

H. UNFINISHED BUSINESS

H.1 2700 Avebury Avenue: Rezoning Application No. 0700, Development Permit Application No. 000583, Development Variance Permit Application No. 00230, Development Variance Permit No. 000229

This item was introduced at the November 26, 2020 COTW meeting. Consideration of this item was postponed at the December 3, 2020 Daytime Council Meeting.

Moved By Councillor Young
Seconded By Councillor Isitt

Rezoning Application No. 00700 for 2700 Avebury Avenue:
That Council decline Application No. 00700 for the property located at 2700 Avebury Avenue.

Development Permit Application No. 000583 for 2700 Avebury Avenue:
That Council decline Development Permit Application No. 000583 for the property located at 2700 Avebury Avenue.

Development Variance Permit No. 000229 - 2700 Avebury Avenue:
That Council decline application No. DVP000229 for the property located at 2700 Avebury Avenue.

Development Variance Permit No. 00230 for 2700 Avebury Avenue:
That Council decline Development Variance Permit Application No. 00230 for the property located at 2700 Avebury Avenue.

Council discussed the following:

- *That the neighbours who object the proposal are the ones who will be most affected by the development.*
- *That the proposal is inconsistent with City policy that requires 75% of neighbour support.*
- *The support received by the wider neighbourhood residents.*
- *How a Public Hearing will allow for community feedback from all those who would be affected by the subject property.*

FOR (2): Councillor Isitt, and Councillor Young

OPPOSED (5): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

DEFEATED (2 to 5)

Motion to extend:

Moved By Councillor Alto
Seconded By Councillor Potts

That the meeting be extended to 12:15 a.m.

CARRIED UNANIMOUSLY

Moved By Councillor Alto

Seconded By Councillor Loveday

Rezoning Application No. 00700 for 2700 Avebury Avenue:

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 700 for 2700 Avebury Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit Application No. 000583 for 2700 Avebury Avenue:

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. 00700, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000583 for 2700 Avebury Avenue, in accordance with:

1. Plans date stamped August 8, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Development Variance Permit No. 000229 - 2700 Avebury Avenue:

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. 2700 Avebury Avenue if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 2700 Avebury Avenue, in accordance with:

1. Plans date stamped August 8, 2019.
2. Development meeting all Victoria Subdivision and Development Servicing Bylaw requirements, except for the following variances:
 - i. Remove the requirement to construct frontage improvements as described within the Victoria Subdivision and Development Servicing Bylaw.
3. Provision of a non-refundable \$30,120.00 payment equivalent to the costs of installing frontage improvements to be used toward the implementation of future public realm improvements on Kings Road to the satisfaction of the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution."

Development Variance Permit No. 00230 for 2700 Avebury Avenue:

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. 00700, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00230 for 2700 Avebury Avenue, in accordance with:

1. Plans date stamped August 8, 2019
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the rear yard setback from 7.5m to 6.81m.

3. The Development Permit lapsing two years from the date of this resolution.”

Amendment:

Moved By Councillor Isitt

That the matter be referred to staff to work with the applicant to address concerns raised by the most immediate neighbours.

Failed to proceed due to no seconder

On the motion:

FOR (5): Mayor Helps, Councillor Alto, Councillor Loveday, Councillor Potts, and Councillor Thornton-Joe

OPPOSED (2): Councillor Isitt, and Councillor Young

CARRIED (5 to 2)

E.1.a.d 2700 Avebury Avenue: Rezoning Application No. 0700, Development Permit Application No. 000583, Development Variance Permit Application No. 00230, Development Variance Permit No. 000229

Moved By Councillor Young
Seconded By Councillor Isitt

Rezoning Application No. 00700 for 2700 Avebury Avenue:

That Council decline Application No. 00700 for the property located at 2700 Avebury Avenue.

Development Permit Application No. 000583 for 2700 Avebury Avenue:

That Council decline Development Permit Application No. 000583 for the property located at 2700 Avebury Avenue.

Development Variance Permit No. 000229 - 2700 Avebury Avenue:

That Council decline application No. DVP000229 for the property located at 2700 Avebury Avenue.

