

I. REPORTS OF COMMITTEES

I.1 Committee of the Whole

I.1.c Report from the November 28, 2019 COTW Meeting

Councillor Young withdrew from the meeting at 11:50 p.m. due to a potential non-pecuniary conflict of interest with the following item, as his cousin lives in close proximity.

I.1.c.e 1302 Finlayson Street - Rezoning Application No. 00687 and Development Permit with Variances Application No. 000546 (Hillside/Quadra)

Moved By Councillor Potts

Seconded By Councillor Alto

Rezoning Application No. 00687 for 1302 Finlayson Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00687 for 1302 Finlayson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a Statutory Right-of-Way of 2.50m on the Finlayson Street frontage, to the satisfaction of the City Solicitor
2. An opportunity for City Council to consider heritage recognition or designation of the building based on a motion from the Heritage Advisory Panel.

Development Permit with Variances Application No. 000546 for 1302 Finlayson Street

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. 00687, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000546 for 1302 Finlayson Street, in accordance with:

1. Plans date stamped May 3, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 6.0m to 2.0m (Lot A)
 - ii. reduce the rear yard setback from 6.0m to 4.63m to the building and to 3.43m to the steps (Lot A)
 - iii. reduce the side yard setback on Finlayson Street from 6.0m to 0.51 m (Lot B)
 - iv. increase the site coverage from 40% to 47.99% (Lot B).
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that address the

asymmetry of the second-floor north facade windows and the width of the exterior railing supports.

4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

Councillor Young returned to the meeting at 11:52 p.m.

F. LAND USE MATTERS

F.1 1302 Finlayson Street - Rezoning Application No. 00687 and Development Permit with Variances Application No. 000546 (Hillside/Quadra)

Committee received a report from the Acting Director of Sustainable Planning and Community Development regarding a proposal to rezone the property located at 1302 Finlayson Street in order to subdivide the property, retain the existing mixed-use building and construct a new small lot house.

Moved By Councillor Young
Seconded By Councillor Potts

Rezoning Application No. 00687 for 1302 Finlayson Street

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00687 for 1302 Finlayson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a Statutory Right-of-Way of 2.50m on the Finlayson Street frontage, to the satisfaction of the City Solicitor
2. An opportunity for City Council to consider heritage recognition or designation of the building based on a motion from the Heritage Advisory Panel.

Development Permit with Variances Application No. 000546 for 1302 Finlayson Street

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. 00687, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application

No. 000546 for 1302 Finlayson Street, in accordance with:

1. Plans date stamped May 3, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 6.0m to 2.0m (Lot A)
 - ii. reduce the rear yard setback from 6.0m to 4.63m to the building and to 3.43m to the steps (Lot A)
 - iii. reduce the side yard setback on Finlayson Street from 6.0m to 0.51 m (Lot B)
 - iv. increase the site coverage from 40% to 47.99% (Lot B).
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that address the asymmetry of the second floor north facade windows and the width of the exterior railing supports.
4. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of November 28, 2019

To: Committee of the Whole **Date:** November 14, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00687 for 1302 Finlayson Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00687 for 1302 Finlayson Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of a Statutory Right-of-Way of 2.50m on the Finlayson Street frontage, to the satisfaction of the City Solicitor
2. An opportunity for City Council to consider heritage recognition or designation of the building based on a motion from the Heritage Advisory Panel.

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 1302 Finlayson Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to two zones, the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and a site-specific zone, in order to subdivide the property, retain the existing mixed-use building and construct a new small lot house on the northern portion of the property.

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 two zones, the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and a site-specific zone, in order to subdivide the property, retain the existing mixed-use building and construct a new small lot house on the northern portion of the property.

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

- reduced front and rear setbacks on Lot A (new building)
- increased floor space ratio and total floor area on Lot B (existing building)
- increased site coverage on Lot B
- reduced side yard (Finlayson Street) setback on Lot B.

Affordable Housing Impacts

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 an existing building and redevelop the rear yard, which would not result in the loss of existing residential units.

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

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

Land Use Context

The area is characterized primarily by single family dwellings. Highview Park is located immediately to the north and Summit Park is located just south of the subject property.

Existing Site Development and Development Potential

The site presently houses a mixed-use building with a commercial unit on the ground floor and a residential unit on the second storey. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single family dwelling with either a garden suite or a secondary suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks identifies a legal non-conforming component.

Zoning Criteria	Proposal - Lot A (new building)	Proposal - Lot B (existing building)	Zone Standard R1-S2, Restricted Small Lot (Two Storey)
Site area (m ²) - minimum	260.50	283.40	260.0
Density (Floor Space Ratio) - maximum	0.60	0.75 *	0.60
Total floor area (m ²) - maximum	157.13	211.26 **	190.0
Site coverage (%) - maximum	38.41	47.99 *	40
Lot width (m) - minimum	16.99	18.70	10.0
Height (m) - maximum	7.50	7.38	7.50
Storeys - maximum	2	2	2
Setbacks (m) - minimum			
Front (west - Highview Street)	2.0 *	0.43 **	6.0
Rear (east)	3.43 * (steps) 4.63 * (building)	2.72 ** (steps) 4.61 ** (building)	6.0
Side (north)	2.40	3.01	1.50 (non-habitable) 2.40 (habitable)
Side (south)	3.0	N/A	1.50 (non-habitable) 2.40 (habitable)
Side on flanking street (Finlayson Street)	N/A	0.51 *	2.40
Parking (residential) - minimum	1	1	1

Zoning Criteria	Proposal - Lot A (new building)	Proposal - Lot B (existing building)	Zone Standard R1-S2, Restricted Small Lot (Two Storey)
Parking (commercial) - minimum	N/A	0 **	2 (as per Schedule C)

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 November 28, 2018. A letter dated January 6, 2019 is attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. 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)* designates the property within the Traditional Residential Urban Place Designation, which envisions ground-oriented residential uses as well as low-rise mixed-use along arterial and secondary arterial roads with densities up to 1:1 Floor Space Ratio (FSR). The proposed small lots would be subject to Development Permit Area 15A: Intensive Residential - Small Lot (DPA 15A). 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

There are four existing European ash trees growing along the Highview Street side of the proposed new lot. These trees are proposed for removal to construct a new public sidewalk, which will be separated from the street by a grass boulevard. The trees measure 19cm, 22cm and 22cm DBH (diameter at breast height) with the multi-stemmed tree having a calculated DBH of 25cm. One of these ash trees has a wound at the base with internal decay and the multi-stemmed ash has poor structure. Two new street trees are proposed for the newly created boulevard space, which replaces a gravel road shoulder used for parking. The tree species will be determined at building permit stage. No new trees are presently proposed on private property.

Two City-owned Garry oak trees are growing adjacent to the proposed new lot. A mature 71cm diameter at breast height (DBH) protected Garry oak tree located in Highview Park, nine metres from the subject property boundary, is not expected to be negatively impacted by the proposed application. On the opposite side of Highview Street there is a multi-stemmed Garry oak with trunks measuring 73, 80 and 88cm DBH. The proposed location of the water service connection to the water main will be located to reduce any impacts to this tree.

The work to remove the additional trees identified for removal in the Arborist Report has already taken place.

Small Lot House Rezoning Policy

The application is consistent with the *Small Lot House Rezoning Policy*. The existing building on the lot will be retained and the new house is generally sensitive in character to the nearby dwellings. The applicant conducted consultation of the immediate neighbours and achieved 100% support from respondents on the neighbour petition.

Regulatory Considerations

Generally, the density of small lots is limited to 0.60:1 FSR, whereas the proposed Lot B is 0.75:1 FSR. Staff are supportive of this increase in density, as Lot B is not a traditional small lot due to the existing mixed-use building with commercial on the ground floor and residential on the upper storey. In addition, the OCP contemplates maximum densities up to 1:1 FSR in the Traditional Residential designation, which this proposal meets. Finally, the building has been identified as having heritage value and the property owner is willing to place the mixed-use building on the Heritage Register. As per the recommended motion, placing the property on the Heritage Register will be presented to the Heritage Advisory Panel for consideration and staff will update Council on the outcome prior to a Public Hearing.

Should Council consider approving the Rezoning Application, staff recommend that a 2.5m Statutory Right-of-Way (SRW) on Finlayson Street be secured to help fulfill the Council-approved OCP objectives such as enhanced facilities for walking, cycling, public transit and boulevards that support the long-term viability of large canopy trees. This is in addition to the 0.86m road dedication that would be taken as a condition of subdivision.

Finally, should Council approve the Rezoning Application, staff will work with the applicant to explore designating the Highview Street frontage of the property as time-limited parking in order to encourage vehicle turnover and provide parking opportunities for the commercial use of the subject property.

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.

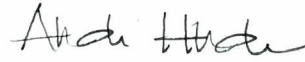
ALTERNATE MOTION

That Council decline Rezoning Application No. 00687 for the property located at 1302 Finlayson Street.

Respectfully submitted,




Michael Angrove
Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


Nov 20, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 3, 2019
- Attachment D: Letter from applicant to Mayor and Council dated May 3, 2019
- Attachment E: Community Association Land Use Committee Comments dated January 6, 2019
- Attachment F: Statement of Significance
- Attachment G: Arborist Report
- Attachment H: Small Lot Petition.



Committee of the Whole Report

For the Meeting of November 28, 2019

To: Committee of the Whole **Date:** November 14, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 000546 for 1302 Finlayson Street

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. 00687, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 000546 for 1302 Finlayson Street, in accordance with:

1. Plans date stamped May 3, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the front yard setback from 6.0m to 2.0m (Lot A)
 - ii. reduce the rear yard setback from 6.0m to 4.63m to the building and to 3.43m to the steps (Lot A)
 - iii. reduce the side yard setback on Finlayson Street from 6.0m to 0.51m (Lot B)
 - iv. increase the site coverage from 40% to 47.99% (Lot B).
3. Revised plans, to the satisfaction of the Director of Sustainable Planning and Community Development, that address the asymmetry of the second floor north façade windows and the width of the exterior railing supports.
4. 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 with Variances Application for the property located at 1302 Finlayson Street. The proposal is to subdivide the property into two new small lots, maintain the existing mixed-use building on the southern lot and construct a new small lot house on the northern lot. The variances are related to front and rear yard setbacks on Lot A (new building) and floor area, site coverage, and a side yard setback on Lot B (existing building).

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 mixed-use building
- reducing the front yard setback on Lot A (new building) is supportable as it is a greater setback than Lot B and creates a staggered transition to the Highview Park
- reducing the rear yard setback on Lot A is supportable as it lines up with the existing building on Lot B
- increasing the site coverage on Lot B is supportable as this is a result of retaining the existing building and there is still adequate amenity space on-site
- reducing the side yard (Finlayson Street) setback on Lot B is supportable as this is an existing condition that is being made worse through the City-required land dedication.

BACKGROUND

Description of Proposal

The proposal is to subdivide the property into two new small lots, maintain the existing mixed-use building on the southern lot and construct a new small lot house on the northern lot. Specific details for the proposed building include:

- two-storey building with a side yard parking pad
- traditional style architecture with exterior materials such as Hardieshingle and Hardieplank siding, and asphalt shingles that are reflective of other buildings in the area
- wrap-around balcony that provides eyes on the street and on the park to the north.

A variance to reduce the front yard setback from 6.0m to 2.0m and the rear yard setback from 6.0m to 4.63m (3.43m to the steps) is required for the proposed house. For the existing house, variances are required to reduce the side yard setback on Finlayson Street from 6.0m to 0.51m and increase the site coverage from 40% to 47.99%.

Affordable Housing Impacts

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 an existing building and redevelop the rear yard, which would not result in the loss of existing residential units.

Sustainability Features

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

Active Transportation Impacts

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

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variances Application.

Accessibility Impact Statement

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

Existing Site Development and Development Potential

The site presently houses a mixed-use building with a commercial unit on the ground floor and a residential unit on the second storey. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single family dwelling with either a garden suite or a secondary suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks identify a legal non-conforming component.

Zoning Criteria	Proposal - Lot A (new building)	Proposal - Lot B (existing building)	Zone Standard R1-S2, Restricted Small Lot (Two Storey)
Site area (m ²) – minimum	260.50	283.40	260.0
Density (Floor Space Ratio) – maximum	0.60	0.75 *	0.60
Total floor area (m ²) – maximum	157.13	211.26 **	190.0
Site coverage (%) – maximum	38.41	47.99 *	40
Lot width (m) – minimum	16.99	18.70	10.0
Height (m) – maximum	7.50	7.38	7.50
Storeys – maximum	2	2	2

Zoning Criteria	Proposal - Lot A (new building)	Proposal - Lot B (existing building)	Zone Standard R1-S2, Restricted Small Lot (Two Storey)
Setbacks (m) – minimum			
Front (west - Highview Street)	2.0 *	0.43 **	6.0
Rear (east)	3.43 * (steps) 4.63 * (building)	2.72 ** (steps) 4.61 ** (building)	6.0
Side (north)	2.40	3.01	1.50 (non-habitable) 2.40 (habitable)
Side (south)	3.0	N/A	1.50 (non-habitable) 2.40 (habitable)
Side on flanking street (Finlayson Street)	N/A	0.51 *	2.40
Parking (residential) – minimum	1	1	1
Parking (commercial) – minimum	N/A	0 **	2 (as per Schedule C)

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 November 28, 2018. A letter dated January 6, 2019 is attached to this report.

