Development Services Division



Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:

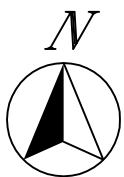
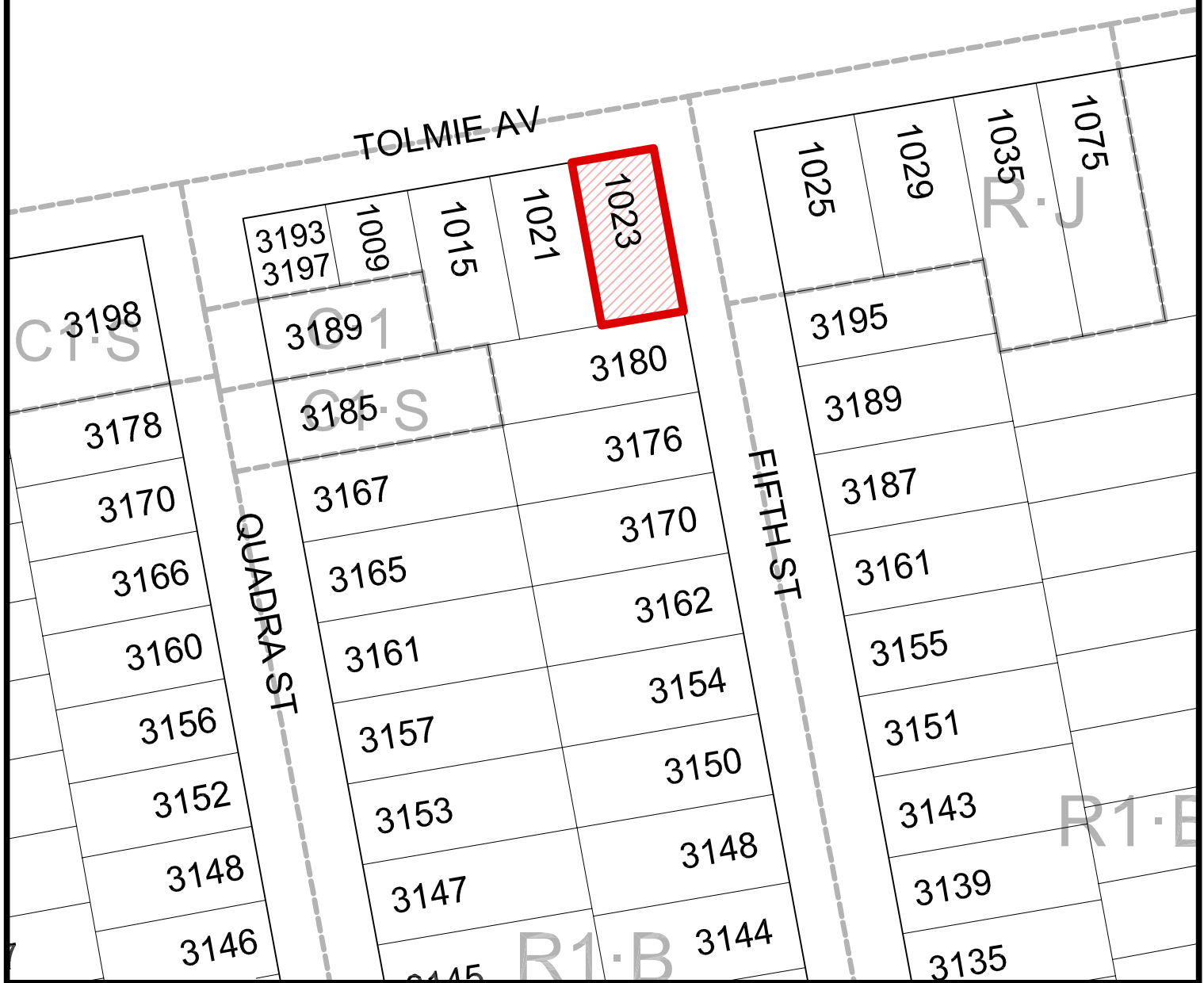


Date: April 17, 2020

**List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 6, 2020
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# MUNICIPALITY OF SAANICH



1023 Tolmie Avenue  
Rezoning No.00672



# MUNICIPALITY OF SAANICH

TOLMIE AV

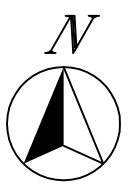


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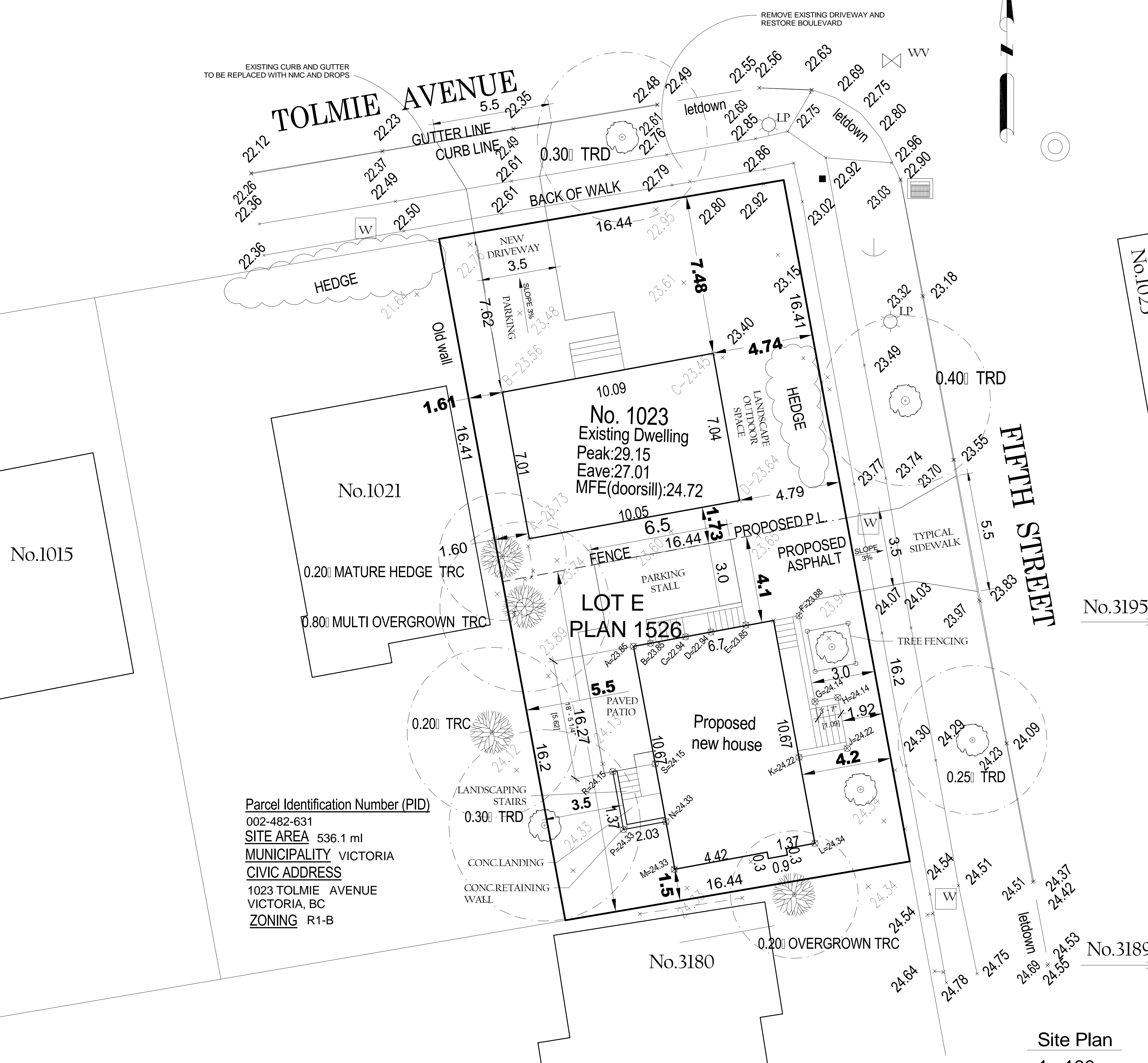
QUADRA ST



1023 Tolmie Avenue  
Rezoning No.00672



B.C. LAND SURVEYOR'S SITE PLAN OF:  
LOT E, SECTION 4, VICTORIA DISTRICT, PLAN 1526



Existing House Grade Calculation

GRADE POINTS	Grade Points	Average of Points	Distance Between points (m)	Totals
Grade Point A :	23.73	Points A-B ((A+B)/2)	23.65 x 7.01	165.75
Grade Point B :	23.56	Points B-C ((B+C)/2)	23.51 x 10.09	237.17
Grade Point C :	23.45	Points C-D ((C+D)/2)	23.55 x 7.04	165.76
Grade Point D :	23.64	Points D-A ((D+A)/2)	23.69 x 10.05	238.03
			34.19	806.71
Average grade =				23.59

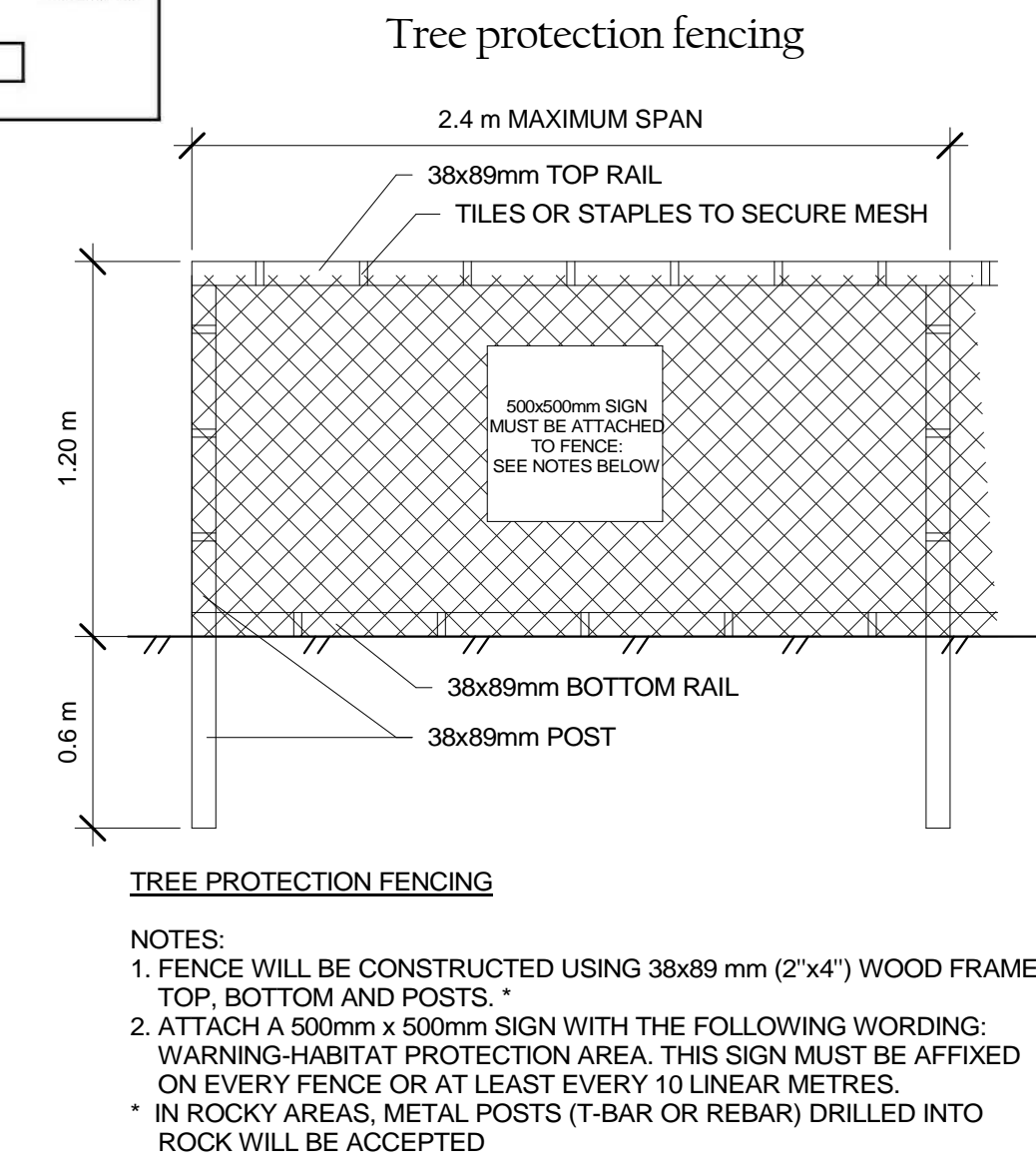
Proposed House Grade Calculation

GRADE POINTS	Grade Points	Average of Points	Distance Between points (m)	Totals
Grade Point A :	23.85	Points A-B ((A+B)/2)	23.85 x 0.81	19.32
Grade Point B :	23.85	Points B-C ((B+C)/2)	23.40 x 1.68	39.30
Grade Point C :	22.94	Points C-D ((C+D)/2)	22.94 x 1.22	27.99
Grade Point D :	22.94	Points D-E ((D+E)/2)	23.40 x 1.68	39.30
Grade Point E :	23.85	Points E-F ((E+F)/2)	23.87 x 2.54	60.62
Grade Point F :	23.88	Points F-G ((F+G)/2)	24.01 x 4.11	98.68
Grade Point G :	24.14	Points G-H ((G+H)/2)	24.14 x 1.09	26.31
Grade Point H :	24.14	Points H-J ((H+J)/2)	24.18 x 2.44	59.00
Grade Point J :	24.22	Points J-K ((J+K)/2)	24.22 x 2.31	55.95
Grade Point K :	24.22	Points K-L ((K+L)/2)	24.28 x 4.11	99.79
Grade Point L :	24.34	Points L-M ((L+M)/2)	24.34 x 6.71	163.29
Grade Point M :	24.33	Points M-N ((M+N)/2)	24.33 x 2.28	55.47
Grade Point N :	24.33	Points N-P ((N+P)/2)	24.33 x 2.03	49.39
Grade Point P :	24.33	Points P-R ((P+R)/2)	24.24 x 2.77	67.14
Grade Point R :	24.15	Points R-S ((R+S)/2)	24.15 x 2.03	49.02
Grade Point S :	24.15	Points S-A ((S+A)/2)	24.00 x 5.62	134.88
			43.43	1045.46
Average grade =				24.07