Development Variance Permit No. 00230 for 2700 Avebury Avenue:

That Council decline Development Variance Permit Application No. 00230 for the property located at 2700 Avebury Avenue.

Motion to postpone:

Moved By Mayor Helps
Seconded By Councillor Alto

That this item be postponed to the evening meeting of December 10, 2020.

CARRIED UNANIMOUSLY

E.2 2700 Avebury Avenue: Rezoning Application No. 0700, Development Permit Application No. 000583, Development Variance Permit Application No. 00230, Development Variance Permit No. 000229

Council received a report dated November 12, 2020 from the Director of Sustainable Planning and Community Development regarding a proposal to rezone a portion of the property to allow a small lot subdivision and construction of a new small lot house.

Moved By Councillor Young

Seconded By Councillor Thornton-Joe

Rezoning Application No. 00700 for 2700 Avebury Avenue:

That Council decline Application No. 00700 for the property located at 2700 Avebury Avenue.

Development Permit Application No. 000583 for 2700 Avebury Avenue:

That Council decline Development Permit Application No. 000583 for the property located at 2700 Avebury Avenue.

Development Variance Permit No. 000229 - 2700 Avebury Avenue:

That Council decline application No. DVP000229 for the property located at 2700 Avebury Avenue.

Development Variance Permit No. 00230 for 2700 Avebury Avenue:

That Council decline Development Variance Permit Application No. 00230 for the property located at 2700 Avebury Avenue.

FOR (5): Councillor Dubow, Councillor Isitt, Councillor Potts, Councillor Thornton-Joe, and Councillor Young

OPPOSED (3): Mayor Helps, Councillor Alto, and Councillor Loveday

CARRIED (5 to 3)



Committee of the Whole Report

For the Meeting of November 26, 2020

To: Committee of the Whole **Date:** November 12, 2020

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

Subject: Rezoning Application No. 00700 for 2700 Avebury Avenue

RECOMMENDATION

That Council decline Application No. 00700 for the property located at 2700 Avebury Avenue.

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 2700 Avebury Avenue. The proposal is to rezone a portion of the property from the R1-B Zone to the R1-S2 Zone in order to allow a small lot subdivision and a construction of new small lot house.

The following points were considered in assessing this application:

- The proposal is generally consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development, as described in the *Official Community Plan, 2012* (OCP).
- The proposal is inconsistent with the policies specified in the *Small Lot House Rezoning Policy, 2002*, which specifies that a minimum of 75% of residents of neighbouring properties be in support the proposal; in this instance, the application only received 14% support. As the application did not achieve the required degree of neighbouring support as per Council's policy, staff recommend that the application be declined.
- The proposal is generally consistent with the *Oaklands Neighbourhood Plan* (1993), which encourages infill; however, it also recommends consideration of small lots based on merit and ability to meet the *Small Lot Rezoning Policy*.
- The proposal involves two variance applications: a Development Variance Permit application to reduce the rear yard setback of the existing house and a Development

Variance Permit to relax the standard frontage requirements along Kings Road to allow non-standard (no-sidewalk) right of way changes.

BACKGROUND

Description of Proposal

There are four applications and reports associated with this proposal:

New Small Lot House Rezoning

The proposal is to rezone the rear portion of 2700 Avebury Avenue from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, to allow subdivision of the parcel and construction of a new small lot house. This is the subject of this report.

New Small Lot House Development Permit

The design of the new small lot house will be reviewed in the concurrent Development Permit application.

Existing House

The remainder of the lot will retain the existing R1-B zoning, and the existing house fronting Avebury Avenue will be retained. The existing house requires a rear yard setback variance, reducing the setback from 7.5, to 6.81m. This will be discussed in the concurrent Development Variance Permit Application:

Variance to Sidewalk Standards

There is also a concurrent Development Variance Permit Application to vary the requirements of the Victoria Subdivision and Development Servicing Bylaw, namely removing the requirement to construct standard frontage improvements in lieu of an alternative standard for the Kings Greenway. This is discussed in the concurrent Development Variance Permit Application.