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)* 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 traditional architectural styles. The proposed dwelling maintains the overall massing and gabled roofline that is found on many other houses in the area. The wrap-around deck would provide for eyes on both the street and Highview Park. The proposed setbacks are similar to the existing dwelling and provide a step back towards the park.

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

Tree Preservation Bylaw and Urban Forest Master Plan

There are four existing European ash trees growing along the Highview Street side of the proposed new lot. These trees are proposed for removal to construct a new public sidewalk which will be separated from the street by a grass boulevard. The trees measure 19cm, 22cm and 22cm in DBH (diameter at breast height) with the multi-stemmed tree having a calculated DBH of 25cm. One of these ash trees has a wound at the base with internal decay and the multi-stemmed ash has poor structure. Two new street trees are proposed for the newly created boulevard space which replaces a gravel road shoulder used for parking. The tree species will be determined at building permit stage. No new trees are presently proposed on private property.

Two City owned Garry oak trees are growing adjacent to the proposed new lot. A mature 71cm diameter at breast height (DBH) protected Garry oak tree located in Highview Park, nine metres from the subject property boundary, is not expected to be negatively impacted by the proposed application. On the opposite side of Highview Street there is a multi-stemmed Garry oak with trunks measuring 73, 80 and 88cm DBH. The proposed location of the water service connection to the water main will be located to reduce any impacts to this tree.

The work to remove the additional trees identified for removal in the Arborist Report has already taken place.

Regulatory Considerations

There are four variances related to this application. The first variance is to reduce the front yard setback on Lot A (new building). This setback represents a greater setback than Lot B and creates a staggered transition to the park. The second variance is to reduce the rear yard setback on Lot A. This setback is in line with the building on Lot B while still providing adequate amenity space for the future residents. The second storey windows on the east façade will be obscured glass in an effort to mitigate overlook concerns with the adjacent property. The third variance is to increase the site coverage on Lot B, which is a result of retaining the existing building, which through legal non-conformity has a total floor area that exceeds the maximum allowed, while providing the minimum site area to accommodate a small lot subdivision (Lot A). Finally, a variance is required to reduce the side yard setback on Lot B on Finlayson Street. This is an existing legal non-conforming condition that is being made worse through the City-required land dedication and therefore no perceptible change is occurring.

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 is an increase over the existing building to the south, the rear yard setback of the proposed dwelling is consistent with the existing building, the site coverage allows the existing house to be retained, and the side yard setback on the existing house is an existing condition that is triggered by a land dedication to the City. Therefore, staff recommend Council consider supporting this application.

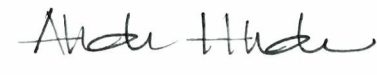
ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 000546 for the property located at 1302 Finlayson Street.

Respectfully submitted,



Mike Angrove
Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

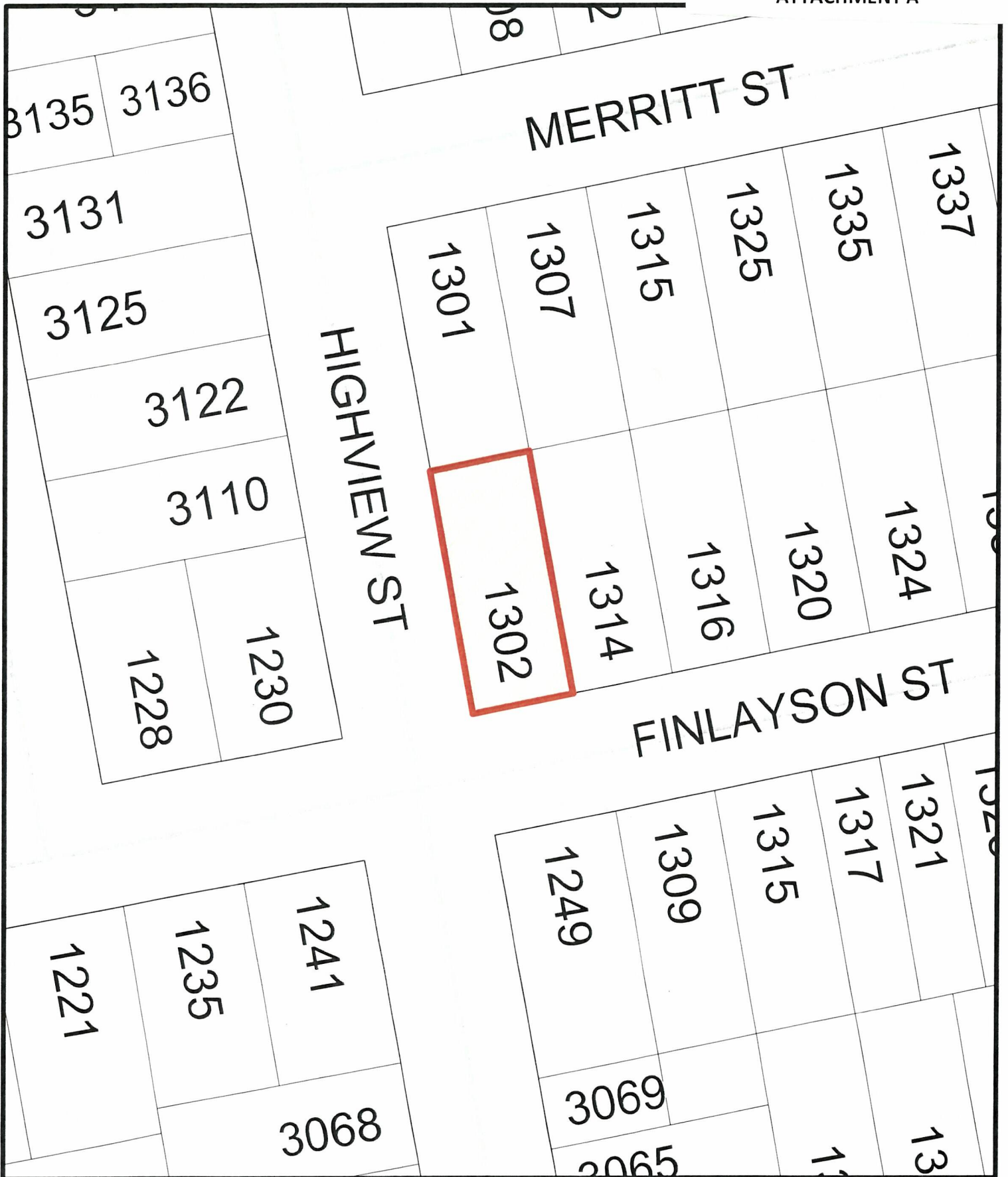


Date:

Nov 20, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 3, 2019
- Attachment D: Letter from applicant to Mayor and Council dated May 3, 2019
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- Attachment G: Arborist Report
- Attachment H: Small Lot Petition.



1302 Finlayson Street
Rezoning No.00687





1302 Finlayson Street
Rezoning No.00687



BC LAND SURVEYORS SITE PLAN OF:

Civic: 1302 Finlayson Road

Legal: Lot 15, Block 3, Section 4,
Victoria District, Plan 1200

Parcel Identifier: 004-786-578
in the City of Victoria

Setbacks are derived from field survey

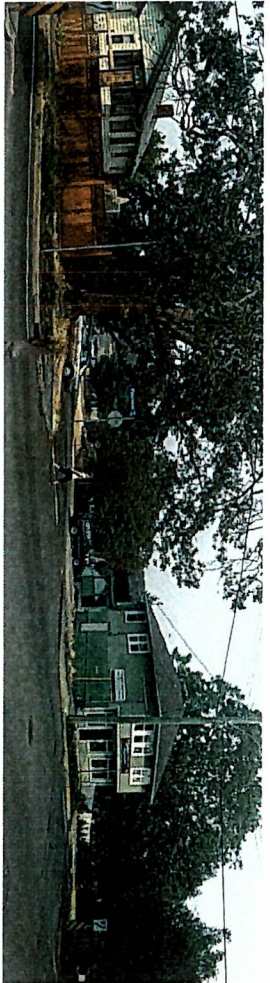
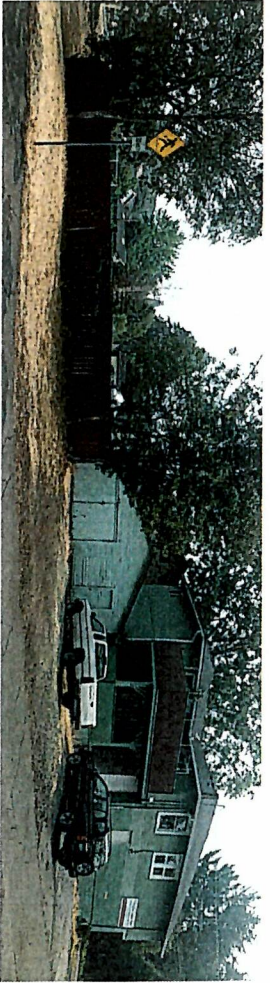
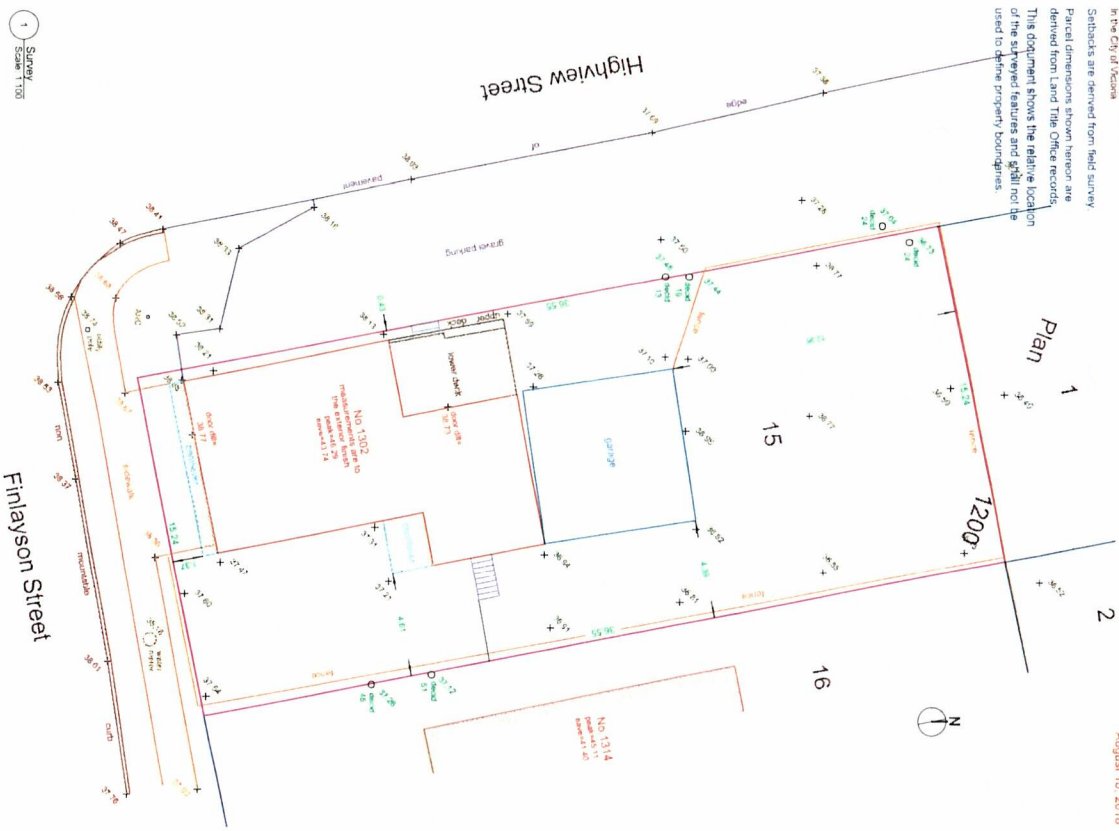
Parcel dimensions shown hereon are
derived from Land Title Office records.
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

LEGEND

Elevations are to Pacific datum
+ = - elevation - grey wire
+ = - elevation - existing elevation
+ = - elevation - proposed elevation

Lot Area = 557 m²

File: 12826-52
POWELL & ASSOCIATES
B.C. Land Surveyors
255-2550 Douglas Street
Victoria BC V8T 4M4
phone (250) 362-4805
August 10, 2018