LEGEND

- Elevations are geodetic based on Integrated survey monument 32-4 in the City of Victoria at elevation 27.380m.
- Note: Only trees with Trunk greater than 0.20m are identified. Consult Arborist to verify tree species
- Grade shots are taken at the point marked X
- - denotes Lead plug found
  - TRD - denotes Deciduous Tree type, trunk size in cm
  - TRC - denotes Coniferous Tree type, trunk size in cm
  - W - denotes Water meter
  - - denotes unmarked manhole
  - - denotes pole with light
  - D - denotes Storm Manhole
  - S - denotes Sanitary manhole
  - ⌋ - denotes Anchor
  - WV - denotes water valve
  - ☐ - denotes catchbasin
  - MFE - denotes Main Floor Elevation (Door Sill)

FLAT LOT, UNABLE TO CONTOUR



**Revisions**

Received Date: April 06, 2020

Existing/Proposed Lot Data Table

	Parent / existing parcel remainder - North Lot	Proposed new South Lot	Zone Standard (R1-S1)
Zoning	R1-B	R1-S1	
Site Area (m2) (min)	267.8	268.3	260
Lot Width (m) (min)	16.41	16.2	10.0
Total Floor Area (m2) (max)	64.4	62.9	160.0
Density max	0.24	0.23	0.6 to 1
Average grade	23.59	24.07	n/a
Height of Building (m) (max)	4.53	4.35	5.0
Number of Storeys (max)	1	1	1
Basement	Yes	Yes	Permitted
Roof Deck	No	No	Not permitted
Setbacks (m):			
Front (Fifth Street)	4.74	4.2 to house; 3.0 to deck	6.0
Projection - Stairs (max)	n/a	2.28	2.5 (1.7m max ht)
Projection - Porch roof (max)	n/a	1.2	1.6 (no vertical supports)
Rear (direction)	1.6	3.5	6.0
Side (north)	n/a	3.0	1.5 (non-habitable)
Side (south)	1.73	1.5	2.4 (habitable)
Side on flanking street (Tolmie Ave)	7.48	n/a	2.4
Site Coverage (%)	26.32	31.2	40
Parking	1	1	1
Parking location	Side	Side	
Driveway/parking slope % (max)	3	3	8.0
Driveway/parking material	Asphalt	Pavers and Asphalt	Solid surface

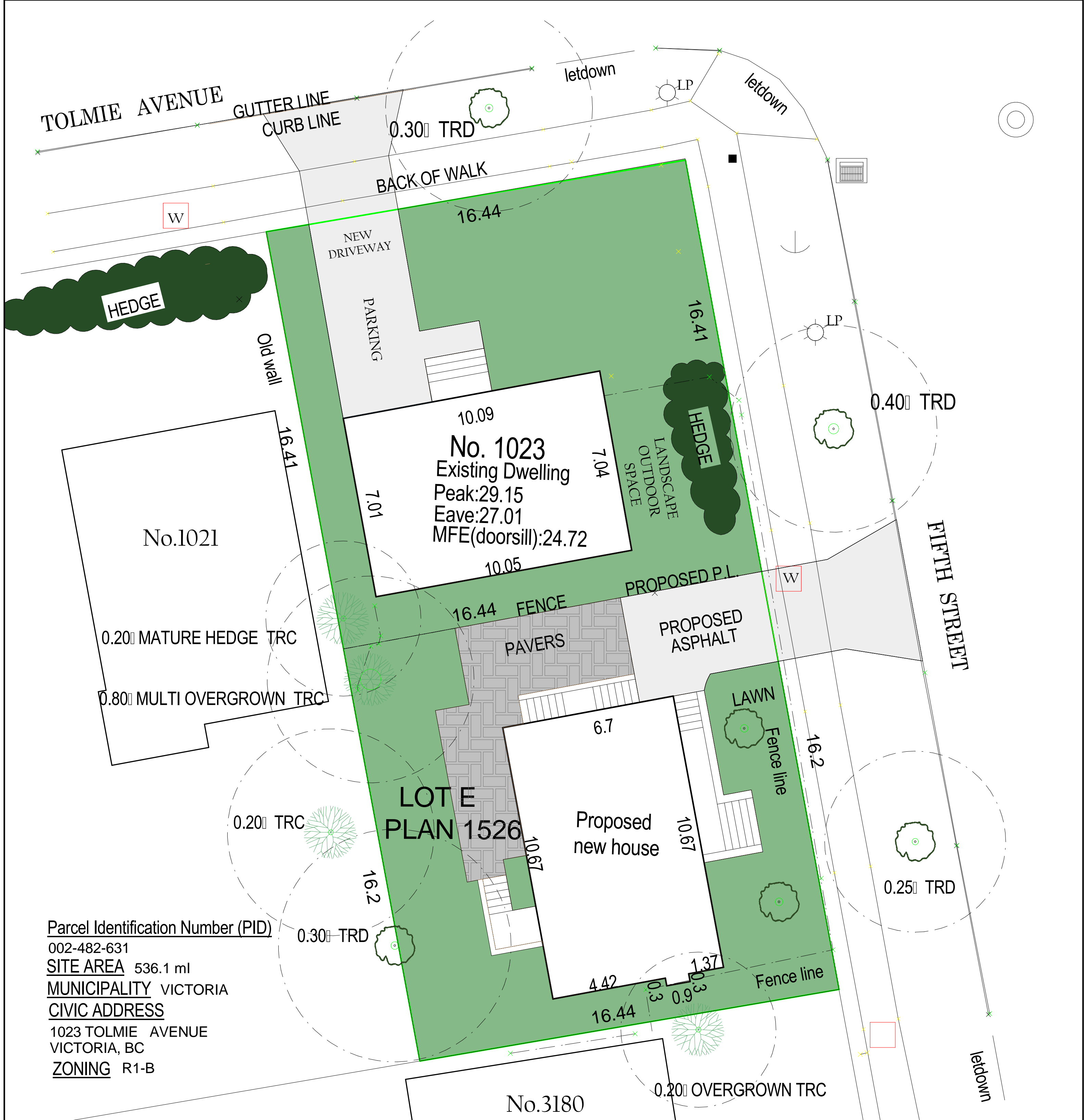
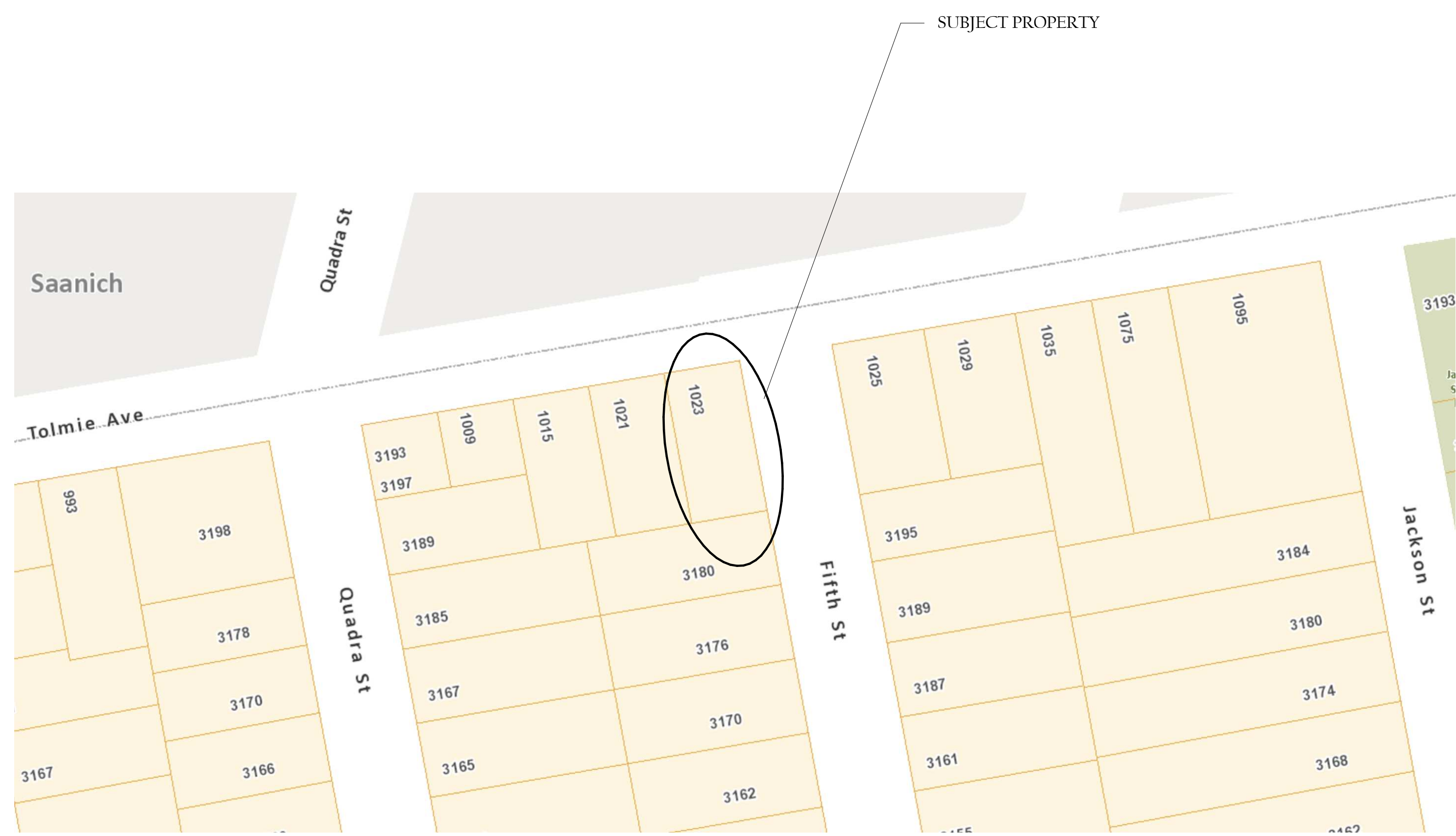
No.	Date	Appr.	Revision Notes
A	20-03-26	Permit set	
No.	Date	Issue notes	
Aspire Custom Designs 1145 Bute Street Victoria BC Canada V8C 1L9 Lindsay J Baker 250-415-1856			
1023 Tolmie Avenue Lot Subdivision			
Site Plan / Data Sheet			
Drawn by	L. Baker	Scale	1/4" = 1'0" or as noted
Checked by	L. Baker	Date	Mar 26, 2020
Project No.	A1.0		
Sheet No.	6		