Housing Impacts

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

Sustainability

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Active Transportation

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

Public Realm

Currently there is no sidewalk on this section of Kings Road. In accordance with City standards, as a condition of subdivision, the developer would be required to construct a sidewalk along the frontage. However, the applicant has requested an alternative proposal for Kings Road which is considered in the concurrent Development Variance Permit Application.

Accessibility

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

Land Use Context

The area is characterized by single-family dwellings; many of which were built in the 1940s and 1950s. There are two more recently constructed homes on this block of Kings Road (1351 and 1336 Kings Road). These lots were created as a result of subdividing within the existing zoning and did not require a rezoning application.

Existing Site Development and Development Potential

The site is presently occupied by a single-family dwelling (constructed in 1953), which will be retained. Under the current R1-B Zone, the property could be redeveloped as a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the applicable zones. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Small Lot Zone Standard R1-S2	Remainder Lot	Existing Zone R1-B
Site area (m ²) – minimum	287	260	461	460
Lot width (m) - minimum	15.1	10	19.1	15
Density (Floor Space Ratio) – maximum	0.51:1	0.6:1	n/a	n/a
Total floor area (m ²) - maximum	146.84	190 (1 st and 2 nd floor)	Approx. 161 Existing	300 (all floors)
Basement	No (crawl space)	Permitted	Existing	Permitted
Height (m) – maximum	7.37	7.5	4.47	7.6
Storeys – maximum	2	2	Existing	2
Site coverage (%) – maximum	27	40	20	40
<u>Setbacks (m)</u>				
Front (Street) – minimum	6.0 (Kings)	6.0	8.02 (Avebury)	7.5
Projections stairs – maximum	1.83	2.5	n/a	2.5

Zoning Criteria	Proposal	Small Lot Zone Standard R1-S2	Remainder Lot	Existing Zone R1-B
Rear – minimum	6.09	6.0	6.81*	7.5
Side – minimum	1.55 (west)	1.5 non-habitable	n/a (south)	1.9
Side – minimum	1.5 (east)	2.4 habitable	5.42 (north)	3.0
Parking (vehicle) – minimum	1	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on April 29, 2019. A letter dated June 12, 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 14% 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. Staff have the following observations on this petition:

- The petition submission included a letter and a petition from the residents of 2700 Avebury Avenue (subject parcel). Under the policy guidelines, these petitions are not eligible for inclusion. The applicant has not included these petitions in the calculation.
- Some adjacent residents have provided separate comments on the application directly to the City and these are included in the additional correspondence.

In addition, the applicant petitioned the wider neighbourhood (refer to Community Engagement July 17, 2019). It is noted that these petitions do not qualify as petitions under Council's *Small Lot House Rezoning Policy* as the requirement is to canvas immediate neighbours, specifically neighbouring property owners and occupiers bordering the property or directly across the street. These additional petitions include feedback on the request for the variance for the frontage changes from residents with an interest in supporting the Oaklands Rise Greenway.

Additional letters and petitions from the wider community are also included in a separate attachment.

ANALYSIS

Official Community Plan

The *Official Community Plan, 2012* (OCP) Urban Place Designation for the property is Traditional Residential which contemplates small residential lots. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential - Small Lot. The proposal is generally

consistent with the objectives of DPA 15A to achieve new infill development in a way that is compatible with the existing neighbourhood.

Oaklands Neighbourhood Plan

The *Oaklands Neighbourhood Plan* states that small lot houses will be considered on individual merit provided that the proposal meets the small lot policy. The proposed small lots generally meet the intent of the Neighbourhood Plan; however, the proposal does not meet the *Small Lot Rezoning Policy* due to lack of neighbour support.