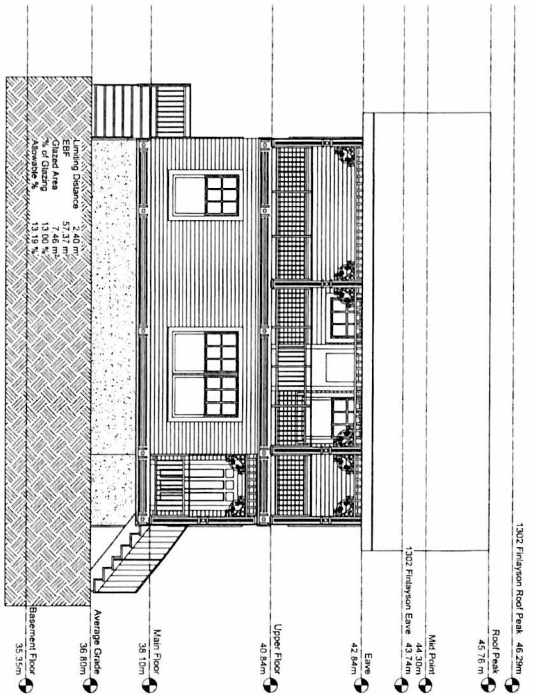
Received
City of Victoria
MAY 03 2019
Planning & Development Department
Development Services Division

Sheet Number	Lot
A.1.1	Lot 15, Block 3, Section 4
A.1.2	Lot 16, Block 3, Section 4
A.1.3	Lot 17, Block 3, Section 4
A.1.4	Lot 18, Block 3, Section 4
A.1.5	Lot 19, Block 3, Section 4
A.1.6	Lot 20, Block 3, Section 4
A.1.7	Lot 21, Block 3, Section 4

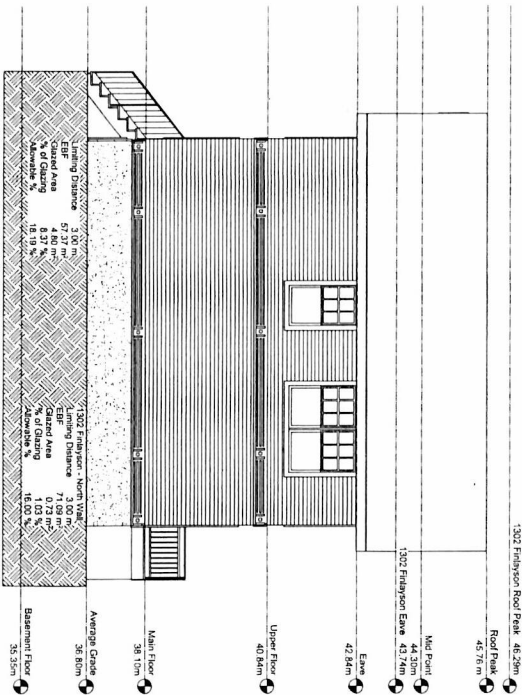
Rev	Date	By	Notes
0	15-04-07	Revisions by TSO	
1	15-04-08	Revisions by Powell & Associates	
2	15-04-08	Revisions by Powell & Associates	
3	15-04-08	Revisions by Powell & Associates	
4	15-04-08	Revisions by Powell & Associates	
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99	15-04-08	Revisions by Powell & Associates	
100	15-04-08	Revisions by Powell & Associates	

Adrian Brett & Associates
1061 Fernside Drive, Sidney BC V8L 3H
C: 613-613-4171
adrian.brett@gmail.com

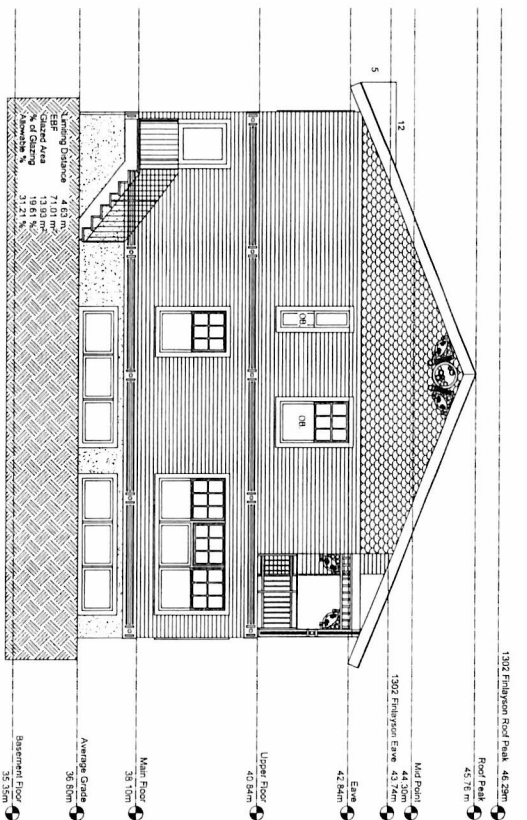
Project No.	1302 Finlayson
Project Name	3105 Highway
Project Type	Residential
Project Status	Existing Site
Project Location	Survey
Project Date	2018/08/02
Project Author	A.1.0
Project Reviewer	A.1.7



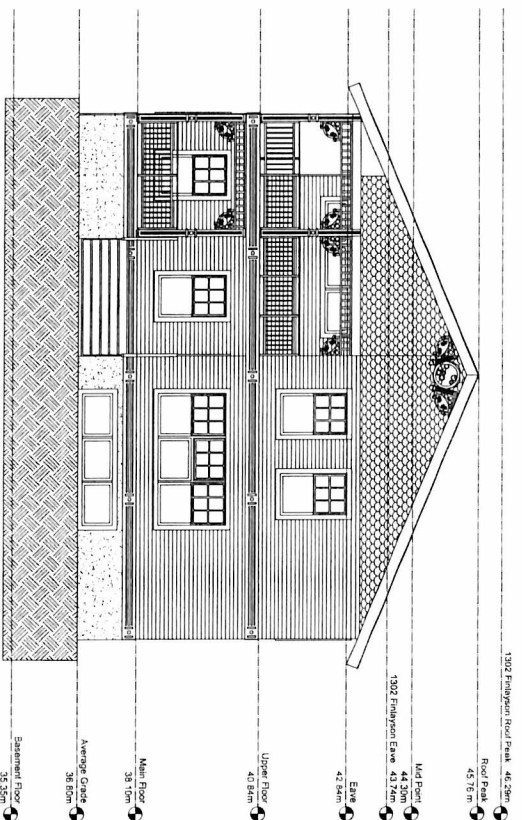
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Scale: 1:50



3 South Elevation
Scale: 1:50



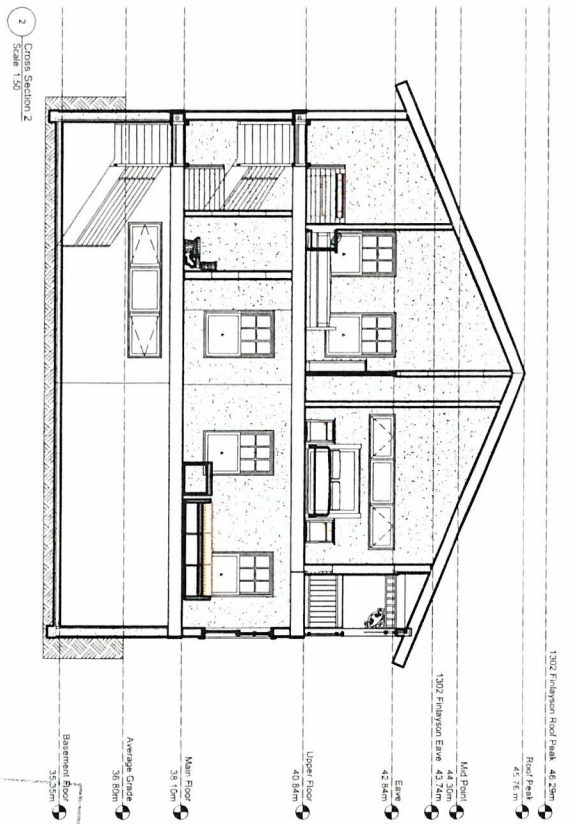
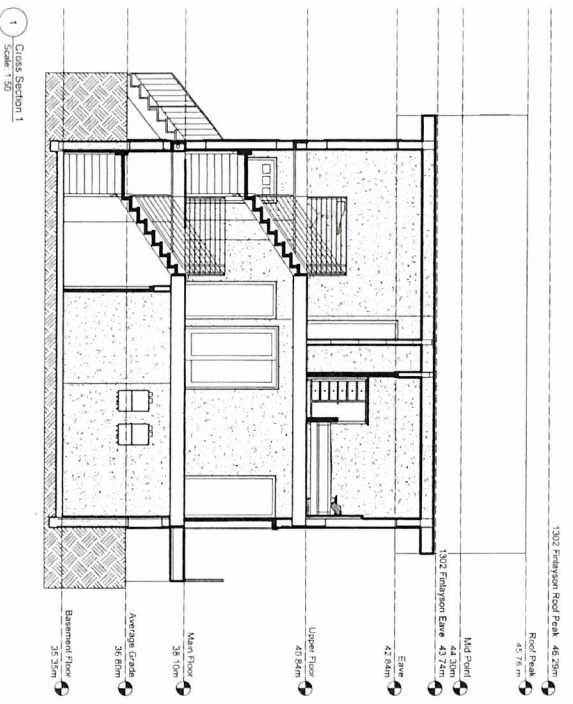
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Scale: 1:50



4 West Elevation
Scale: 1:50

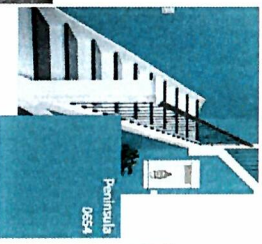
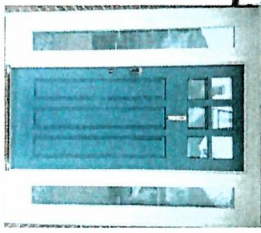
Received
MAY 03 2016
Planning & Land Use Department
City of Victoria

Project Name	1302 Finlayson
Client	Adrian Brett & Associates
Project Address	1041 Fraser Street, Victoria, BC V8W 3M6
Project Contact	adrian.brett@adrianbrett.com
Project Description	1302 Finlayson 3105 Highway Rezoning
Project Status	Evaluations - Proposed
Project Date	3105 Highway
Project Scale	1:50
Project Author	As Noted
Project Date	A 13
Project Date	A 17



EXAMPLE OF GINGERBREAD DETAILING IN BLUE AND WHITE COLOUR SCHEME

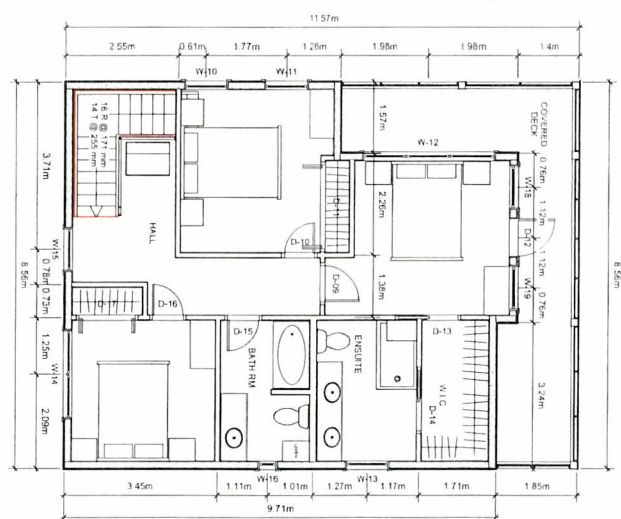
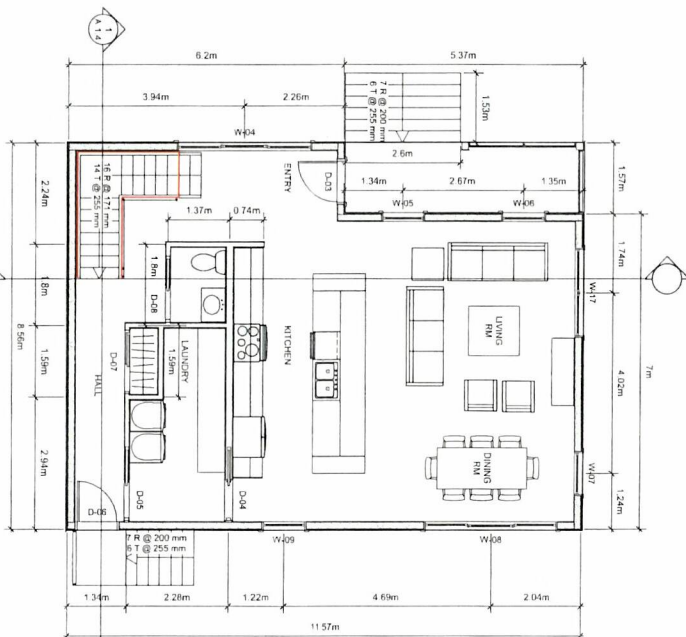
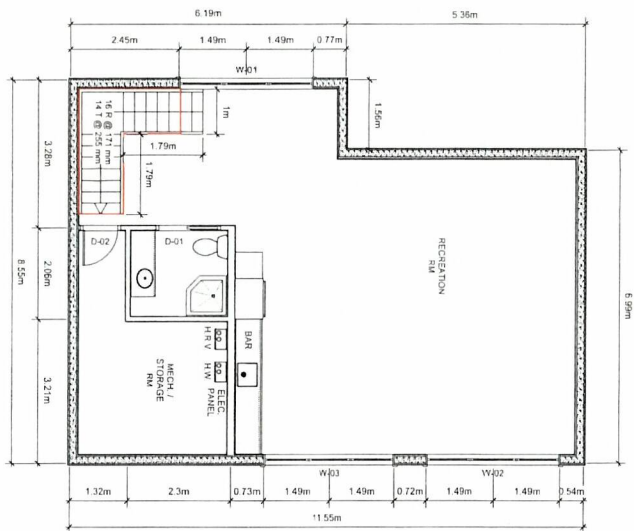
HARDIESHINGLE SIDING IN HALF-ROUND NOTCHED PANEL. INSTALL IN END GABLES - PAINTED WHITE
 HARDIESHINGLE SIDING IN SELECT CEDAR WALL. INSTALLED ON MAIN AND UPPER EXTERIOR WALLS - PAINTED IN PENNSULA (0654) BLUE
 HARDIE TRIM BOARDS - PAINTED WHITE
 PRESSURE TREATED DECKING STAINED BROWN - FRONT DECK AND REAR STAIRS
 PAINTED WHITE RISERS - FRONT AND REAR STAIRS
 DURADECK IN BARNWOOD COLOUR - UPPER COVERED DECK
 STEEL INSULATED DOORS PAINTED IN PENNSULA (0654) BLUE - FRONT AND BACK
 METAL FLASHING - PASCO AND VENTED SOFFITS - WHITE
 ASPHALT SHINGLES - CHARCOAL GREY