Site Plan  
1 : 100



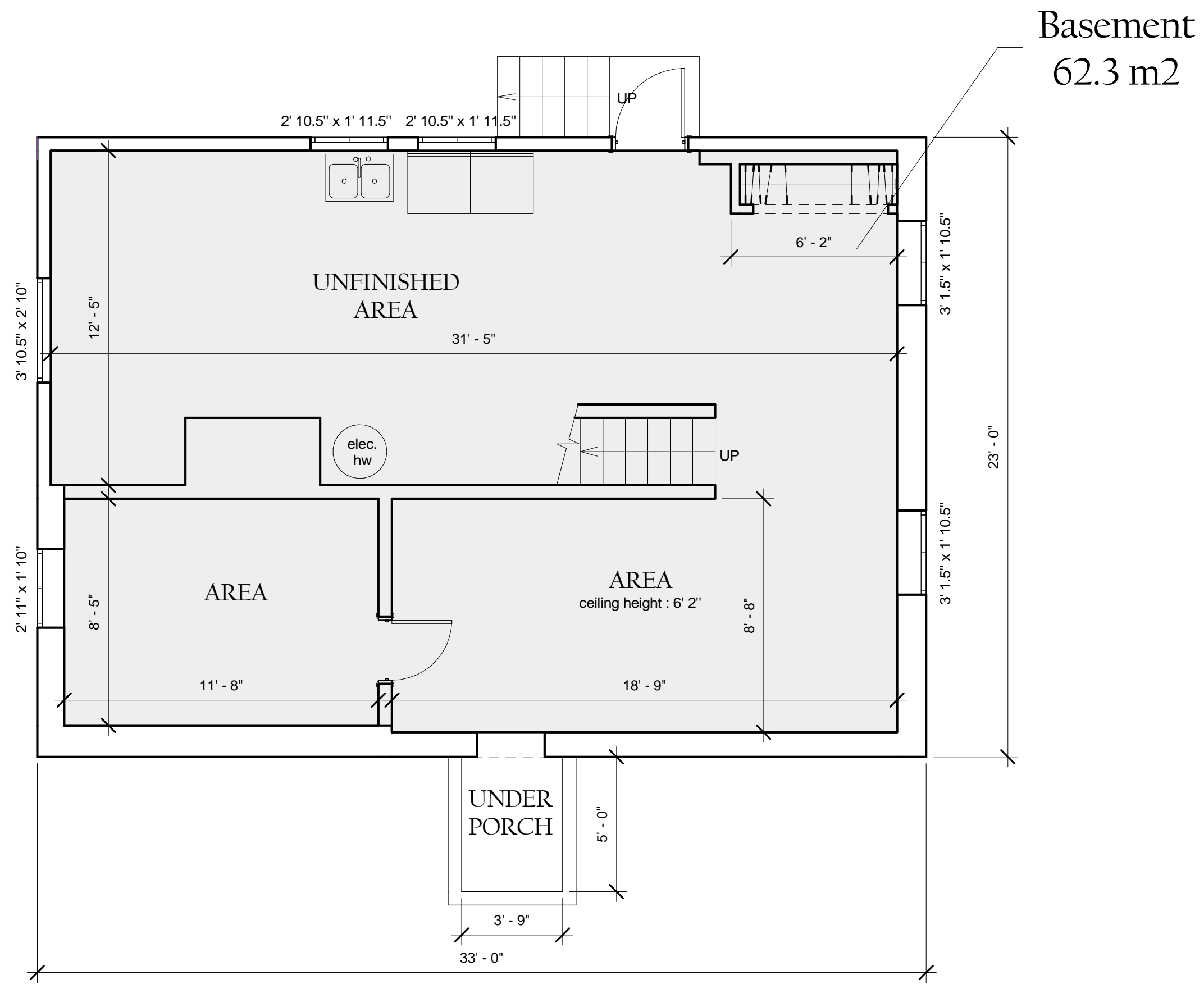


**Streetscape**  
 1/4" = 1'-0"

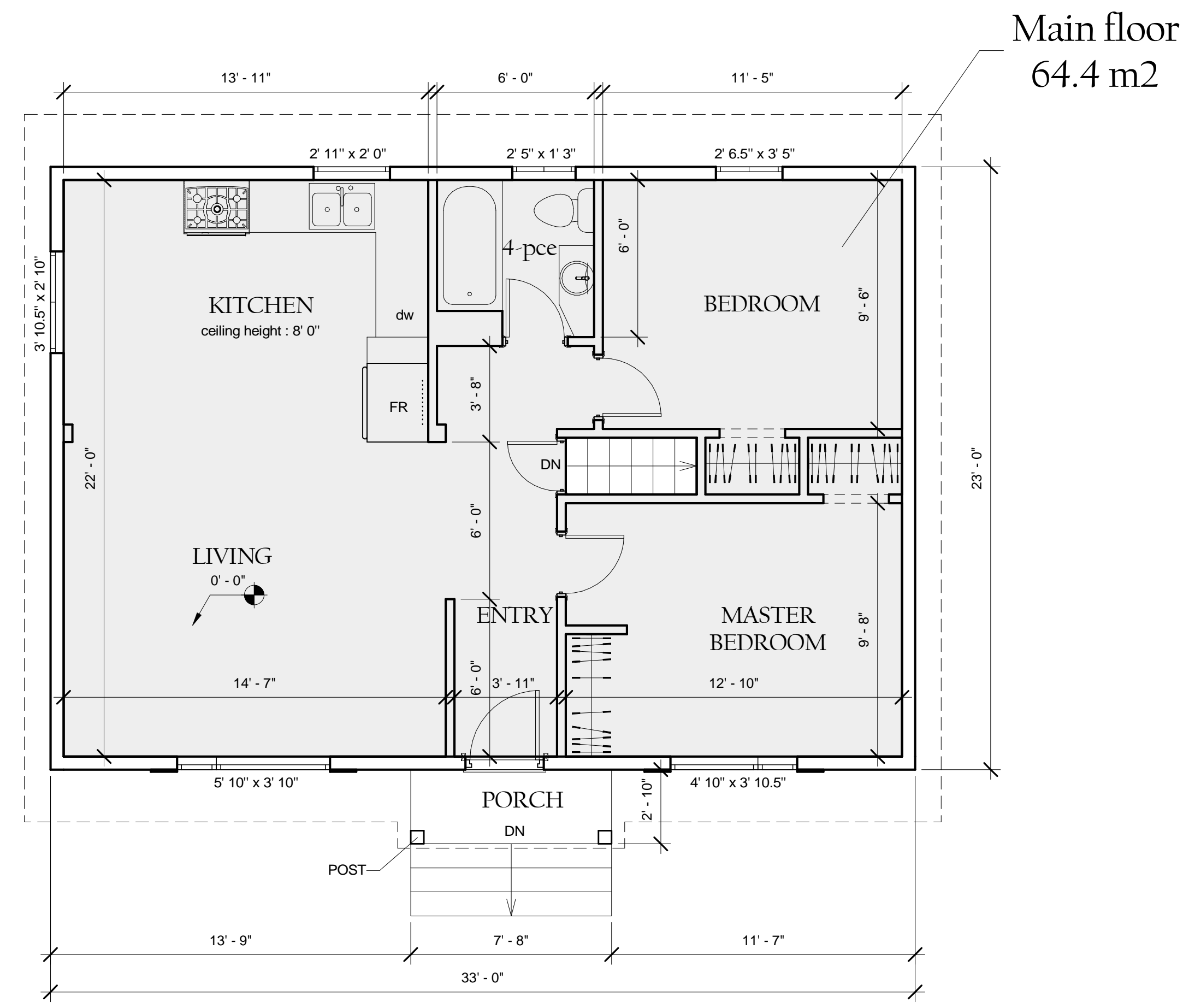


**Landscape Plan**  
 1 : 100

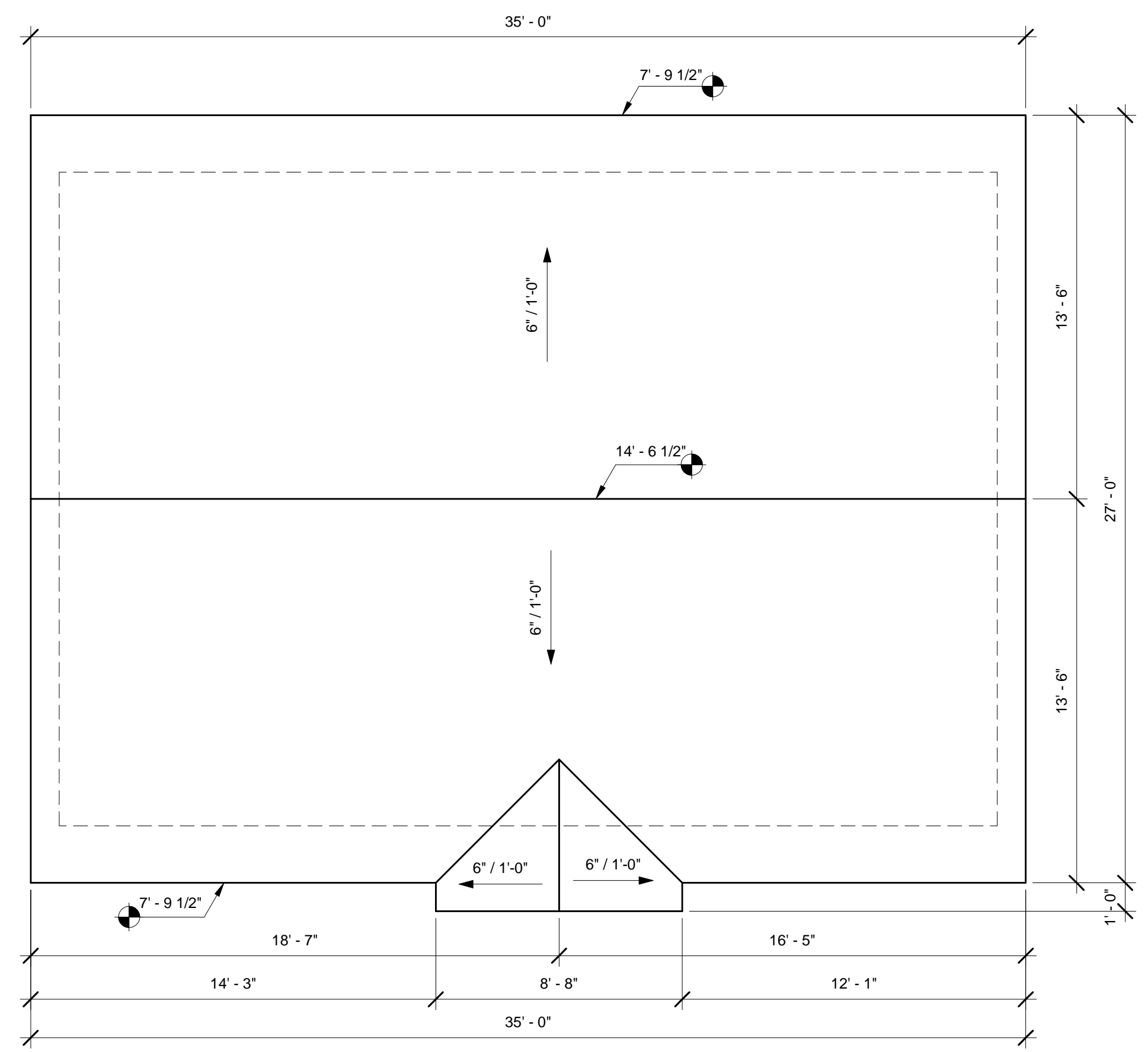
No.	Date	Appr.	Revision Notes
A	20-03-20	Permit set	
No.	Date	Appr.	Issue notes
<b>Aspire Custom Designs</b> 1145 Bute Street Victoria BC Canada V8C 1L9 Lindsay J Baker 250-415-1856			
<b>1023 Tolmie Avenue</b> Lot Subdivision			
<b>Landscape Plan</b>			
Prepared by	L. Baker	Scale	1/4" = 1'0" or as noted
Reviewed by	L. Baker	Date	Mar 26, 2020
<b>A1.1</b>			of 6



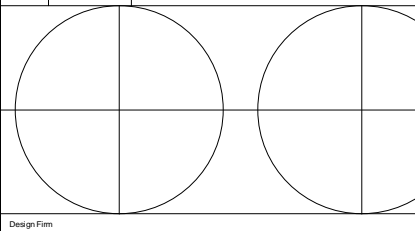
Existing Lower Floor Plan  
 1/4" = 1'-0"