Tree Preservation Bylaw and Urban Forest Master Plan

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

This permit application was received prior to October 24, 2019, so it falls under *Tree Preservation Bylaw No. 05-106* (consolidated June 1, 2015). The tree inventory for the proposal, outlined in the attached arborist report dated August 5, 2019, includes six bylaw-protected trees which may be impacted by development activities: three Garry oaks on the parent property and three offsite Garry oaks (one at 1336 Kings Road and two at 2710 Avebury Avenue). A summary of the impacts to trees is as follows:

- Two Garry oaks on the new lot will require removal due to conflict with the proposed residence.
- Four replacement trees are required – three Garry oaks and an English oak have been proposed; however, planting feasibility will depend on the extent of rock remaining post-construction.
- Four Garry oaks are to be retained with mitigation measures such as tree protection fencing, ground protection, arborist supervision and lower impact blasting and excavation near trees.
- Two new street trees are proposed on Kings, one adjacent the proposed lot and one adjacent the existing lot. Species and ultimate locations are to be determined by Parks at Building Permit stage.

The arborist report is provided.

CONCLUSIONS

This proposal to rezone the property to retain the existing house and construct one new small lot house is generally consistent with the objectives in the *Official Community Plan*; however, the proposal is inconsistent with the *Small Lot House Rezoning Policy* for sensitive infill development due to lack of neighbour support. The level of neighbour support is not considered “satisfactory” according to the *Small Lot Rezoning Policy*; therefore, staff recommend for Council's consideration that Rezoning Application No. 00700 for 2700 Avebury Avenue be declined.

ALTERNATE MOTION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.700 for 2700 Avebury Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: 2020-11-19

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped August 8, 2019
- Attachment D: Letter from applicant to Mayor and Council dated February 14, 2020
- Attachment E: Community Association Land Use Committee Comments dated June 12, 2019
- Attachment F: Arborist Report dated August 5, 2019
- Attachment G: Small Lot House Rezoning Petitions Summary and Map
- Attachment H: Applicant's Community Engagement July 17, 2019
- Attachment I: Correspondence (Letters received from residents).



Committee of the Whole Report

For the Meeting of November 26, 2020

To: Committee of the Whole **Date:** November 12, 2020

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

Subject: Development Permit Application No. 000583 for 2700 Avebury Avenue

RECOMMENDATION

That Council decline Development Permit Application No. 000583 for the property located at 2700 Avebury Avenue.

LEGISLATIVE AUTHORITY

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

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

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2700 Avebury Avenue. The proposal to rezone a portion of the property from the R1-B Zone to the R1-S2 Zone in order to allow a small lot subdivision and a construction of new small lot house is discussed in a companion report.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development, as described in the *Official Community Plan, 2012 (OCP)*
- the proposal is generally consistent with the *Oaklands Neighbourhood Plan*, which seeks to maintain and enhance the ground-oriented residential character of the neighbourhood
- the design of the new small lot house is generally consistent with the *Small Lot Design Guidelines*, and no variances are required

- despite these areas of policy alignment the application is not consistent with the aspect of the Small Lot House Rezoning Policy that requires a minimum of 75% immediate neighbour support.

BACKGROUND

Description of Proposal

The proposal is to construct a new small lot single family dwelling. There are no variances associated with the new single family dwelling.

Sustainability

As indicated in the applicant's letter dated February 14, 2020, the following sustainability features are associated with this application:

- new home constructed using the third party Built Green standards
- retention of existing home
- water conservation through low flow faucets, showerheads and toilets
- Energy Star appliances
- permeable gravel pathways
- native and adaptive vegetation throughout the landscape
- rear yard space available for vegetable gardens and fruit trees as desired.

Data Table

The following data table compares the proposal with the applicable zones. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Small Lot Zone Standard R1-S2	Remainder Lot	Existing Zone R1-B
Site area (m ²) – minimum	287	260	461	460
Lot width (m) - minimum	15.1	10	19.1	15
Density (Floor Space Ratio) – maximum	0.51:1	0.6:1	n/a	n/a
Total floor area (m ²) - maximum	146.84	190 (1 st and 2 nd floor)	Approx. 161 Existing	300 (all floors)
Basement	No (crawl space)	Permitted	Existing	Permitted
Height (m) – maximum	7.37	7.5	4.47	7.6
Storeys – maximum	2	2	Existing	2