HARDIESHINGLE SIDING IN HALF-ROUND NOTCHED PANEL

Received
 MAY 03 2009
 1302 Fullway

Adrian Brett & Associates 1302 Fullway 3105 Highway Reznor Cross Sections and Materials 3105 Highway		Project No. 1302 Fullway 3105 Highway Reznor Cross Sections and Materials 3105 Highway	Project Name 1302 Fullway 3105 Highway Reznor Cross Sections and Materials 3105 Highway	Project No. 1302 Fullway 3105 Highway Reznor Cross Sections and Materials 3105 Highway	Project Name 1302 Fullway 3105 Highway Reznor Cross Sections and Materials 3105 Highway
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Project Name 1302 Fullway 3105 Highway Reznor Cross Sections and Materials 3105 Highway		Project No. 1302 Fullway 3105 Highway Reznor Cross Sections and Materials 3105 Highway		Project Name 1302 Fullway 3105 Highway Reznor Cross Sections and Materials 3105 Highway	



Door Schedule							
Nominal Size				Door Style		Openings	
	Model	Width	Height	Thickness	Configuration	Ram Style	RO Width
D-1	D-1	0.87m	2.04m	1.00m	Per Deck Slatted	S004	0.87m
D-2	D-2	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-3	D-3	0.95m	2.04m	1.00m	Per Deck Slatted	S004	0.95m
D-4	D-4	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-5	D-5	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-6	D-6	1.41m	2.04m	1.00m	Per Deck Slatted	S004	1.41m
D-7	D-7	0.87m	2.04m	1.00m	Per Deck Slatted	S004	0.87m
D-8	D-8	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-9	D-9	0.95m	2.04m	1.00m	Per Deck Slatted	S004	0.95m
D-10	D-10	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-11	D-11	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-12	D-12	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-13	D-13	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-14	D-14	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-15	D-15	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-16	D-16	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-17	D-17	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-18	D-18	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-19	D-19	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-20	D-20	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-21	D-21	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-22	D-22	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-23	D-23	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-24	D-24	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-25	D-25	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-26	D-26	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
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D-32	D-32	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
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D-37	D-37	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
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D-99	D-99	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m
D-100	D-100	0.91m	2.04m	1.00m	Per Deck Slatted	S004	0.91m

[illegible]

ALL WORK TO COME WITH THE CURRENT EDITION OF THE BC BUILDING CODE
 ALL FRAMING TO BE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE
 ALL LUMBER TO BE SP#2 OR BETTER UNLESS NOTED OTHERWISE
 ALL EXPOSED FLOORING TO BE 1/2" STANDING OR PLANK WOOD UNLESS NOTED OTHERWISE
 ALL UNITS TO BE 2X10X20 UNO
 ALL CONCRETE TO BE MINIMUM 35 MPa @ 28 DAYS
 EXTERIOR FOUNDATION WALL TO EXTEND MIN 150 mm ABOVE FINISHED GRADE
 ALL INTERIOR ROOMS TO BE MINIMUM 6' ALL UNLESS NOTED OTHERWISE. PROVIDE MIN 25TDS BS AT JAY FRAMING
 ALL EXPOSED EXTERIOR FRAMING TO BE PRESERVATIVE TREATED LUMBER. FIELD TREAT ALL CUTS
 DESIGN LOADS
 - VICTORIA
 Sa 15 kPa
 Sp 0.7 kPa
 DP 1440
 PG 30
 WATER RESIST - 220
 HANDRAILS TO COMPLY WITH BCBC DIV B 9.8.7
 GLAZERALS TO COMPLY WITH BCBC DIV B 9.6.8 NO OPENING GREATER THAN 100MM
 AIR BARRIER TO BE OVERLAPPED STRUCTURALLY SUPPORTED AND SEALED AT ALL JOINTS
 EFFECTIVE RSI MUST BE MAINTAINED
 ELECTRICAL, RECEPTS AND PIPING AS PER BCBC 9.46
 SMOKE ALARMS TO BE INSTALLED IN EACH SLEEPING ROOM, EVERY STOREY AND THE ENTIRE OUTSIDE
 CLOTHING ROOMS AND THE REMAINDER OF THE STOREY, AS PER BCBC DIV B 9.10.3
 CO2 ALARMS TO BE INSTALLED IN EACH BEDROOM OR EACH OUTSIDE THE BEDROOM DOOR
 BEDROOM WINDOWS TO MEET BCBC DIV B 9.9.1.1 NO DIMENSION LESS THAN 300MM WITH AN AREA OF 0.35M2
 ALL NEW FLASHINGS TO COMPLY TO BCBC DIV B 9.27.3.1 - 9.27.3.8
 BATHROOM EXHAUSTS TO COMPLY WITH 6.32
 VENTILATION TO COMPLY WITH BCBC 9.32
 DOOR SPACE VENT AREA SHALL BE NOT LESS THAN 1150

Received
City of Victoria
MAY 03 2019

Planning & Development Department
Development Services Division

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
C	18-03		Received by Development Panel		
B	18-02		CALC - Revision		
A	18-02-21	CALC - C	18-02-21		
Total					

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
C	18-03		Received by Development Panel		
B	18-02		CALC - Revision		
A	18-02-21	CALC - C	18-02-21		
Total					

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
C	18-03		Received by Development Panel		
B	18-02		CALC - Revision		
A	18-02-21	CALC - C	18-02-21		
Total					

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
C	18-03		Received by Development Panel		
B	18-02		CALC - Revision		
A	18-02-21	CALC - C	18-02-21		
Total					

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
C	18-03		Received by Development Panel		
B	18-02		CALC - Revision		
A	18-02-21	CALC - C	18-02-21		
Total					

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
C	18-03		Received by Development Panel		
B	18-02		CALC - Revision		
A	18-02-21	CALC - C	18-02-21		
Total					

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
C	18-03		Received by Development Panel		
B	18-02		CALC - Revision		
A	18-02-21	CALC - C	18-02-21		
Total					

No.	Date	To / From	Particulars	Amount	Balance
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Total					

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
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A	18-02-21	CALC - C	18-02-21		
Total					

No.	Date	To / From	Particulars	Amount	Balance
D	18-02		Received by TMS		
C	18-03		Received by Development Panel		
B	18-02		CALC - Revision		
A	18-02-21	CALC - C	18-02-21		



Existing Retail Space on Main Floor 86.64 m²
Existing Residential Area on Main & Upper Floor 124.62 m²

Planning & Development Department
Development Services Division

Received

[illegible]



Proposed Landscaping Plan
Scale: 1:100

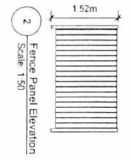
Finlayson Street

Highview Street



16

Trees			
Tree Number	Species	DH1 (m)	DH2 (m)
1	Quercus laevis	0.22	5.0
2	Quercus laevis	0.22	5.0
3	Quercus laevis	0.19	4.0
4	Quercus laevis	0.12	4.5
5	Quercus laevis	0.11	4.5
6	Quercus laevis	0.11	4.5
7	Quercus laevis	0.11	4.5
8	Quercus laevis	0.11	4.5



Existing fence panels. New fence to match existing fence.

Received
City of Victoria
MAY 03 2019
Planning & Development Department
Development Services Division

Adrian Brett & Associates

10451 Riverside Drive, Suite 100, Richmond, BC V6X 3M6

adrian.brett@gmail.com

Project No: 1302 Finlayson

Project Name: 3105 Highview

Project Type: Rezoning

Project Location: Landscape Plan

Project Status: As Noted

Project Date: A.1.7

Project Author: A.1.7

Letter to Mayor & Council

May 3, 2019

Re: Proposed Small Lot Housing Subdivision at 1302 Finlayson Street

Owner: Paul and Marta Fisher

Applicant: Adrian Brett & Associates

INTRODUCTION & OVERVIEW

This letter provides a rationale for the proposed development at 1302 Finlayson Street (at Highview Street). The project entails the subdivision of an existing R1-B lot into two lots, one R1-S2 single family residential lot and one site-specific zoned lot allowing the continued use of the existing commercial neighbourhood amenity. The existing residential/commercial building (the English Cabinetmaker store) will be preserved and a new single family home is proposed behind it, which will front onto Highview Street. The proponent intends to rent the above grade residential unit of the existing building, retain the existing commercial use and utilize the new single family home as his primary residence. The project will also provide a 0.86 road dedication and a 2.5m-wide Statutory Right of Way for future streetscape improvements along Finlayson.

RATIONALE & SUPPORT

Policy Support

Official Community Plan

- Consistent with Traditional Residential Land Use designation, which supports ground-oriented built forms.
- Consistent with numerous housing and infill policies.

Development Permit Area (15A)

Consistent with numerous DPA objectives, including:

- Accommodation of 10% of Victoria's population growth in traditional residential areas
- Support existing commercial services.
- Accommodation of growth in Traditional Residential neighborhoods in a gradual manner that reflects the local context.
- Integrates a single family home into the neighborhood in a manner that respects the established character of the neighborhood.

Small Lot House Rezoning Policy

Consistent with numerous objectives, including:

- Preferred corner lot siting.
- Preserves existing house and business.
- High quality neo-traditional architectural design that is representative of adjacent homes vernacular style.



- Consultation with adjacent neighbours and wider community, more than 75% of neighbors are in favor of the proposed development.

Project Need & Benefits

- Satisfies need for sensitive infill housing in a strategic location – a corner lot on public and active transportation routes with easy access to green space (Highview and Summit Parks are within walking distance)
- Retains an existing local commercial amenity.
- Adds value to the neighborhood via high quality architecture.
- Enhance eyes on the park (Highview Park) and improves public safety.

Servicing

- The site is served by all necessary public infrastructure and services.
- The project will provide a 0.86 Road Dedication and a 2.5m wide SRW to accommodate future improvements along Finlayson Street.
- Very little on-street parking is available on Finlayson Street. The owner and neighbors have organized a petition to ask Council to allow the frontage along Highview Street to remain a gravel shoulder so that existing parking spots can be retained.

Neighbourhood / Appropriateness

The site is appropriate for a small lot rezoning for the following reasons:

- it is a corner lot located on public and active transportation routes.
- The site is walkable to parks, schools, services, and amenities.
- The proposal is consistent with its surrounding development patterns of lot sizes, moderately sized homes, and architectural details.
- The owner has agreed to place the existing commercial/residential building on the City's Heritage Register and has provided a Statement of Significance.
- The owner is willing to covenant the existing upper unit of the building to ensure it retains its use as rental housing into perpetuity.

Impacts & Impact Mitigation

- Project will retain a neighbourhood commercial amenity and retain much needed rental housing.
- Design of new house will improve neighbourhood safety by providing additional sightlines from the new home onto the nearby Highview Park (Crime Prevention through Environmental Design).
- No protected trees will be affected by the addition of this proposed new single family home.
- New house is of a modest scale, consistent with the heights and building footprints of neighbouring homes.
- The second floor windows of the proposed house will be frosted so as to maintain both the resident's and neighbor's privacy. Views from the first floor windows (facing the neighboring property to the east) will be obscured by the 1.5m high fence erected on the property line. Also the new house is positioned to the rear of the neighbour's lot, the



windows on the east side of the new house look onto the neighboring back yard where there are no buildings. Neither house will be in the direct view of its neighbor's windows.