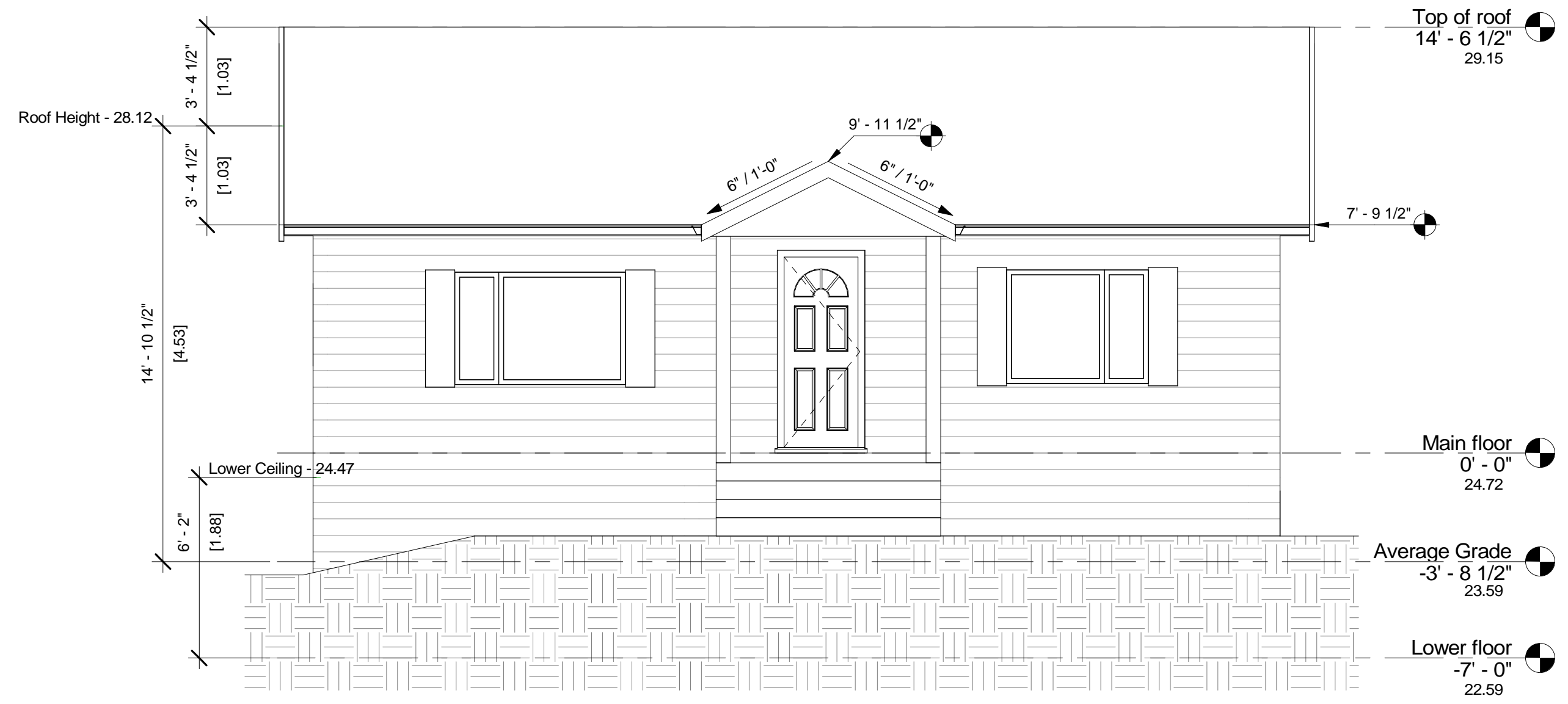


Existing Main Floor Plan  
 1/4" = 1'-0"



Existing Roof Plan  
 1/4" = 1'-0"

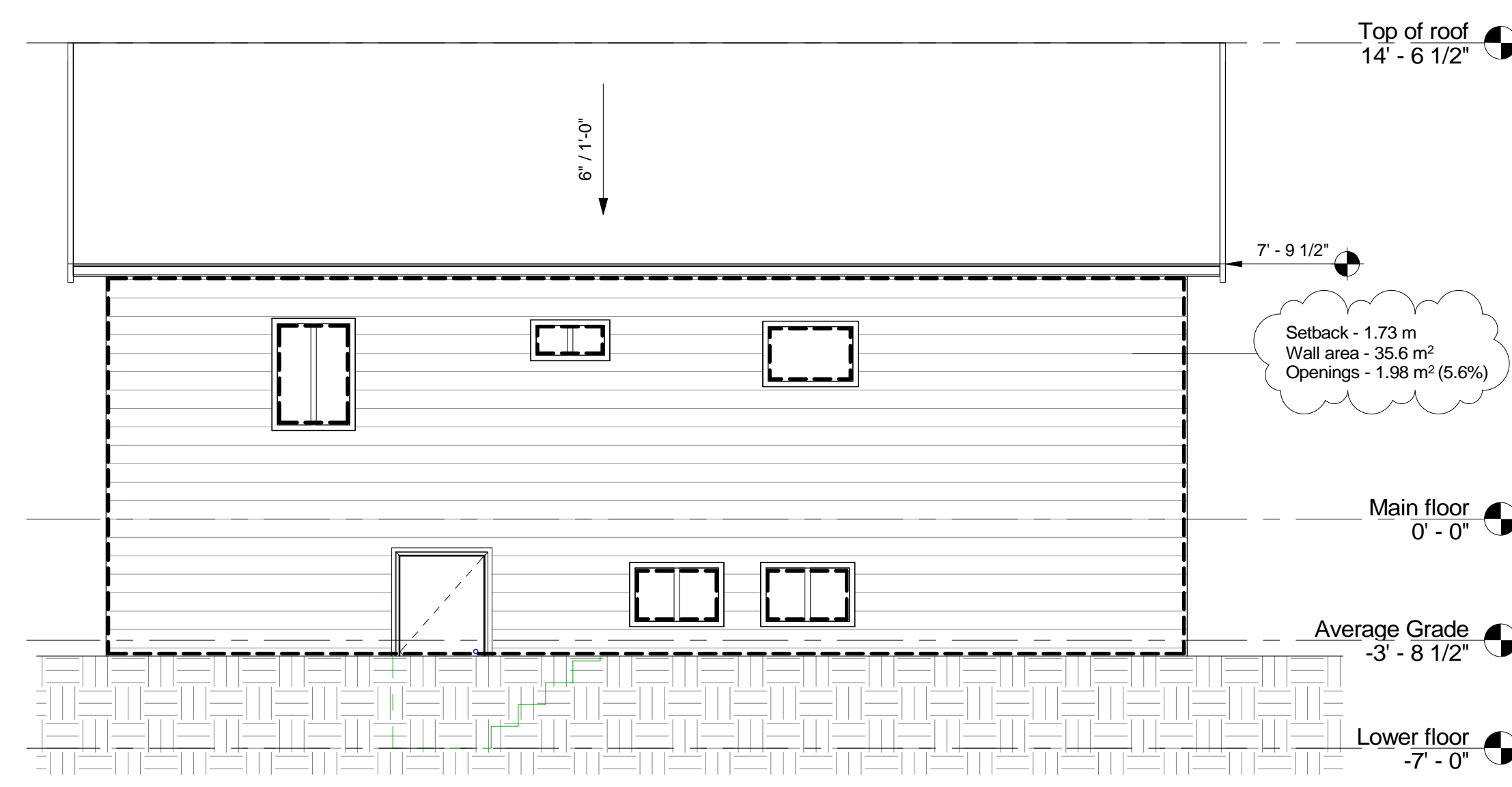
No.	Date	Appr.	Revision Notes
A	20-03-26	Permit set	
No.	Date	Appr.	Issue notes
			
<b>Aspire Custom Designs</b> 1145 Bute Street Victoria BC Canada V8C 1L9 Lindsay J Baker 250-415-1866			
1023 Talmie Avenue Lot Subdivision			
Existing House Plans			
Prepared by	L. Baker	Scale	1/4" = 1'0" or as noted
Drawn by	L. Baker	Sheet	A2.0
Date	Mar 26, 2020	Page	6



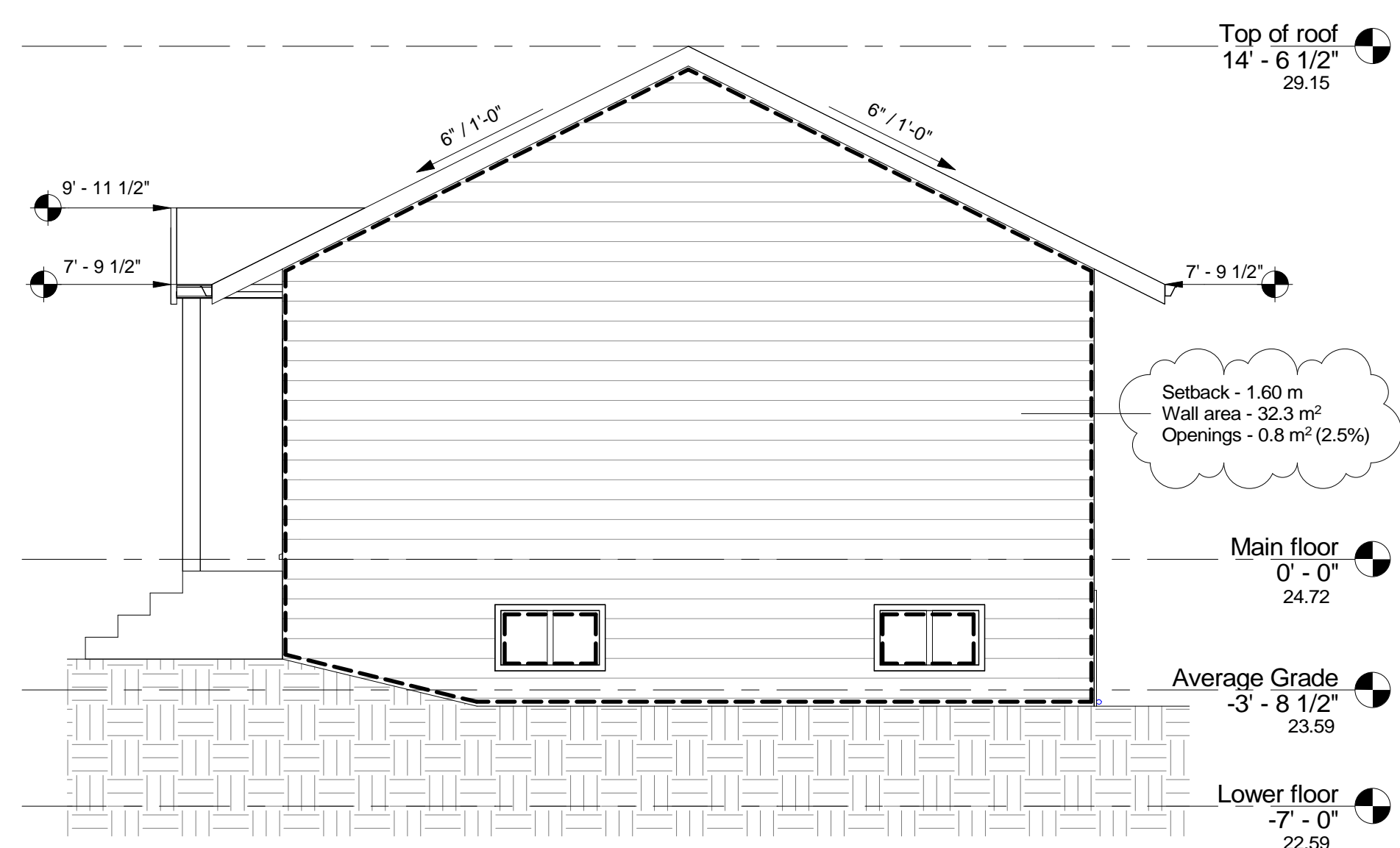
**North elevation**  
 1/4" = 1'-0"



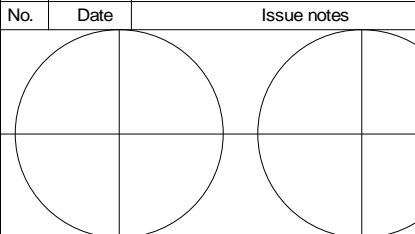
**East elevation**  
 1/4" = 1'-0"

