

# SUMMARY SMALL LOT HOUSE REZONING PETITION

I, CONRAD NYREN (applicant), have petitioned the adjacent neighbours\* in compliance with

the Small Lot House Rezoning Policies for a small lot house to be located at 430 POWELL ST. (location of proposed house)

and the petitions submitted are those collected by SEPTEMBER \*\*20, 2020 (date)

Address	In Favour	Opposed	Neutral (30-day time expired)
	✓	✓	✓
547 MICHIGAN ST.	✓		
559 MICHIGAN ST.	✓		
433 POWELL ST.	✓		
426 POWELL ST.	✓		
431 PARRY ST.	✓		
429 PARRY ST.	✓		
431 POWELL ST.	✓		
427 POWELL ST.			✓
#1-427 PARRY ST.			✓
#2-427 PARRY ST.	✓		
#3-427 PARRY ST.	✓		
#4-427 PARRY ST.			✓
424 POWELL ST.			✓

DATE DELIVERED

JULY 18/2020

AUG 18/2020

AUG 5/2020

AUG 14/2020

SUMMARY	Number	%
IN FAVOUR	9	
OPPOSED	0	
TOTAL RESPONSES	9	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,

CARAD NYREN

(print name)

, am conducting the petition requirements for the

property located at 430 POWELL ST.

to the following Small Lot Zone: SITE SPECIFIC

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) KAYE KENNISH - Signatory for JAMES BAY HEALTH & COMMUNITY SERVICES SOCIETY (see note above)

ADDRESS: 547 MICHIGAN STREET, VICTORIA

Are you the registered owner? Yes ☒

No ☐

JBHCS is owner

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

We are very happy with these plans and with the process of consultation.

30 July 2020  
Date

Kaye Kennish  
Signature

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

CONRAD NYREN, am conducting the petition requirements for the  
(print name)

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.D. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) INGRID HOLM (see note above)

ADDRESS: 559 MICHIGAN ST., VICTORIA

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

100% HAS MY APPROVAL!

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

JULY 31/2020  
Date

Ingrid Holm  
Signature

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

CONRAD NYREN

(print name)

, am conducting the petition requirements for the

property located at 430 POWELL ST.

to the following Small Lot Zone: T.O.D. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) Coralce Bell (see note above)

ADDRESS: 433 Powell Street Victoria BC

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

I think the applicants/developers have  
done an exemplary job of designing their homes to  
fit in with the existing neighbourhood!

July 31, 2020  
Date

Coralce Bell  
Signature

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

CONRAD NYREN, am conducting the petition requirements for the  
(print name)

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.D. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) Stacey Rod (see note above)

ADDRESS: 426 Powell St

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

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Date

Signature

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

COWRAD NYREN  
(print name), am conducting the petition requirements for the

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.D. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) MONICA KURC (see note above)

ADDRESS: 431 POWELL 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:

Happy that SINGLE FAMILY HOUSES  
ARE GOING IN

Aug 1 / 2020  
Date

[Signature]  
Signature

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

CONRAD NYREN  
(print name)

, am conducting the petition requirements for the

property located at 430 POWELL STREET

to the following Small Lot Zone: T.B.D. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) SONGBLUES NATION INVESTMENT CORP.  
(see note above)

ADDRESS: 431 AND 429 PARRY ST

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

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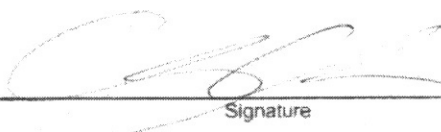
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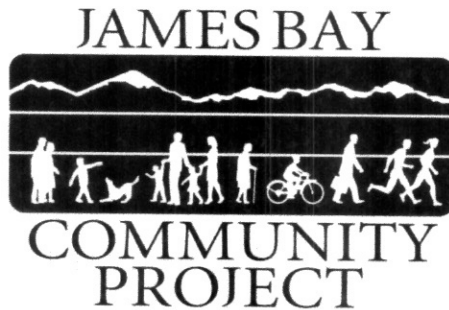
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JULY 31/2020  
Date

  
Signature



30<sup>th</sup> July, 2020

Mayor & Council  
City of Victoria

Dear Mayor Helps and Councillors,

**Re: 430 Powell Street Proposed Development**

The James Bay Community Project (legal name James Bay Health & Community Services Society) situated at 547 Michigan Street, is a non-profit social services agency and the owner of a property adjoining the above property.

This letter is in support of the application to the City of Victoria by Magellan Holdings Ltd. to build two houses on the property identified as 430 Powell Street.

Conrad Nyren from Magellan Holdings Ltd. has undertaken extensive consultations with the James Bay Community Project (JBCP) regarding Magellan Holdings' plans to build two dwellings on this property. These consultations resulted in a legal agreement which will ensure that JBCP's needs (including emergency access) are met and that the development does not negatively impact JBCP.

JBCP has appreciated both the process and the substance of our discussions with Mr. Nyren, and are happy to unreservedly support the above application.

Regards,

A handwritten signature in cursive script, appearing to read "Kaye Kennish".

Kaye Kennish  
Executive Director, James Bay Community Project

cc. Conrad Nyren, Magellan Holdings Ltd.  
Tim Schober – Chair, JBCP



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

CONRAD NYREN, am conducting the petition requirements for the  
(print name)

property located at 430 POWELL

to the following Small Lot Zone: T.B.O. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) Nadine Plotnikoff (see note above)

ADDRESS: #2-427 Parry St

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

I do appreciate the personal  
time & consultation from Conrad  
The plan is

18 AUGUST 2020  
Date

N. Plotnikoff  
Signature

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

CONRAD NYREN am conducting the petition requirements for the  
(print name)

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.D. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) Quentin Verhaegen (see note above)

ADDRESS: 559 Michigan St.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

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July 31/2020  
Date

Q. Verhaegen  
Signature

COPY

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

CONRAD NYREN, am conducting the petition requirements for the  
(print name)

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.D. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) MARSHA CARTER (see note above)

ADDRESS: 1-427 PARRY 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:

OWNER/RESIDENT REPORTEDLY DECEASED  
WILL CURRENTLY IN PROBATE

DROP OFF WITNESSED BY MICHELLE LEBOUTILLIER  
OF #4-427 PARRY ST.

AUGUST 18/2020  
Date

Signature

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

COWRAD NYREN  
(print name), am conducting the petition requirements for the

property located at 430 POWELL ST.

to the following Small Lot Zone: T.B.A. (SMALL LOT)

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Please review the plans and indicate the following:

NAME: (please print) MICHELLE LeBOUTILLIER (see note above)

ADDRESS: 4-427 PARRY ST., VICTORIA

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

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18, AUGUST  
Date  
2020

  
Signature