VARIANCES

The proposal requires two setback variances:

1. On the front yard (fronting Highview Street) of the proposed new house, (2.0m proposed), a variance of 4m is requested to allow for the new house to be positioned closer to the street to be more consistent with the position of the existing house, which is setback only 0.43m from Highview Street.
2. On the rear yard (east) of the proposed new house (3.43m proposed) a variance of 2.57m is requested. This requested back yard setback variance is consistent with typical small lot designs. The impact of the rear variance is mitigated by frosted glazing on its east façade, and the adjacent house is located much farther south on its neighbouring lot, out of direct view from the new proposed house.
3. The requested variances do not significantly affect the amount of private outdoor space provided for each lot. The lot with the existing building will have approximately 114m² of private outdoor space and the lot with the new building will have approximately 106m² of outdoor space. In addition to these private outdoor spaces, there is also ample public open space nearby. Highview Park abuts the north property line of this site and contains approximately 1,680m² of outdoor amenity space.
4. There are also many other nearby properties with similar rear and front yard setbacks in the local neighborhood. The following table provides several examples of nearby properties that have rear/front setbacks less than the 6m zoning requirement.

Property Address	Front Yard Setback	Rear Yard Setback
3136 Highview Street	1.5m	4.5m
3135 Mars Street	4.5m	3.2m
3114 Mars Street	3.0m	4.8m
3104 Mars Street	7.0m	0.75m
3122 Highview Street	3.2m	18.0m

SUMMARY

The proposed development is consistent with the objectives and guidelines of the OCP, Development Permit Area 15A and the Small Lot Rezoning policy. This proposal is an example of context-sensitive and neighbourhood-scaled infill housing. It will retain much needed attainable rental housing units in the city, as well as retaining an existing neighbourhood commercial amenity. Moreover, the corner lot location is ideal for this type of development, the proposed design is responsive and sensitive to the neighbourhood, and its orientation will improve public safety by providing more eyes onto Highview Park.

By email to: Michael Angrove,
City of Victoria mangrove@victoria.ca

6 January 2019

Dear Michael Angrove:

Re: Community Meeting for 1302 Finlayson Avenue Rezoning

Community Meeting Details

Date: 28 November 2018

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

Meeting facilitators: Hillside Quadra Neighbourhood Action Committee (NAC): 3 members

Attendance: 5: 4 in 100m notification distance, 1 outside notification area;

Meeting Chair: Jon Munn, NAC

Note taker: Deborah McCarron, NAC

Proposed Development Details

Proponent: Adrian Brett of Adrain Brett and Associates

Owner: Paul Fisher

Proposal: Rezone from R1-B Single Family Dwelling District to R1-S2 Restricted Small Lot (Two Storey) District and a new zone to fit the nonconforming situation; and vary the R1-S2 6.0m front and rear yard building setbacks from to 2.0m and 3.4m respectively.

The proponent presented the proposal and answered questions. Currently, 1302 Finlayson is the site of a commercial building with residential on the upper floor. The current owner operates the English Carpenter furniture business.

The proponents would like to rezone their land to new zones with lot size minimums which would permit a subdivision to create two small lots. The adjacent table provided by the proponent summarizes the lot and building dimensions if the proposal is successful.

No table was presented to show how the existing uses and building do not conform with the existing zone or how the

	Proposed Lot A 3105 Highview (metric)	Existing Lot B 1302 Finlayson (metric)
Existing Zone	<u>R1-B</u>	<u>R1-B</u>
Proposed Zone	<u>R1-S2</u>	NEV
Lot Area	260.50	283.40
Lot Frontage on Street	16.99	18.70
Site Coverage	38.41%	47.99%
FSR	0.60	0.71
Open Site Space	52.10%	45.37%
Site Coverage	100.07	135.96
Floor Area 1+2	157.13	211.26
Main	83.96	104.25
Upper	73.17	107.01
Basement	82.41	
Floor Area all Floors	239.54	211.26
Commercial Floor Area	N/A	86.64
Residential Floor Area	239.54	124.62
Number of Dwelling Units	1	1
Parking Stalls	1	1
Number of Storeys	2	2
Height	7.30	7.42
Average Grade	36.80	37.60
Peak Height	44.88	46.29
Eave Height	43.31	43.74
Front yard	2.00	0.43
Rear yard	3.43	2.72
North Side Yard	2.40	3.00
South Side Yard	3.00	0.51
Combined Side Yard	5.40	3.51

existing situation and zone differ from the proposal. Although a development permit and the related guidelines normally are required for intensive residential development, details of conformity were only discussed briefly.

The proponent briefly described that the existing commercial use on the lot does not conform to the R1-B zone and the siting of the building does not conform to the yard distance requirements of the zone because the existing situation largely existed prior to the adoption of the zoning bylaw. There was no summary of what changes to the property were made over the years and how the nonconforming situation was addressed with or without city permits.

It was noted at the meeting that the proposal requests a new zone to accommodate the unusual nonconforming situation of the commercial use with lot line setbacks close to 0.5m. The city has the option to ask that any building be brought into conformity with the existing R1-B. The variances required for the existing building to be in conformity with the R1-S2 zone were not discussed.

The road edge adjacent to the lot is largely gravel with no drainage or transport related improvements. The proponent noted that the city usually requires adjacent road improvements when there is a subdivision or rezoning. This would likely be a curb and gutter to direct rain water for drainage and a sidewalk for safe pedestrian travel. The proponent is requesting to construct a planted ditch to absorb rain water, or bioswale instead of the regular improvements. This is a subdivision related detail, so the decision would be made by the Engineering Department.

The proponent said that what the city Official Community Plan (OCP) wants in urban areas is traditional residential housing. They feel the proposal meets development permit area objectives and it is sensitive infill. He suggested that the city wants contact sensitive new developments to support future population growth. They also want retention of existing local businesses in the community such as the existing business.

As part of the proposal the owner will be making the spindle work copied from the 1880s design to be placed on the façade overlooking the park to match the 1914 character of the original house. The proponent said the wraparound porch facing north and west will enhanced the ability for surveillance or 'eyes on the park,' and this is a good way to make the park more secure. Also, there are no changes to be made to the existing house. There will be minor grade differences between the new house on Highview and the existing house on Finlayson Street.

Discussion

A number of issues were discussed. It was noted that the adjacent owner and/or resident neighbour to the east would be most affected by the proposal and no representative for that neighbour was present.

Use and Density

Three of four of the neighbours said they are “absolutely are for this”, and it is “sensible development.” One of three, suggested it feels the new building would encroaching on the park and he is losing his view of the park although he didn’t think this would be an issue for zoning.

A resident asked what the height of the new house’s basement would be and if it is underground and being designed as a liveable space. Adrian responded that basement suites are not permitted under small lot zoning. Adrian feels this rule is about to be changed. The neighbour objects to any basement suite.

Transportation/ Parking

Many meeting participants stated that they like more space for on-street parking. A couple of people said that pedestrians walking to and from the park would be o.k. without a sidewalk.

Additional parking demand from the proposal was briefly discussed but no clear conclusion was reached. Three neighbours liked the way people could park now, although only one off-street parking space per unit may not be adequate. The proponent did not address this issue clearly.

Traffic/Street Improvements

There was some discussion of how a bioswale would be designed with driveways and parking.

An 18-year resident two doors down on Finlayson said the sidewalk would end at the property line by the park if a conventional curb and gutter were done. She is against this. She likes the additional parking on the shoulder that can be kept if it’s placed in gravel. On another project across the street this was an issue and the neighbours collected 16 signatures to keep the soft gravel shoulder. She thinks they could get more signatures if needed.

Affordability

A minor mention was made regarding affordability. The proponent said this is a small market-oriented proposal, but the existing residential unit on top of the commercial unit could be more affordable.

Design – Building Form and Character

Those attending agreed that the attention to detail from the 1880s design to be placed on the façade overlooking the park was a good idea.

The neighbours also asked about the siding and the use of color. They commented that they did not like the latest improvement across the street and the existing green colour of the building could be changed. The owner responded that he’s tending toward dark blue and plans to keep the original character.

One suggestion asked that a colour and materials board be presented to show the possibilities. This is an issue for the development permit, but there is no public notice at that stage.

Conclusion

Overall, the proposal seen as acceptable by the small number of attendees.

Jon Munn
CALUC Co-Chair
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Adrian Brett

STATEMENT OF SIGNIFICANCE FOR 1302 FINLAYSON STREET

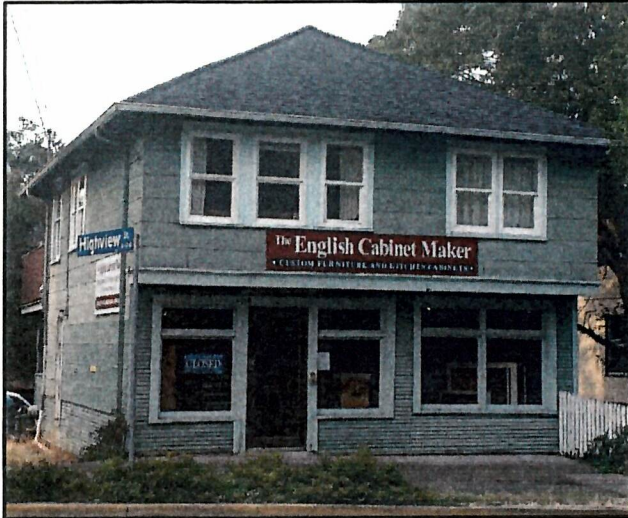
THE ENGLISH CABINET MAKER
(FORMERLY FINLAYSON GROCERY)



Prepared by Adrian Brett & Associates

For

The City of Victoria



1302 Finlayson Street – The English Cabinet Maker

Construction date:

1925

Architect/Builder:

Unknown

DESCRIPTION OF HISTORIC PLACE

The English Cabinet Maker, formerly known as Finlayson Grocery is a two storey wooden commercial and residential building. Originally built with only a commercial retail space on the first floor and a residential upper floor; later a rear addition of a deck, retail storage space, and second floor balcony was added sometime after 1925.

HERITAGE VALUE

The English Cabinet Maker buildings has heritage value for its aesthetic and socio-cultural attributes.

The English Cabinet Maker has aesthetic value as it is a representative example of the types of mixed-use buildings built during the 1920's-1930 in Victoria. It is a good example of the craftsmanship employed by vernacular builders in British Columbia during a relative construction boom that occurred just prior to the Great Depression. The building has retained its original commercial window styling on the first floor and double hung windows on the second floor.

On the rear addition of the building there are two decorative wooden posts and that fan upwards forming support for the second floor balcony. Although the building lacks any ornamentation or notable features on its east and west elevations, its front façade is characterized by large display windows that were once primarily used to draw the attention of pedestrian traffic inwards towards shelves stocked with food. Today these windows serve a similar purpose to draw attention to the finely crafted wood cabinetry and furniture contained within.

The English Cabinet Maker is also valued for its continuous use as a commercial building and as an important amenity for the Highview neighborhood. The building served as a grocery store from 1925 to 1965 and then a variety of other commercial uses before it became a craft furniture store in 2018.