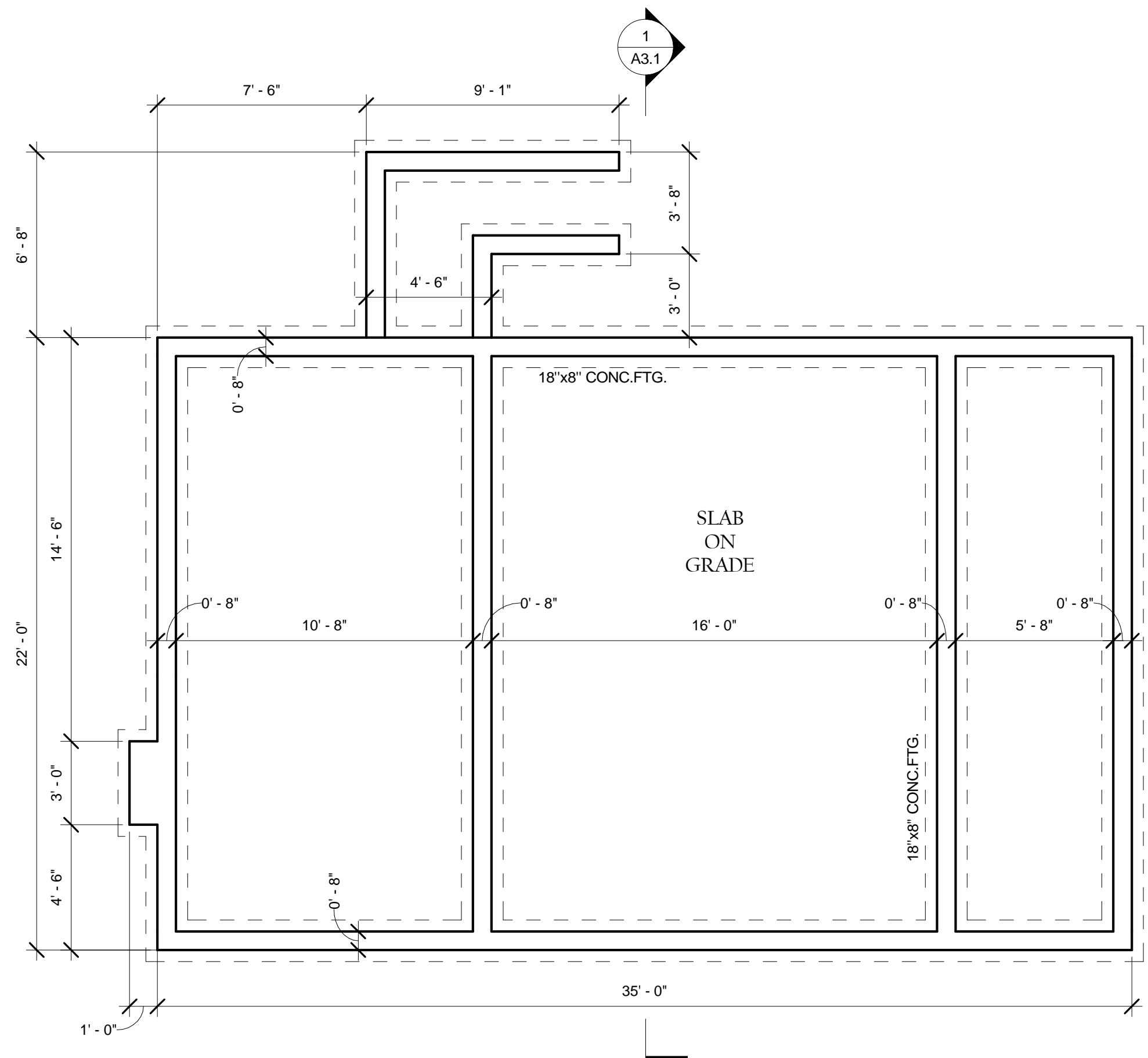


**South elevation**  
 1/4" = 1'-0"

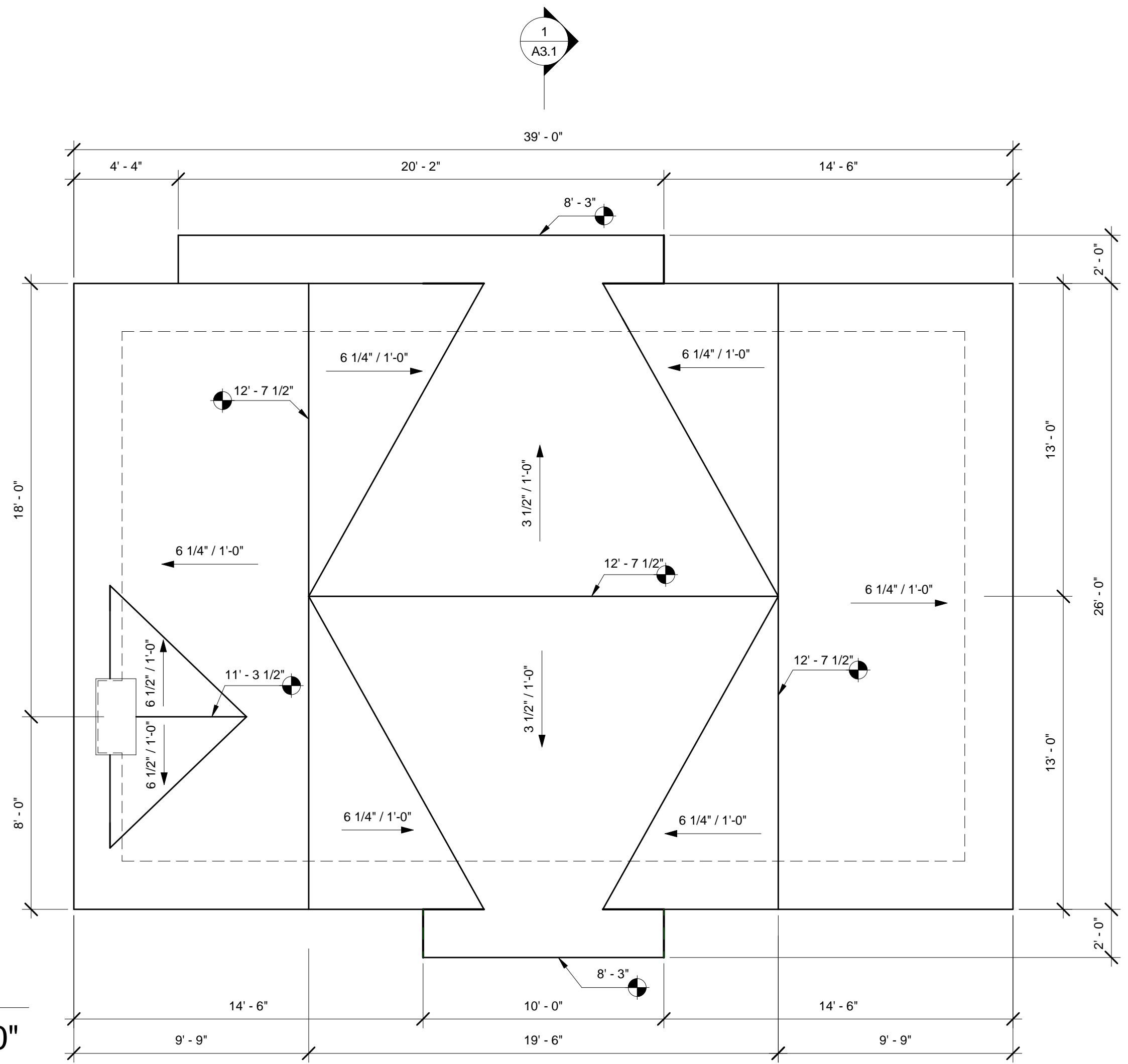


**West elevation**  
 1/4" = 1'-0"

No.	Date	Appr.	Revision Notes
A	20-03-26	Permit set	
No.	Date	Appr.	Issue notes
			
Aspire Custom Designs 1145 Bute Street Victoria BC Canada V8C 1L9 Lindsay J Baker 250-415-1856			
1023 Tolmie Avenue Lot Subdivision			
Existing House Elevations			
Prepared by	L. Baker	Scale	1/4" = 1'0" or as noted
Drawn by	L. Baker	Date	Mar 26, 2020
			<b>A2.1</b>
			of 6

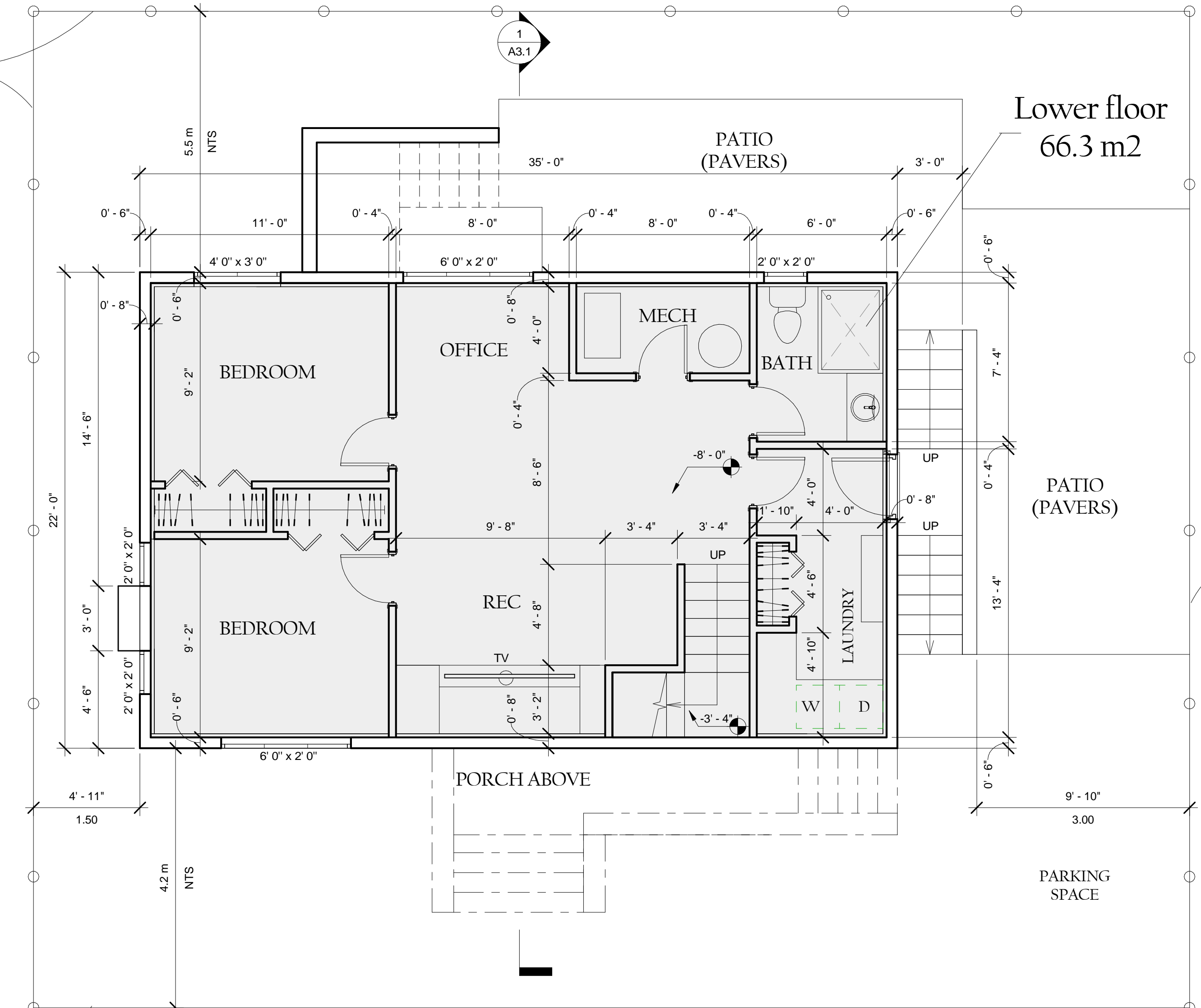


**Foundation plan**  
1/4" = 1'-0"



**Roof plan**  
1/4" = 1'-0"

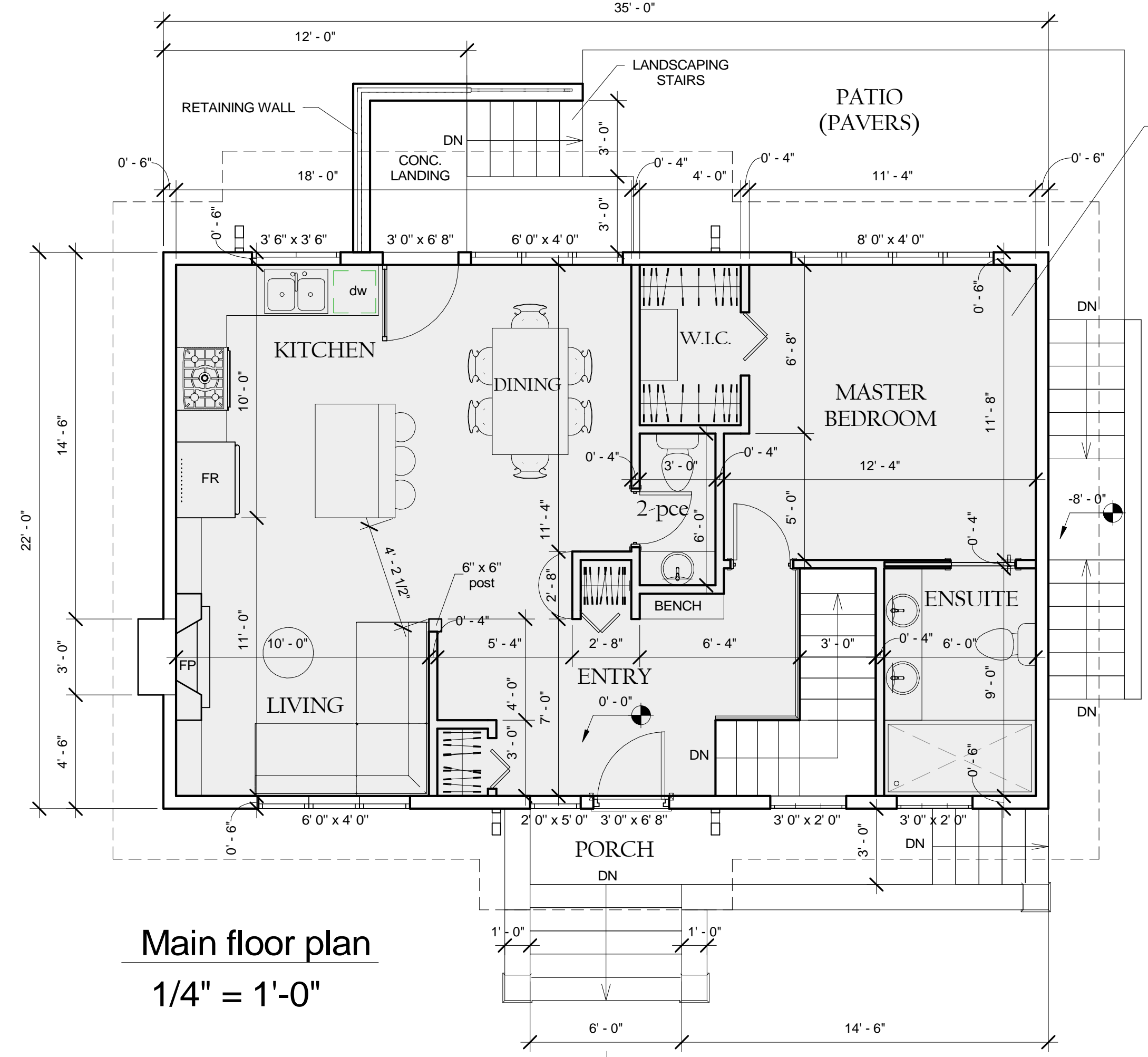
SOLID CEDAR FENCE PANEL  
WITH SQUARE LATTICE TOP  
96" WIDE x 72" HEIGHT PANELS



**Lower floor**  
66.3 m<sup>2</sup>

SOLID CEDAR FENCE PANEL  
WITH SQUARE LATTICE TOP  
96" WIDE x 42" HEIGHT PANELS  
FRONT SIDE ONLY

**Lower floor plan**  
1/4" = 1'-0"



**Main floor**  
62.9 m<sup>2</sup>

**Main floor plan**  
1/4" = 1'-0"

**ASPIRE CUSTOM DESIGNS**  
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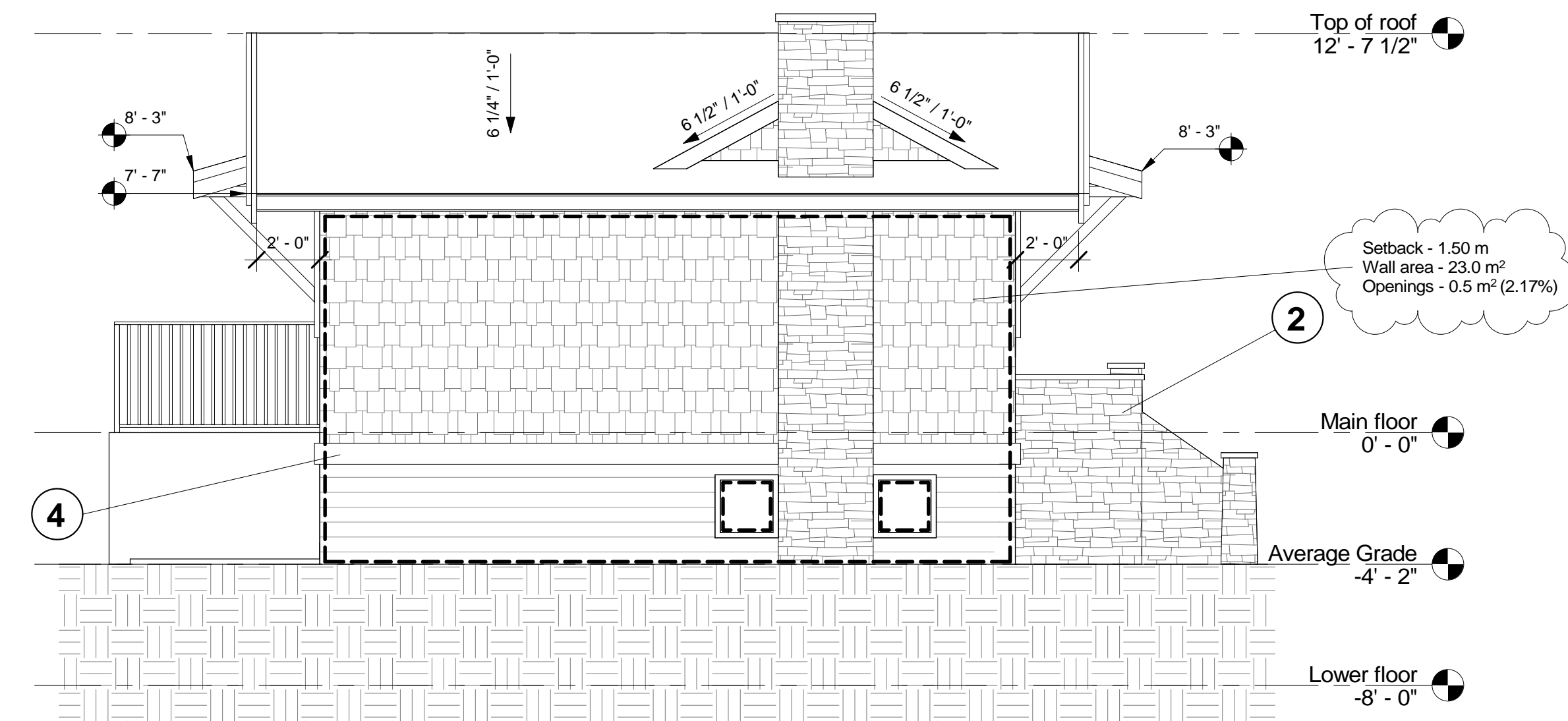
SOLID CEDAR FENCE PANEL  
WITH SQUARE LATTICE TOP  
96" WIDE x 72" HEIGHT PANELS

No.	Date	Appr.	Revision Notes
A	20-03-26		Permit set
No.	Date		Issue notes
<p>Aspire Custom Designs 1145 Bute Street Victoria BC Canada V8C 1L9 Lindsay J Baker 250-415-1866</p>			
<p>1023 Talmie Avenue Lot Subdivision</p>			
<p>Proposed House Plans</p>			
Prepared by	L. Baker	Scale	1/4" = 1'0" or as noted
Reviewed by	L. Baker	Date	Mir 26, 2020
Sheet No.	A3.0		of 6



**Front elevation**

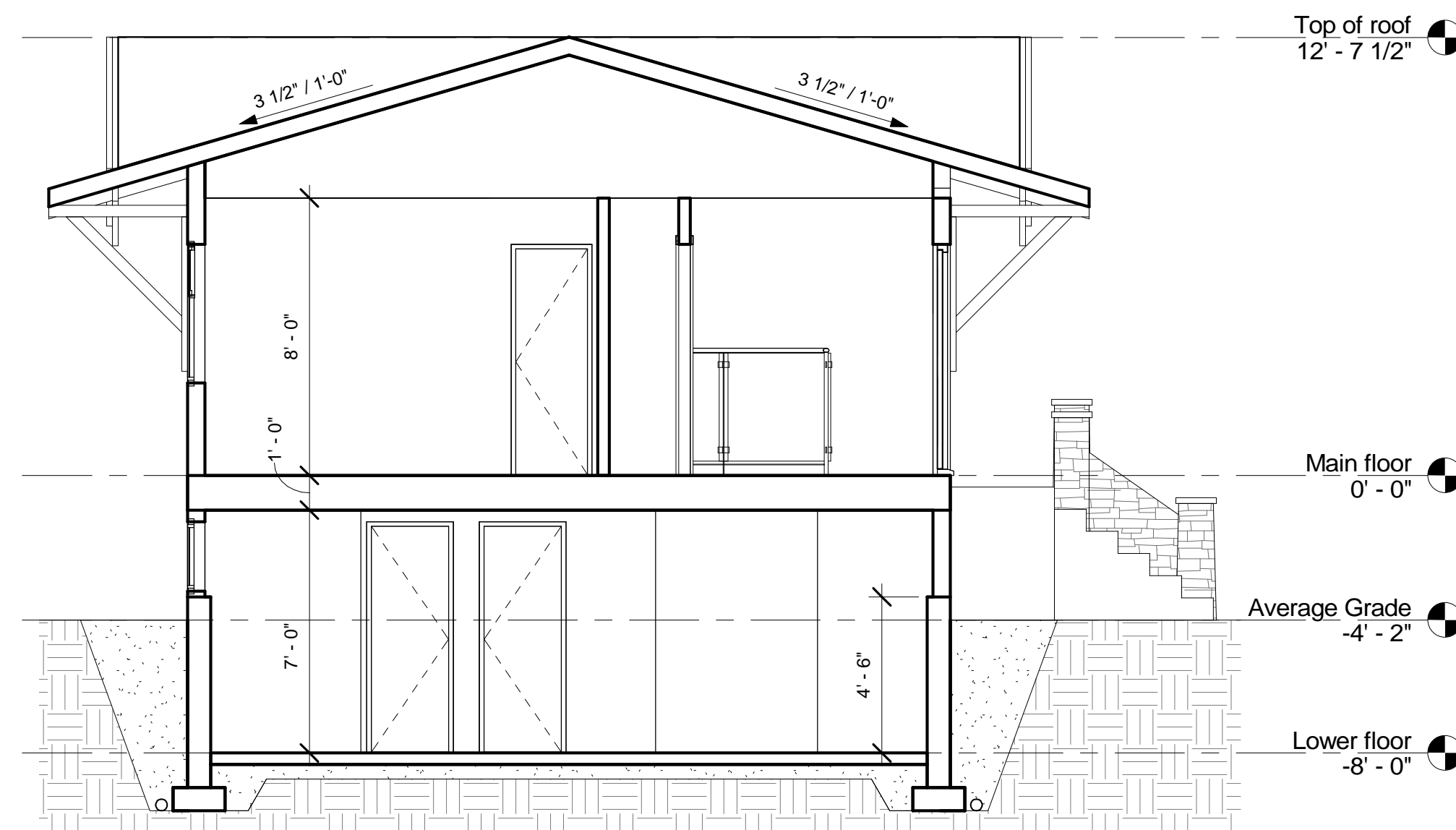
1/4" = 1'-0"



**Left side elevation**

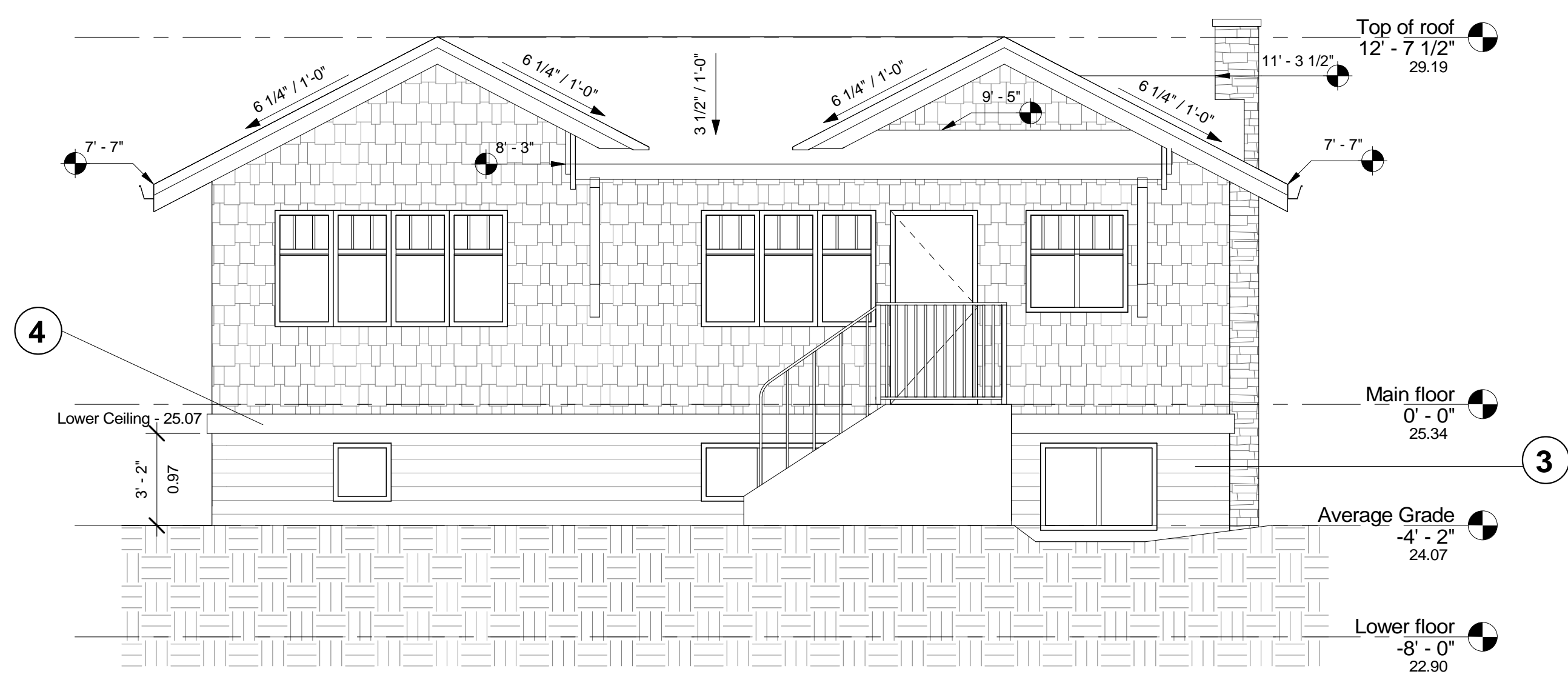
1/4" = 1'-0"