CHARACTER DEFINING ELEMENTS

Those elements that define the building's vernacular design include:

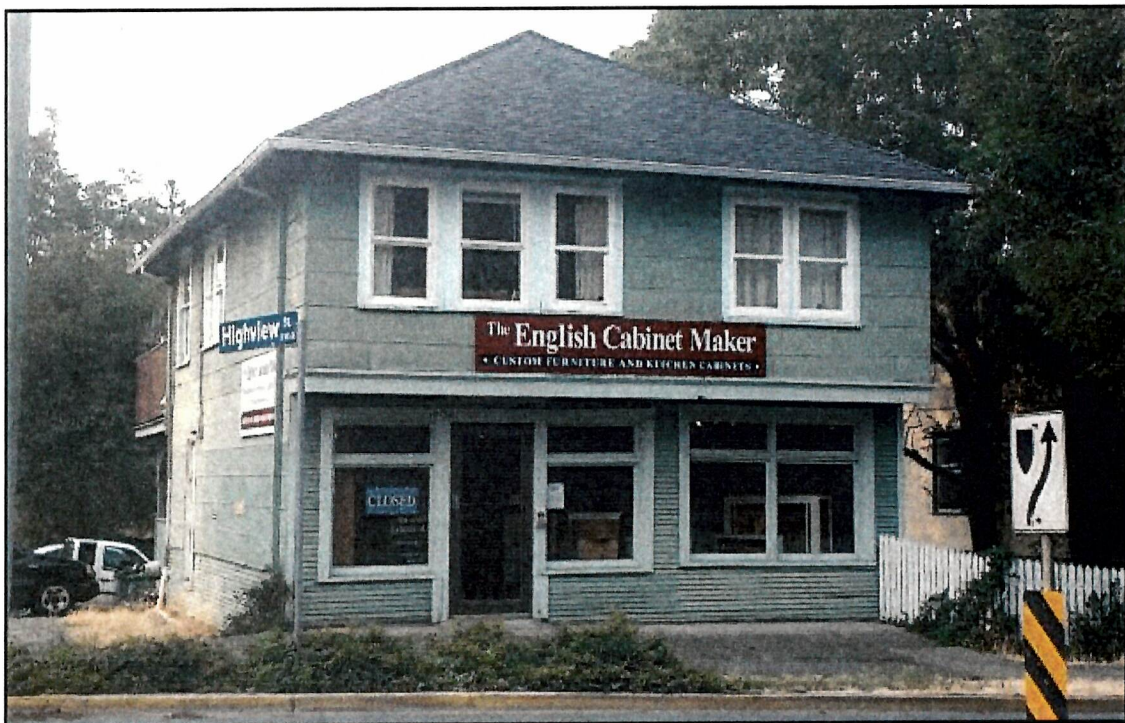
Distinct and large display windows on first floor

Double hung windows on second floor

Second floor overhang on front façade
Mid-pitch roof
Wooden siding
Decorative fan posts on rear deck

Elements that relate to this buildings socio-cultural value:
Continuous use since its construction as a small-scale neighborhood commercial building

ADDITIONAL PHOTOS OF 1302 FINLAYSON STREET







Talbot Mackenzie & Associates

Consulting Arborists

1302 Finlayson Street, Saanich

Construction Impact Assessment &

Tree Preservation Plan

PREPARED FOR:

Paul Fisher
1302 Finlayson Street
Victoria, BC
V8T 2V6

PREPARED BY:

Talbot, Mackenzie & Associates

Graham Mackenzie
ISA Certified # PN-0428
TRAQ – Qualified

DATE OF ISSUANCE:

October 15, 2018

Box 48153 RPO - Uptown Victoria, BC V8Z 7H6

Ph: (250) 479-8733

Fax: (250) 479-7050

Email: tmtreehelp@gmail.com



Talbot Mackenzie & Associates

Consulting Arborists

Jobsite Property: 1302 Finlayson Street, Saanich

Date of Site Visit: October 10, 2018

Site Conditions: Residential/business lot. No construction activity present.

Summary: We do not anticipate any impacts to the 75.0 cm d.b.h. Garry oak tree located in the park adjacent to this property provided the proposed excavation does not extend into the park property. There is an Ash tree located on the boulevard that is likely a volunteer. While it could possibly be retained given the proposed building scheme, in our opinion it would be better to remove this tree and if desired replant with a healthy young boulevard planting of a more desirable species.

Scope of Assignment: To inventory the existing bylaw protected trees and any trees on neighbouring properties that could potentially be impacted by construction or that are within three metres of the property line as well as 1 Garry oak tree located in the adjacent Park. Review the proposal to subdivide the property and construct an additional residence on the property and comment on how construction activity may impact existing trees. Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain given the proposed impacts.

Methodology: We visually examined the trees on the property and prepared an inventory in the attached Tree Resource Spreadsheet. Each by-law protected tree was identified using a numeric metal tag attached to its lower trunk. Municipal trees and neighbours' trees were not tagged. Information such as tree species, DBH (1.4m), crown spread, critical root zone (CRZ), health, structure, and relative tolerance to construction impacts were included in the inventory. The by-law protected trees with their identification numbers were labelled on the attached Site Plan.

Limitations: No exploratory excavations have been requested and thus the conclusions reached are based solely on critical root zone calculations and our best judgement using our experience and expertise. The location, size and density of roots are often difficult to predict without exploratory excavations and therefore the impacts to the trees may be more or less severe than we anticipate.

Summary of Tree Resource: There are two bylaw protected trees that could potentially be impacted by the proposal, 1 Garry oak tree in the neighbouring park and 1 Ash tree located on the municipal frontage. The Garry oak tree is located 8.5 meters from the property line and we have calculated the critical root zone to be 7.5 meters. We do not anticipate any impacts to the Garry oak. The Ash tree located on the municipal frontage is likely a volunteer that was not planted and

in our opinion, it would be better to remove this tree and replant with a healthy young boulevard tree if that is what is desired.

Potential Impacts on Trees to be Retained and Mitigation Measures

- **Barrier fencing:** The areas surrounding the trees to be retained should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose. As there is an existing fence between the park and the subject property, it will serve as barrier fencing. If the Ash tree is going to be retained, we recommend that the critical root zone be fenced.
- **Arborist Supervision:** All excavation occurring within the critical root zones of protected trees should be completed under supervision by the project arborist. Any roots encountered must be pruned back to sound tissue to reduce wound surface area and encourage rapid compartmentalization of the wound. We do not anticipate that any significant roots will be encountered from the Garry oak on the neighboring property, but if roots are encountered, we can visit the site to document and prune any roots.
- **Blasting:** There is a possibility that rock will be encountered during the excavation. Care must be taken to ensure that the area of blasting does not extend beyond the necessary footprints and into the critical root zones of surrounding trees. The use of small low-concussion charges and multiple small charges designed to pre-shear the rock face will reduce fracturing, ground vibration, and overall impact on the surrounding environment. Only explosives of low phytotoxicity and techniques that minimize tree damage should be used. Provisions must be made to ensure that blasted rock and debris are stored away from the critical root zones of trees.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation within the critical root zones of trees to be retained
 - Reviewing and advising of any pruning requirements for machine clearances

Talbot Mackenzie & Associates

- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any site clearing, tree removal, demolition, or other construction activity occurs and to confirm the locations of the tree protection barrier fencing.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions. Thank you.

Yours truly,



Talbot Mackenzie & Associates
ISA Certified Consulting Arborists

Encl. 1-page tree resource spreadsheet, 1-page site plan with trees, barrier fencing specifications

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree Resource Spreadsheet

Tree ID	Common Name	Latin Name	DBH (cm) ~ approximate	Crown Spread (m)	CRZ (m)	Relative Tolerance	Health	Structure	Remarks and Recommendations
1	Garry oak	<i>Quercus garryana</i>	75.0	19.0	7.5	Good	Good	Good	No impacts anticipated.
2	Green Ash	<i>Fraxinus pennsylvanica</i>	22.0	6.0	3.0	Fair	Fair/Poor	Good	Possible to retain, but in our opinion it would be better to replant with a healthy young tree of a more desirable species.

Prepared by:
 Talbot Mackenzie & Associates
 ISA Certified and Consulting Arborists
 Phone: (250) 479-8733
 Fax: (250) 479-7050
 email: tmtreehelp@gmail.com

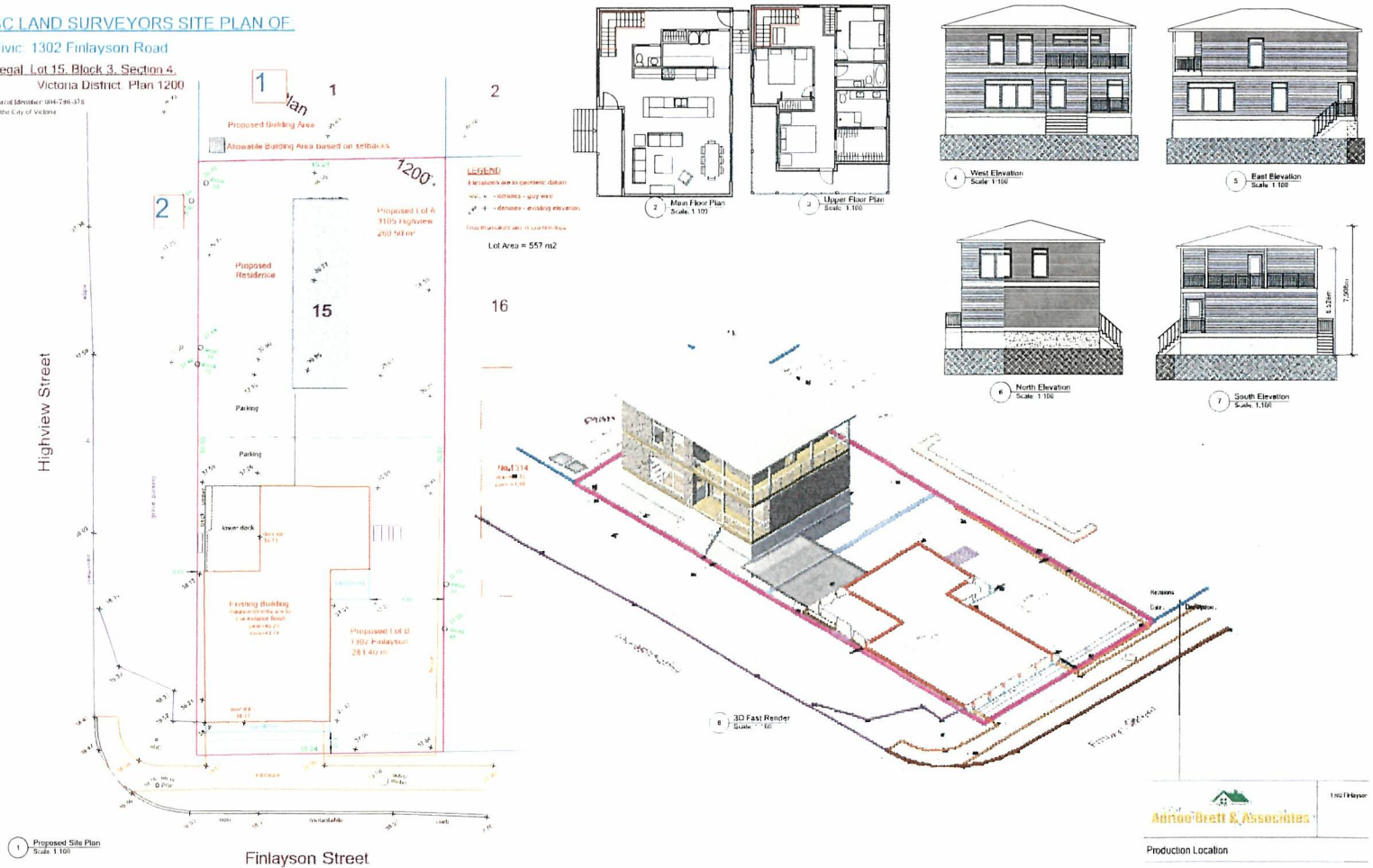
BC LAND SURVEYORS SITE PLAN OF

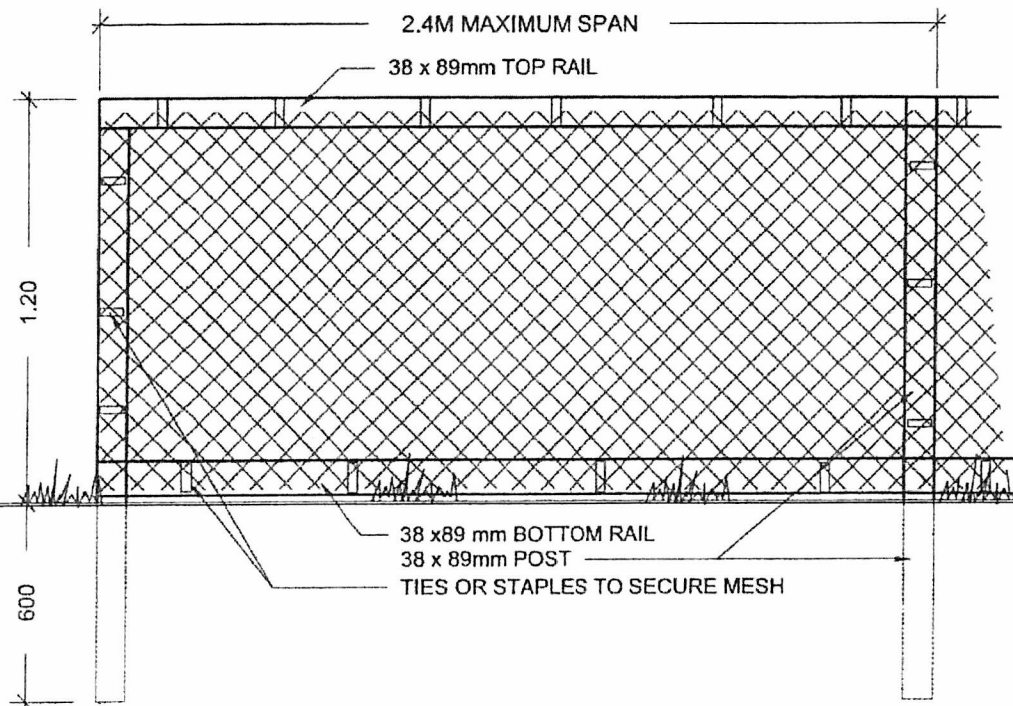
Civic: 1302 Finlayson Road

Legal Lot 15, Block 3, Section 4,

Victoria District, Plan 1200

Parcel Identifier: 004-746-076
in the City of Victoria





TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D. RR
 SCALE: N.T.S.