- ① Hardie Shingles (Non-combustible) - Light Grey
- ② Cultured Rock - Dark Grey
- ③ Horizontal Hardie Siding (Non-combustible) - Dark Grey
- ④ White Trim



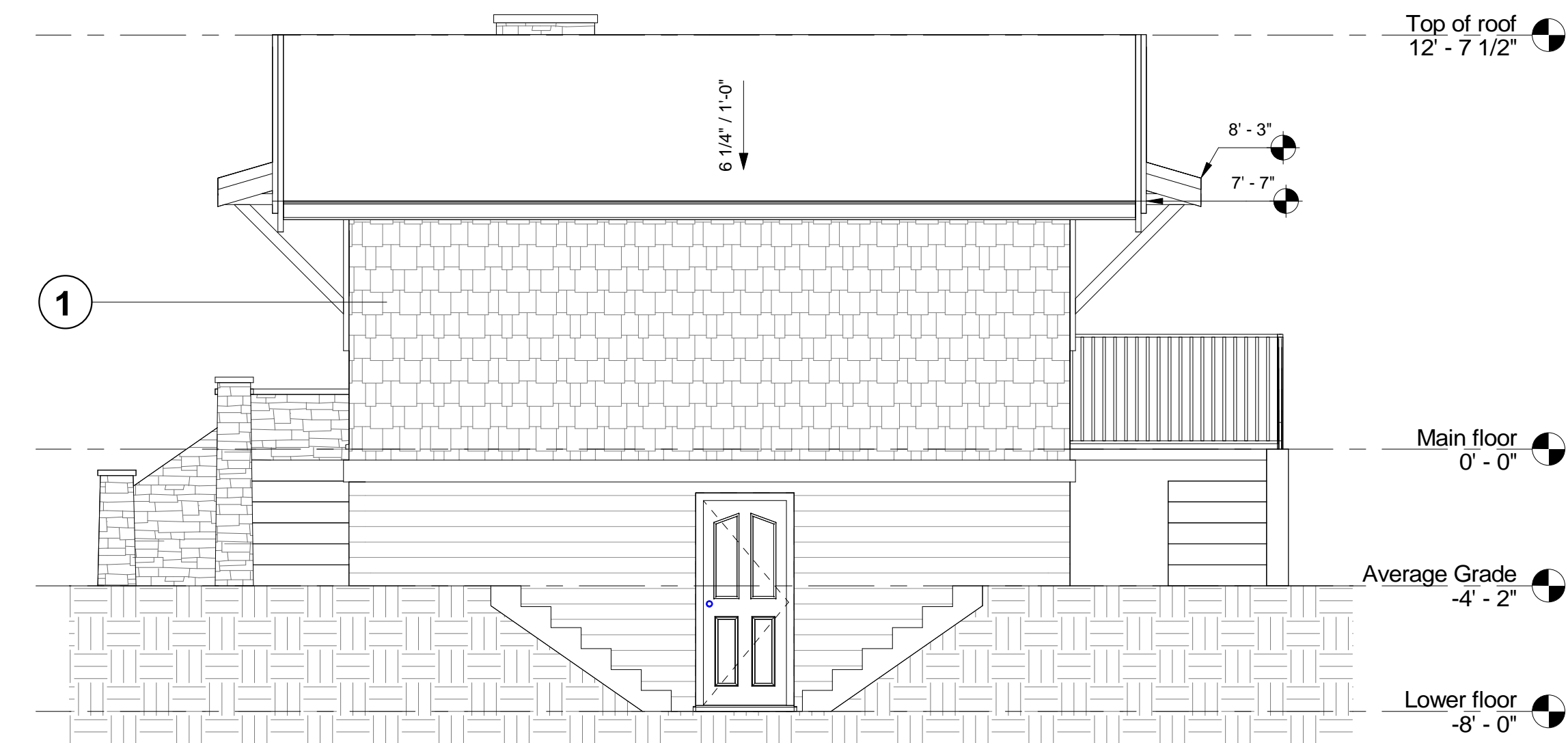
**Building section**

1/4" = 1'-0"



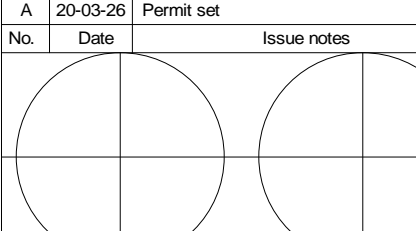
**Rear elevation**

1/4" = 1'-0"



**Right side elevation**

1/4" = 1'-0"

No.	Date	Appr.	Revision Notes
A	20-03-26	Permit set	Issue notes
			
<p>Aspire Custom Designs 1145 Bute Street Victoria BC Canada V8C 1L9 Lindsay J Baker 250-415-1856</p>			
<p>1023 Talmie Avenue Lot Subdivision</p>			
<p>Proposed House Elevations. Building Section</p>			
Prepared by	L. Baker	Date	1/4" = 1'0" or as noted
Reviewed by	L. Baker	Date	<b>A3.1</b>
Scale	1/4" = 1'0" or as noted	Sheet	6

**To:** City of Victoria

**Attention:** Mayor and Council

**From:** Vincent Portal and Paul Bergmann

**Date:** October 3<sup>rd</sup>, 2019

**Re: proposed small lot housing subdivision at 1023 Tolmie Avenue**

---

Dear Mayor and Council,

We are seeking approval to pursue a small lot subdivision at 1023 Tolmie Avenue.

The subject property is a corner lot property situated at the corner of Tolmie Avenue and Fifth Street. The location is within walking distance to parks, schools, and numerous services and amenities. It is also located near major public transportation and biking corridors.

The project entails the subdivision of an existing R1-B corner lot into two R1-S2 lots to create a new family dwelling. The proposed 2-storeys, 3 bedrooms, 2 bath (approx. 1400 sf) new dwelling would be facing Fifth Street.

The existing house which is currently rented to a family will be preserved.

We have petitioned a total of 31 residences, including the apartment building at 1028 Tolmie Avenue located in the Municipality of Saanich. Out of the 31 residences petitioned, 8 support the proposal, one is opposed, and the others are neutral (no response provided within a 30-day time period or despite repeated efforts to connect with them).

The proposal submitted for your consideration has benefited from valuable City staff input. All technical requirements, as well as suggestions made by City staff such as increasing front yard space, street relationship, and enhancing street presence with the creation of better outdoor spaces have been incorporated.

The proposal is consistent with the Official Community Plan and Small Lot Housing Rezoning Policy and is similar to another small lot subdivision completed in the past a few houses up the block at the corner of Fifth Street and Finlayson. The creation of one additional single-family dwelling by maximizing the use of a limited supply of land is a small, yet important contribution to increasing the City's housing stock.

The proposed new dwelling is of modest scale and consistent with the heights, massing and overall feel and look of adjoining properties. The design characteristics of the proposed new dwelling is consistent with older homes in the neighbourhood, including overall scale, roof lines, proportion of glazing and character details.

The design of the proposed new dwelling accounts for the privacy needs of existing properties located on the North and South sides by purposefully neglecting or minimizing the use of glazing. The front of the house is facing East (Fifth Street) which provides sufficient space to accommodate the privacy of houses located across the street. The use of a cedar panel fence all around the property, in addition to the presence of an established row of evergreen on the West side of the property will also contribute to a sense of privacy. There is no protected tree impacted by the proposal.

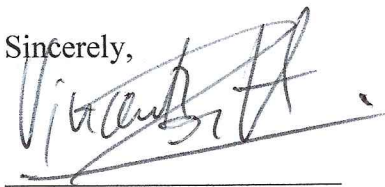
The existing home will benefit from minor exterior alterations (e.g. relocation of driveway and parking pad to the Northwest corner to create more outdoor space and landscaped space on the North and Northeast corner, removal of a stair and landing area on the South East corner) that will improve streetscape on Tolmie Avenue and Fifth Street while causing minimal disturbance to the tenants. The addition of a single new house will also improve the streetscape along Fifth Street.

The proposal requires three variances:

- Existing home (1 variance): The rear yard setback on the existing home is 1.61m (6.0m required). A variance of 4.39m is requested to allow for the preservation of the existing house. Relocating the driveway and parking pad to the rear yard provide for greater and usable outdoor space on the opposite corner of the existing property (at the corner of Tolmie Avenue and Fifth Street). The existing mature vegetation provides privacy to the existing home.
- Proposed new dwelling home (2 variances): A variance of 1.8m is requested for the front yard (6.0m required, 4.2m to house; 3.0m to deck proposed) and a variance of 0.5m is requested for the rear yard (6.0 required, 5.5m proposed). These requests are consistent with typical small lot designs. The existing and well-established vegetation (rear yard) creates a good privacy screen. Requested variance for the front yard provides for well situated green/play space and contributes to street appeal.

This proposal is respectfully submitted for your consideration.

Sincerely,



Vincent Portal



Paul Bergmann

By email to: mangrove@victoria.ca

Michael Angrove, Planner

25 July 2018

Dear Michael Angrove:

Re: Community meeting for 1023 Tolmie Ave

### Community Meeting Details

Date: 28 June 2018

Location of meeting: Quadra Village Community Centre, 901 Kings Avenue

Meeting facilitated by: Hillside Quadra Neighbourhood Action Committee (NAC)

Approximate number of people in attendance: 5 community members, 2 members of NAC executive

Meeting Chair: Jenny Fraser

Note-taker: Zachary May

### Proposed Development Details

Vincent Portal, on behalf of the property owner, Samantha Wood, who was also present at the meeting, provided details of the proposed development.

The property is a corner lot, with the existing dwelling fronting onto Tolmie Avenue. It is zoned R1-B and the proponent is seeking a small lot subdivision. The lot is 536.1m<sup>2</sup> and meets the size requirements for small lot subdivision.

The existing single family dwelling on the property would be retained with minor exterior alterations (removal of steps and landing on the south side of the dwelling). This dwelling is a small bungalow. It is currently a rental property, and the proponent indicates it would continue to be a rental dwelling.

The new dwelling would front onto Fifth Street. It would be two storeys high with a full basement, and have a main floor area of 63m<sup>2</sup>. Elevations suggest it would be similar in height to the existing dwelling to the north, and lower than the existing house to the south. It would be 1.5 metres from the fence line of the property directly to the south. In order to maintain privacy between the new dwelling and the adjacent dwellings, the new dwelling would have minimal glazing on both the north and south sides. On the south side, the only windows would be two basement windows located below the fence line of the adjacent dwelling. The proponent indicates her family intends to live in this new dwelling.



Each dwelling would have its own off-street parking located behind the front line of the building in keeping with current requirements. The driveway of the new dwelling would be on the north side.

The proponent is seeking variances on both the existing and the proposed new building.

- One variance on the existing dwelling, a reduction from 6 metres (required) to 1.73 metres (actual) on the south side (the back of the existing dwelling); and
- Two variances on the proposed new building: i) from 6 metres to 4.2 metres in the front, and ii) from 6 metres to 5.5 metres in the rear.

NAC chaired an earlier Community Meeting on this property in March 2008 or 2009; the proponent did not pursue development at that time.

### Discussion

The discussion was dominated by the neighbour directly to the south who stated that he doesn't want another house to be built beside his house. The reasons provided included concerns about: increased traffic and on-street parking; changing the continuity of the neighbourhood; privacy; the size of the lot; and the proximity of the proposed new house. Mr. Portal confirmed that the proposed onsite parking and lot size are consistent with City requirements, and other meeting participants confirmed that other small lot subdivisions exist in the neighbourhood.

The neighbour also suggested preferred alternatives including adding on to the existing dwelling; demolishing the existing dwelling and building adjacent townhouses; moving the existing dwelling to the north end of the property and building the second dwelling further to the north; and reducing the footprint of the new dwelling and increasing its height. The proponent indicated that these options were not economically feasible, or not in keeping with R1-B zoning. She also indicated that the current proposal to build a lower dwelling with a larger footprint reflects in part an effort to respond to earlier concerns about the height of an earlier design.

Meeting participants asked whether the design could be modified so that the driveway is south of the proposed new house – creating a wider buffer between the new house and the neighbour to the south. Mr. Portal indicated this would not meet requirements for setbacks.

One meeting participant commented that the proposed removal of the rear stairs and landing on the existing dwelling was a positive design decision. Another meeting participant asked about landscaping; this will include permeable paving. The proposed new dwelling will not incorporate any special energy efficiency measures beyond code due to their costs.