E105
 DRAWING

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

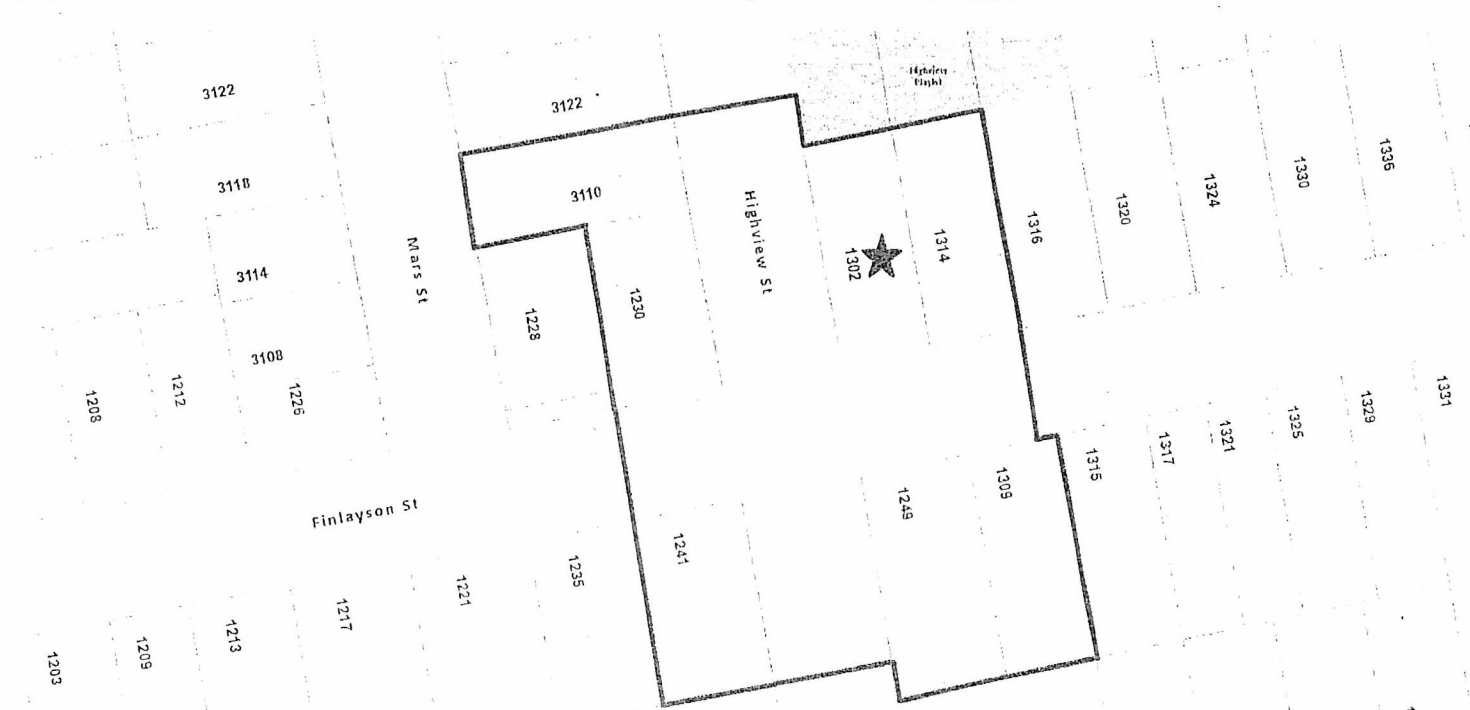
I, PAUL FISHER, have petitioned the adjacent neighbours* in compliance with
(applicant)
the *Small Lot House Rezoning Policies* for a small lot house to be located at 1302 FINLAYSON
(location of proposed house)
and the petitions submitted are those collected by DEC 30 / 2018
(date)

Address	In Favour	Opposed	Neutral (30-day time expired)
1249 FINLAYSON	✓	✓	✓
1309 FINLAYSON	✓		
1241 FINLAYSON	✓		
1314 FINLAYSON	✓		
1314 FINLAYSON	✓		
1314 FINLAYSON	✓		
1314 FINLAYSON	✓		
3110 HIGHTVIEW	THIS IS A VACANT LOT		
1230 HIGHTVIEW			✓
1309 FINLAYSON	✓		
1249 FINLAYSON	✓		
1241 FINLAYSON	✓		

SUMMARY	Number	%
IN FAVOUR	11	100
OPPOSED	0	
TOTAL RESPONSES	11	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.



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

Paul Fisher
(print name), am conducting the petition requirements for the

property located at 1302 Finlayson Street

to the following Small Lot Zone: R1-S2 Small Lot Residential

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) ADRIAN CANLER (see note above)

ADDRESS: 1249 FINLAYSON ST.

Are you the registered owner? Yes ☒ No ☐

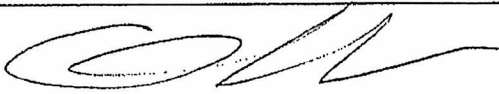
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

2/5/2019
Date


Signature

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

PAUL + MARTHA FISHER [?], am conducting the petition requirements for the
(print name)

property located at 1302 FINLAYSON [?]

to the following Small Lot Zone: R1-S2 SMALL LOT RESIDENTIAL

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) Callum Scott (see note above)

ADDRESS: 1249 Finlayson St. Victoria V8T 2V5

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:

One person renting on site works night shifts, hopefully
noise can be kept to a minimum

Nov. 7 2018

Date

Edin

Signature

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

PAUL + NARIN FISHER
(print name)

, am conducting the petition requirements for the

property located at 1302 FINLAYSON

to the following Small Lot Zone: R1-S2 SMALL LOT RESIDENTIAL

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) Matthew Locke (see note above)

ADDRESS: 1309 FINLAYSON

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:

Nov ~~14~~ / 4 2018
Date

[Signature]
Signature

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

Paul Fisher, am conducting the petition requirements for the
(print name)

property located at 1302 Finlayson Street

to the following Small Lot Zone: R1-S2

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) KIM LOCKE (see note above)

ADDRESS: 1309 Finlayson 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:

Jan 15 2019
Date

Kim Locke
Signature

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

PAUL + MARTHA FISHER
(print name)

, am conducting the petition requirements for the

property located at 1302 FINLAYSON

to the following Small Lot Zone: R1-S2 SMALL LOT RESIDENTIAL

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) Amanda Longhead (see note above)

ADDRESS: 1241 Finlayson

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:

Nov 4th 2017
Date

[Signature]
Signature

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

Paul Fisher
(print name), am conducting the petition requirements for the

property located at 1302 Finlayson Street

to the following Small Lot Zone: R1-S2 Small Lot Residential

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) Sandy Zinkowski (see note above)

ADDRESS: 1241 Finlayson 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:

- Please keep the community informed how the process is going

Jan 28/19
Date

Sandy Zinkowski
Signature

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

PAUL + MARTHA FISHER, am conducting the petition requirements for the
(print name)

property located at 1302 FINLAYSON ST

to the following Small Lot Zone: R1 - S2 SMALL LOT RESIDENTIAL

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) JENNIFER BRACH (see note above)

ADDRESS: 1314 FINLAYSON 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:

DEC 15/18
Date

Jennifer Brach
Signature

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

PAUL + MARTHA FISHER
(print name), am conducting the petition requirements for the

property located at 1302 FINLAYSON

to the following Small Lot Zone: R1-S2 SMALL LOT RESIDENTIAL

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Please review the plans and indicate the following:

NAME: (please print) Jonathan Parker (see note above)

ADDRESS: 1314 FINLAYSON

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:

Date

Jonathan Parker
Signature

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

PAUL + MARTHA FISHER, am conducting the petition requirements for the
(print name)

property located at 1302 Finlayson

to the following Small Lot Zone: R1-S2 SMALL LOT RESIDENTIAL

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) Roberto Verduzco (see note above)

ADDRESS: 1314 Finlayson 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:

December 12 2018
Date

Roberto Verduzco S.
Signature

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

PAUL + MARTHA FISHER, am conducting the petition requirements for the
(print name)

property located at 1302 FINLAYSON ST
to the following Small Lot Zone: R1-S2 SMALL LOT RESIDENTIAL

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) Xuguang Zhang (see note above)

ADDRESS: 1314 Finlayson 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:

Dec. 12, 2018
Date

Xuguang Zhang
Signature

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

PAUL + MARTHA FISHER, am conducting the petition requirements for the
(print name)

property located at 1302 FINLAYSON ST

to the following Small Lot Zone: R1-S2 SMALL LOT RESIDENTIAL

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Please review the plans and indicate the following:

NAME: (please print) Jonathan Parkes (see note above)

ADDRESS: 1314 Finlayson

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:

12.17.18
Date

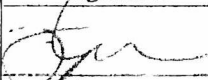
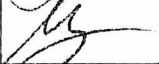
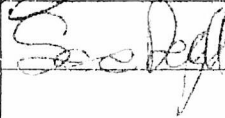
Jonathan Parkes
Signature

Supplementary Petition to Retain Gravel Shoulder on Highview Road

The applicant wishes to petition Council to allow for the frontage along Highview Road to remain an undeveloped gravel shoulder. It is expected that the City's engineering requirements will demand a concrete sidewalk, curb, and gutter along the Highview frontage of 1302 Finlayson Street. At the Community Meeting held on November 28, 2018, the neighbours in attendance unanimously agreed they would like the gravel shoulder to be retained. Subsequent to the meeting, the attendees organized a petition amongst the neighbours to request Council to allow this frontage to remain a gravel shoulder, as it currently exists. The neighbours have gathered 17 signatures from the immediate area to support their cause. Please see the following pages of names and addresses.

Development of 1302 Finlayson – Survey Supplement

I am in favor of retaining the gravel and grass shoulder along the Highview Street frontage of the property located at 1302 Finlayson Street, in lieu of a concrete sidewalk, curb, and gutter.

Signature	Name (Printed)	Address	In Favor (x)	Opposed (x)
	JANIS TURNER	3064 HIGHVIEW	✓	
	GEOFF STAMP	1316 FINLAYSON	✓	
	SARA DEYELL	1316 FINLAYSON	✓	

SUMMARY	IN FAVOR	OPPOSED
Totals:	3	0

Development of 1302 Finlayson – Survey Supplement

I am in favor of retaining the gravel and grass shoulder along the Highview Street frontage of the property located at 1302 Finlayson Street, in lieu of a concrete sidewalk, curb, and gutter.

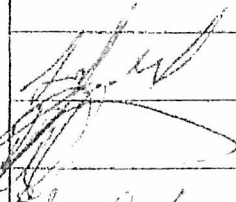
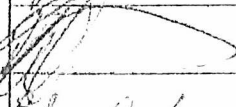


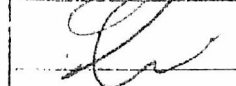
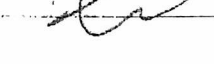
Signature	Name (Printed)	Address	In Favor (x)	Opposed (x)
<i>Heather Huckins</i>	Heather Huckins	3136 Highview St	X	
<i>Braden Huckins</i>	Braden Huckins	3136 Highview St	X	
<i>Jocelyn Earle</i>	Jocelyn Earle	3142 Highview	✓	
<i>Brekina Levenson</i>	Brekina Levenson	3142 Highview	✓	
<i>Michael Abel</i>	Michael Abel	3171 Mars St	✓	
<i>Karen Abel</i>	Karen Abel	3171 Mars St.	✓	
<i>Juan Hilda</i>	Juan Hilda	3161 Mars St	✓	-
<i>Jennifer Supt</i>	Jennifer Supt	3175 Mars St	✓	
<i>D Wynn</i>	D Wynn	1308 MARKET	✓	

SUMMARY	IN FAVOR	OPPOSED
Totals:	9	0

17 IN FAVOR TOTAL

Development of 1302 Finlayson – Survey Supplement

I am in favor of retaining the gravel and grass shoulder along the Highview Street frontage of the property located at 1302 Finlayson Street, in lieu of a concrete sidewalk, curb, and gutter.

Signature	Name (Printed)	Address	In Favor (x)	Opposed (x)
	1241 Finlayson	1241 Finlayson	X	
	Amanda Longhurst	1241 Finlayson	X	
	Matt Lock	1309 Fin	X	
	Callum Scott	1244 Finlayson	X	
	Jonathan Perke	1314 Finlayson	X	
	Chad McHARG	1325 Finlayson	X	

SUMMARY	IN FAVOR	OPPOSED
Totals:	5	0

Rezoning & Development
Permit with Variances
Application
for
1302 Finlayson Street



1



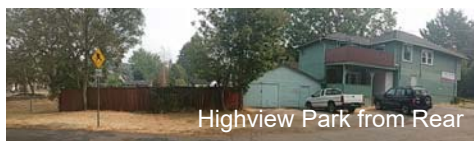
2

1302 Finlayson

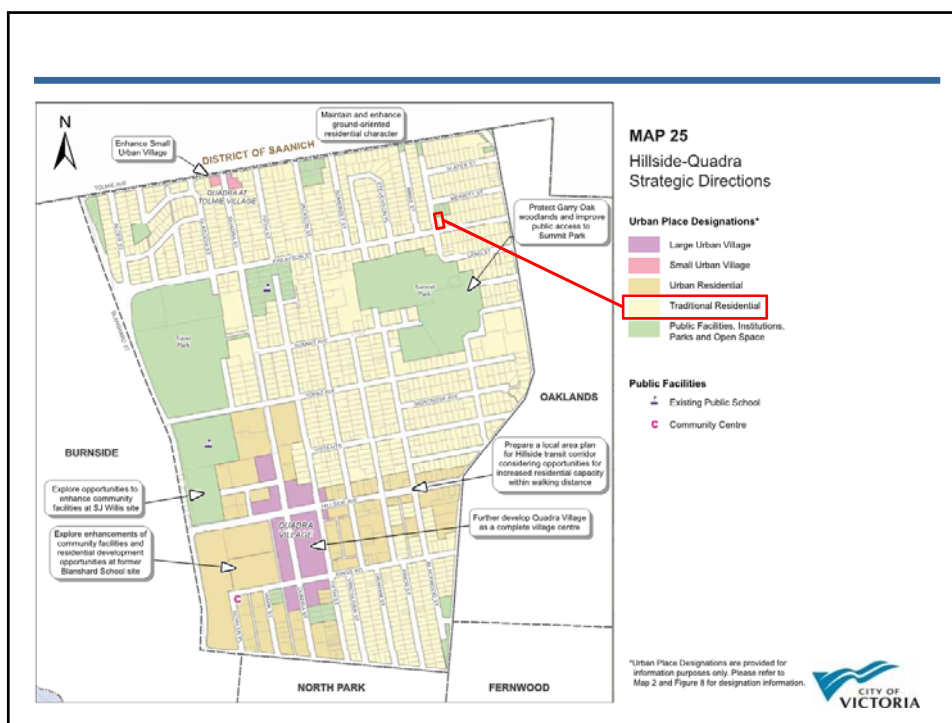


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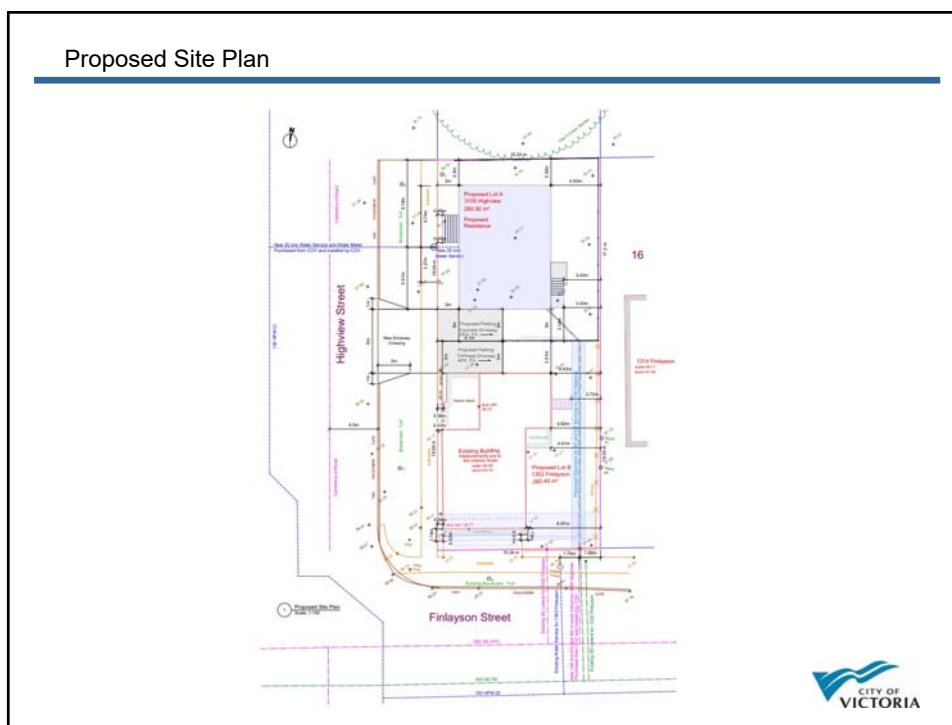
Neighborhood Photos



4

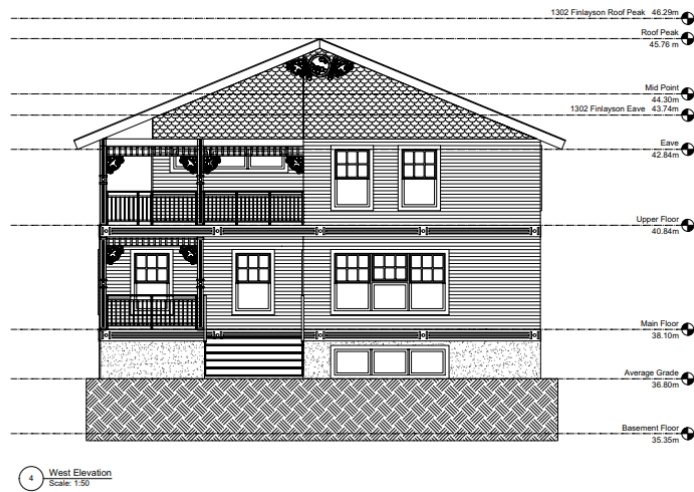


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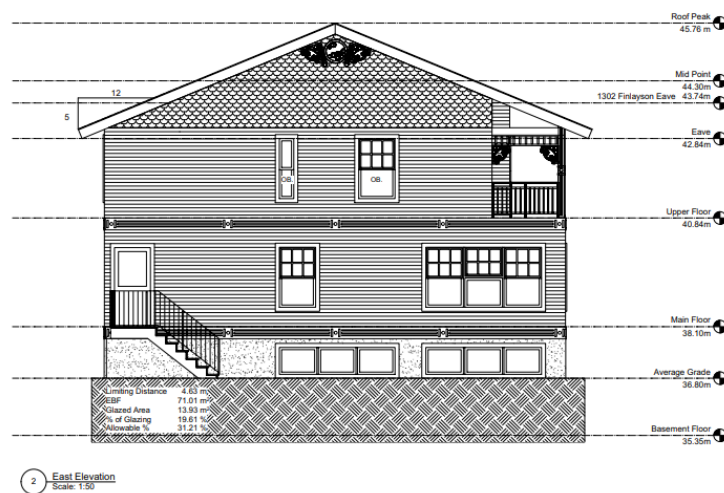
6

Front Elevation – Facing Highview Street

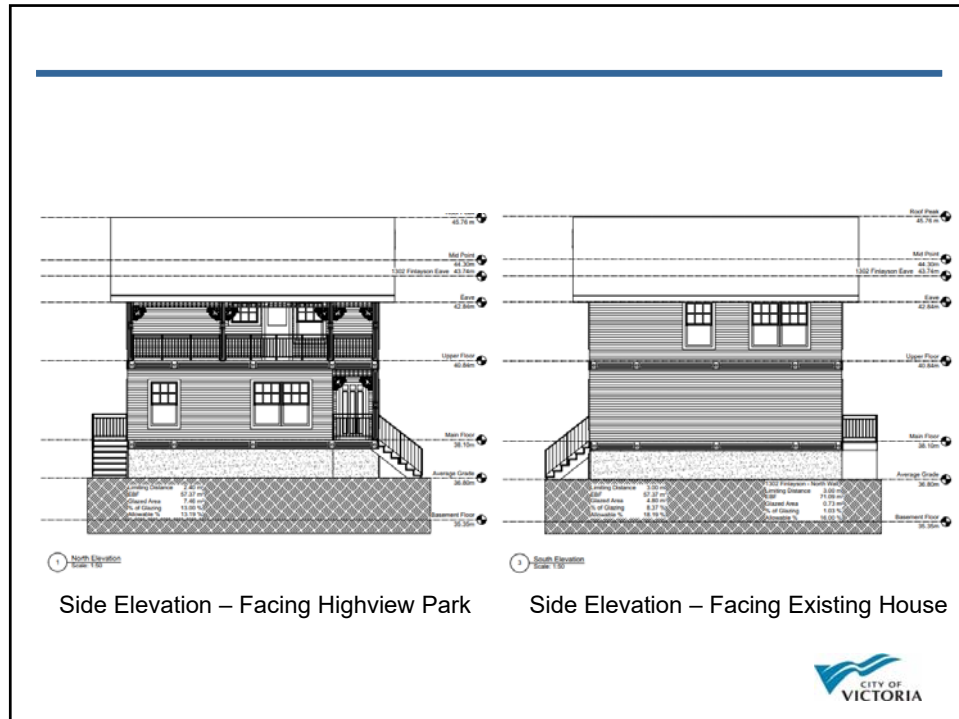


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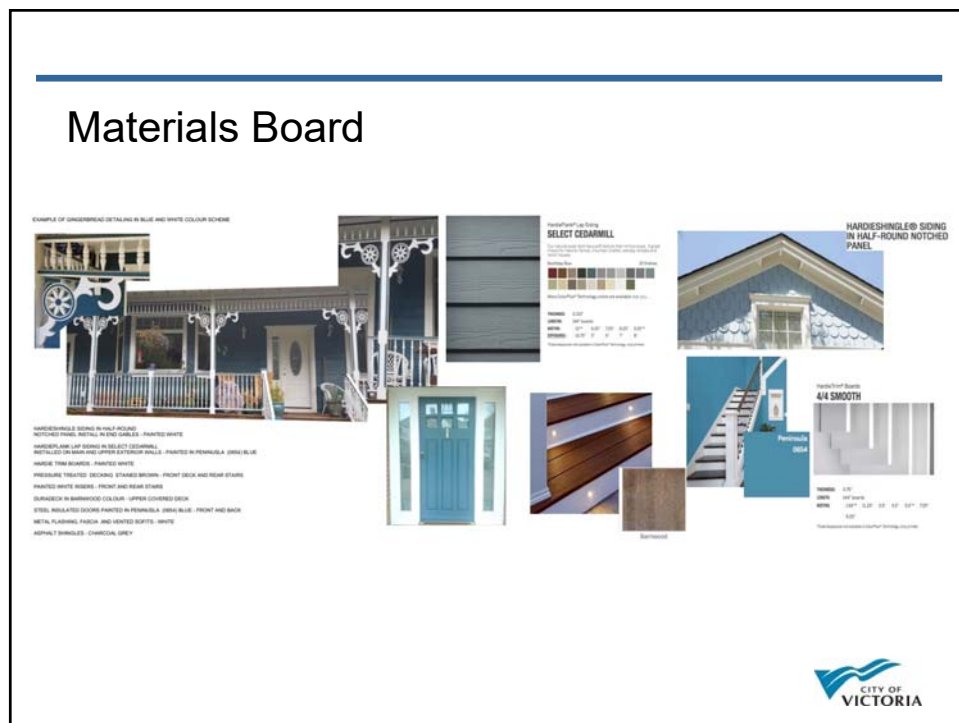
Rear Elevation



8



9



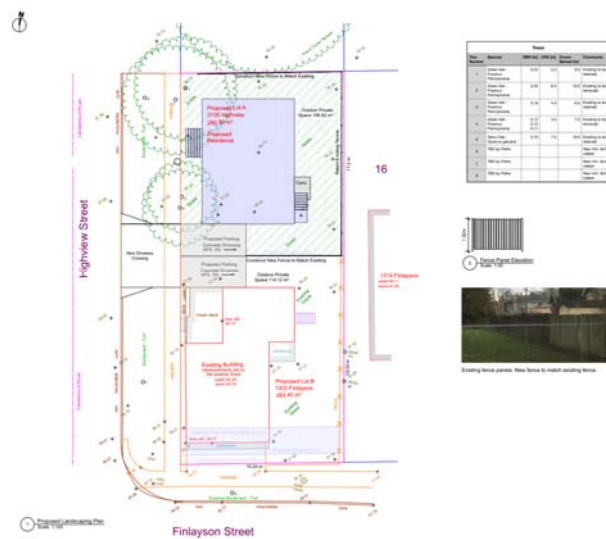
10

Finlayson Street and Highview Street – Street Level Views



11

Landscape Plan



Year	Species	Traces			Observations
		2009-10	2010-11	2011-12	
1	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
2	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
3	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
4	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
5	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
6	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
7	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
8	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
9	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
10	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
11	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top
12	Asian Gold Parakeet	0.00	0.00	0.00	Shooting in Hill-top



Feeding three parrots. New birds to match existing birds.



12

Floor Plan of Proposed New Single Family Home



13

Floor Plan of Existing Building



14