Thank you on behalf of the neighbourhood for the opportunity to comment on this proposed development.

Jenny Fraser (no electronic signature available)

CALUC Chair,  
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra Neighbourhood Action Committee [nag@quadravillagecc.ca](mailto:nag@quadravillagecc.ca)

Vincent Portal [vinceportal@gmail.com](mailto:vinceportal@gmail.com)

NOV 07 2018

**SUMMARY  
SMALL LOT HOUSE REZONING PETITION**

WE X. VINCENT PORTAL; PAUL BERGMANN have petitioned the adjacent neighbours\* in compliance with  
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 1023 TOLMIE AVE.  
(location of proposed house)

VICTORIA, BC and the petitions submitted are those collected by NOVEMBER 05, 2018 .\*\*  
(date)

Address	In Favour √	Opposed √	Neutral (30-day time expired) √
1015 TOLMIE AVE.			✓
1021 TOLMIE AVE.			✓
1025 TOLMIE AVE.			✓
3180 FIFTH ST.		✓	
3176 FIFTH ST.	✓		
3170 FIFTH ST.	✓		
3161 FIFTH ST.	✓		
3162 FIFTH ST.	✓		
3187 FIFTH ST.			✓
3189 FIFTH ST.	✓		
3195 FIFTH ST.			✓

SUMMARY	Number	%
IN FAVOUR	5	83
OPPOSED	1	17
TOTAL RESPONSES	6	100%

\*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

\*\*Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

## 1023 Tolmie Ave - Record of consultation with neighbours

### 1015 Tolmie Ave.

- November 16, 2017: No response
- January 6, 2018: No response
- July 24, 2018: No response
- October 26, 2018: No response
- October 28, 2018: Owner of 1023 Tolmie who kept in touch with owner of 1015 Tolmie emailed plans and petition form to 1015 Tolmie. No response
- October 29, 2018: No response (no response at the door and no response to email sent)
- November 3, 2018: No response

### 1021 Tolmie Ave.

- November 16, 2017: House tenanted. Tenant took Vincent's phone number to pass it on to owner.
- November 27, 2017: Phone conversation with owner (Casey Herman) who requested the plans be emailed.
- November 29, 2017: Emailed owner both the plans and the petition form.
- January 6, 2018: Vincent left voice mail with Casey Herman asking to call me back.
- January 14, 2018: sent email asking for a call back
- July 24, 2018: Knocked on door, no response.
- October 26, 2018: no response at the door
- October 29, 2018: sent email to Casey Herman asking him to contact me. No response

### 1025 Tolmie Ave.

- November 16, 2017: No Response.
- January 6, 2018: No response. House does not appear to be occupied
- July 24, 2018: No response. Looks empty.
- October 26, 2018: No response. House does not appear to be occupied.
- November 3, 2018: house empty – asbestos abatement underway

### 3180 Fifth Street

- November 16, 2017: Met with owner (john). He expressed his opposition. When asked to review the plans he asked that the plans be sent to him by email, so he could have time to review. Respectful conversation.
- November 27, 2017: Emailed owner with a copy of the drawings as requested.

## 1023 Tolmie Ave

- January 6, 2018: Verbal with owners. They confirmed their opposition to the proposed subdivision. They would rather see one building with a legal suite than two houses. Concerned about privacy (explained fence would obstruct basement windows). Only window on their side is a bathroom window with "artic glass". Spouse concerned that her house may be damaged by a new building so close to her house Note: I realized once I had departed the neighbourhood that he forgot to sign the form.
- June 28, 2018: Response provided. Opposed.

## 3176 Fifth St.

- January 6, 2018: Message on mail box says baby sleeping – do not disturb.
- January 09, 2018: Note along with consultation package dropped off in the mail box.
- October 26, 2018: Note dropped off in the mail box. No response
- November 5, 2018: signed. Supportive.

## 3170 Fifth St.

- January 6, 2018: No response.
- January 09, 2018: No response
- July 24, 2018: No response
- October 26, 2018: No response
- October 29, 2018: No response
- November 3, 2018: No response
- November 5, 2018: signed. Supportive.

## 3162 Fifth St.

- January 09, 2018: Consulted. Supports the application. Hopes privacy concerns of 3180 Fifth are addressed.
- July 24, 2018: Consulted. Supportive.

## 3161 Fifth St.

- January 09, 2018: Consulted. Opposed. Owner feels lot is too small for two houses. Also concerned that the addition of a home and car will add congestion to the intersection at Fifth and Tolmie.
- June 28, 2018: Written submission submitted (no objection)

**3187 Fifth St.**

- January 6, 2018: Verbal with owner who happened to be on site as he was doing showings to rent the suite. Owner requested a copy of the plans. Plans along with petition form emailed on January 6, 2018. Cordial conversation.
- January 14, 2018: sent follow up e-mail asking for a call back.
- July 24, 2018: Spoke to resident. Did not wish to complete application
- October 29, 2018: sent email to owner asking to call me back. No response

**3189 Fifth St.**

- November 16, 2017: No response
- January 6, 2018: Met with owner. She supports the subdivision and felt the impact on her view from across the street will be minimum
- October 26, 2018: Consulted again. Supportive.

**3195 Fifth St.**

- November 16, 2017: No response
- January 6, 2018: No response
- January 09, 2018: No response
- January 11, 2018: car in driveway, lights on. No response
- July 24, 2018: No response (occupants appeared to be home)
- October 26, 2018: No response
- October 29, 2018: No response. Saw occupants coming into house while canvassing 3170 but no answer.
- November 3, 2018: No response

In preparation for my rezoning application to the City of Victoria, I,

VINGENT PORTAL  
(print name), am conducting the petition requirements for the

property located at 1023 TOLLIE AVE.

to the following Small Lot Zone: R1-B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Matt Palera (see note above)

ADDRESS: 3176 Fifth Street

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

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Nov 5/18  
Date

[Signature]  
Signature

In preparation for my rezoning application to the City of Victoria, I,

VINCENT PORTAL  
(print name), am conducting the petition requirements for the

property located at 1023 TOLMIE

to the following Small Lot Zone: R1-B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Judith Fleischer (see note above)

ADDRESS: 3170 Fifth St

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

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---



---

Nov 5 / 18  
Date

J Fleischer  
Signature



In preparation for my rezoning application to the City of Victoria, I,

VINCENT PORTAL, am conducting the petition requirements for the  
(print name)

property located at 1073 TOLMIE AVE

to the following Small Lot Zone: R1B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) DOREEN RUDDY (see note above)

ADDRESS: 3189 FIFTH ST. VICTORIA

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jan 6, 2018  
Date

Doreen Ruddy  
Signature

In preparation for my rezoning application to the City of Victoria, I,

PAUL BERGMANN, am conducting the petition requirements for the  
(print name)

property located at 1023 TOLMIE AVE.

to the following Small Lot Zone: R1-B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) MRS. RUDDY (see note above)

ADDRESS: 3189 RIECK ST

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OCT 26/18  
Date

Queen Ruddy  
Signature

In preparation for my rezoning application to the City of Victoria, I,

VINCENT PORTAL  
(print name)

, am conducting the petition requirements for the

property located at 1023 TOLMIE AVE

to the following Small Lot Zone: R1B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Joan Douglas (see note above)

ADDRESS: 3162 Fifth St

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

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July 24 2018  
Date

  
Signature

In preparation for my rezoning application to the City of Victoria, I,

VINGENT PORTAL  
(print name)

, am conducting the petition requirements for the

property located at 1023 TOLMIE AVE

to the following Small Lot Zone: R1B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Joan Douglas (see note above)

ADDRESS: 3162 Fifth Street

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

I hope the privacy concerns of the  
Garvie's (next door neighbour) are  
addressed in the designs

Jan 9/18

Date

Joan Douglas

Signature

In preparation for my rezoning application to the City of Victoria, I,

VINCENT PORTAL  
(print name), am conducting the petition requirements for the

property located at 1023 TOLMIE AVE

to the following Small Lot Zone: R1B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) DORIS McLENNAN (see note above)

ADDRESS: 3161 Fifth St

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

I have no objection but feel  
a small lot subdivided, given the  
neighb. township very tiny lots  
Expanding the footprint of the original  
house would make more sense

June 28/18  
Date

Doris McLennan  
Signature

In preparation for my rezoning application to the City of Victoria, I,

VINGENT PORTAL  
(print name)

, am conducting the petition requirements for the

property located at 1023 TOLMIE AVE

to the following Small Lot Zone: R1B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) DORIS MCKENNAN (see note above)

ADDRESS: 3161 Fifth St

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

- I support the application.
- I am opposed to the application.

Comments:

The lot is too small for a second house.  
with the new townhouses on Tolmie across  
Fifth St, there <sup>(will be)</sup> are 3 driveways on Fifth St.  
This will house, with a driveway, would  
make 4 driveways next to the Tolmie/Fifth  
intersections which is now too busy & congested  
Jan 9/18 D.M. Kenner  
 Date Signature

In preparation for my rezoning application to the City of Victoria, I,

PORTRAL, VINCENT, am conducting the petition requirements for the  
(print name)

property located at 1023 TOLMIE AVE

to the following Small Lot Zone: R1B

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) JOHN CARVEY (see note above)

ADDRESS: 3180 FIFTH ST.

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application.

I am opposed to the application.

Comments:

INCREASE DENSITY VERTICALLY.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Jan. 6, 2018  
Date

\_\_\_\_\_  
Signature

Submitted June 28, 2018.  
1023 70LME.

- This is Catharine Raig. Me and my husband John Barney live right next door.

I wasn't able to come to this meeting this evening because of my poor health and disabilities.

- I object to the neighbors building another house close to our house. The constructor could cause damage to our home, shaking it, our home was built in 1942.

- I also didn't like the drawing the city sent of the plan, it wasn't detailed enough what it would look like.

- Please building another home on the property would eliminate a play space for the new renters children and dog and future renters, if it was built. The new family living there are really sweet people.

- Please I think they are only building it to make money for themselves.

- I was originally told by the developer that the owners were building the house for themselves, but now that has changed.

By, how much it costs for them to build the house, they could use that money to buy their own home somewhere else. And leave the property for families who rent there.



January 7, 2019

**Attn: Resident 1068 Tolmie Ave  
Victoria BC, V8X 4T4**

Dear 1068 Tolmie Avenue Resident,

**Re. 1023 Tolmie Small Lot Rezoning Application**

In preparation for a rezoning application to the City of Victoria, we are conducting the petition requirements for the property located at 1023 Tolmie Avenue.

The City of Victoria Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to the City of Victoria Council's consideration on this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. Please do not include your phone number or email address.

Please review the attached proposed plans and indicate the following:

NAME: (please print) John Hunter (see note above)

ADDRESS: 202, 1068 Tolmie Ave Victoria BC

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application  I am opposed to the application

Comments:

Signature: 

Date: 01/10/19

Please complete and return this Petition on or before February 11, 2019 using the enclosed pre-paid envelope. Should you have any questions, please call Vincent Portal at 250.588.1230.

Kind regards,

Vincent Portal

January 7, 2019

Attn: Resident 1068 Tolmie Ave  
Victoria BC, V8X 4T4

Dear 1068 Tolmie Avenue Resident,

**Re. 1023 Tolmie Small Lot Rezoning Application**

In preparation for a rezoning application to the City of Victoria, we are conducting the petition requirements for the property located at 1023 Tolmie Avenue.

The City of Victoria Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to the City of Victoria Council's consideration on this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. Please do not include your phone number or email address.

Please review the attached proposed plans and indicate the following:

NAME: (please print) MIKE PERRI (see note above)

ADDRESS: 1068 Tolmie #402

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application  I am opposed to the application

Comments: JUST DO IT RIGHT FROM THE START!

Signature: [Handwritten Signature]

Date: Jan 10 2019

Please complete and return this Petition on or before February 11, 2019 using the enclosed pre-paid envelope. Should you have any questions, please call Vincent Portal at 250.588.1230.

Kind regards,

Vincent Portal

Thank YOU

January 7, 2019

**Attn: Resident 1068 Tolmie Ave  
Victoria BC, V8X 4T4**

Dear 1068 Tolmie Avenue Resident,

**Re. 1023 Tolmie Small Lot Rezoning Application**

In preparation for a rezoning application to the City of Victoria, we are conducting the petition requirements for the property located at 1023 Tolmie Avenue.

The City of Victoria Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to the City of Victoria Council's consideration on this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. Please do not include your phone number or email address.

Please review the attached proposed plans and indicate the following:

NAME: (please print) C. Oakes & J. Lachmund (see note above)

ADDRESS: #406-1068 Tolmie Ave.

Are you the registered owner? Yes  No

I have reviewed the plans of the applicant and have the following comments:

I support the application  I am opposed to the application

Comments:

Signature: S.C. Oakes

Date: Feb 1/19

Please complete and return this Petition on or before February 11, 2019 using the enclosed pre-paid envelope. Should you have any questions, please call Vincent Portal at 250.588.1230.

Kind regards,

Vincent Portal