Zoning Criteria	Proposal	Small Lot Zone Standard R1-S2	Remainder Lot	Existing Zone R1-B
Site coverage (%) – maximum	27	40	20	40
<u>Setbacks (m)</u>				
Front (Street) – minimum	6.0 (Kings)	6.0	8.02 (Avebury)	7.5
Projections stairs – maximum	1.83	2.5	n/a	2.5
Rear – minimum	6.09	6.0	6.81*	7.5
Side – minimum	1.55 (west)	1.5 non-habitable	n/a (south)	1.9
Side – minimum	1.5 (east)	2.4 habitable	5.42 (north)	3.0
Parking (vehicle) – minimum	1	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on April 29, 2019. A letter date stamped June 12, 2019 is attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan, 2012* (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 and the proposed dwelling maintains the overall massing and pitched roofline that is found on many other houses in the area. The proposed setbacks are similar to the existing adjacent dwellings.

Oaklands Neighbourhood Plan

The strategic direction for Oaklands Neighbourhood includes the maintenance and enhancement of the ground-oriented general-residential character in the majority of the neighbourhood. The proposal maintains the traditional architectural style and the ground-oriented character of the neighbourhood.

CONCLUSIONS

The proposed design of the new small lot single family dwelling is generally consistent with the relevant design guidelines and policies. However, the recommendation associated with the rezoning application is to decline it due to a lack of support registered during the petition process. Therefore, the recommendation in relation to the Development Permit is also to decline it. An alternate motion has been provided for Council's consideration.

ALTERNATE MOTION

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. 00700, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000583 for 2700 Avebury Avenue, in accordance with:

1. Plans date stamped August 8, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: 2020-11-19

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped August 8, 2019
- Attachment D: Letter from applicant to Mayor and Council dated February 14, 2020
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Committee of the Whole Report

For the Meeting of November 26, 2020

To: Committee of the Whole

Date: November 17, 2020

From: Philip Bellefontaine, Director, Engineering and Public Works

Subject: Development Variance Permit No. 000229 - 2700 Avebury Avenue

RECOMMENDATION

That Council decline application No. DVP000229 for the property located at 2700 Avebury Avenue.

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a Subdivision and Development Bylaw provided the permit does not vary the use or density of land from that specified in the bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 2700 Avebury Avenue. The proposal is to vary the *Victoria Subdivision and Development Servicing Bylaw* to remove the requirement to construct standard frontage improvements, namely a sidewalk on Kings Road, and instead collect a cash contribution in lieu towards an alternate design approach.

This variance request is a result of community interest in alternative streetscape designs on approved greenways within the Oakland's neighbourhood. Council's 2018 – 2022 Strategic Plan identifies support for enhancing existing greenways and development of alternative design approaches within City bylaws while meeting city objectives including safety, accessibility and urban forest management.

The following points were considered in assessing this application:

- The Oaklands Neighbourhood Plan gives an example of a local street cross section that includes sidewalks, but notes the example is illustrative only and not meant to imply specific changes to streets in Oaklands.
- Goals, objectives and targets within the Official Community Plan and Go Victoria along with directions from the existing Greenways Plan, the Subdivision and Development Servicing Bylaw, the Pedestrian Master Plan and the recently adopted Accessibility Framework.

- While the variance application represents a departure from the more standardized infrastructure on the City's road network and presents some potential additional long term maintenance and operational resourcing requirements, it is consistent with Council direction and City policies on traffic calming, adaptive infrastructure design, and place-making.

Staff assess that financial contributions by the applicant in lieu of standard sidewalk frontage investments combined with the outcomes of continued consultation, design and streetscape enhancement activities can achieve the intent of City policy while achieving goals on access, mobility and liveability in the Oaklands Neighbourhood.

However, since the primary application (Rezoning Application for Small Lot House) is not consistent with the Small Lot Rezoning Policy with regard to neighbourhood support, and the recommendation is to decline, this application similarly recommends decline as the variance is only needed if the Small Lot House is advanced.

BACKGROUND

Description of Proposal

This proposal is to vary the *Victoria Subdivision and Development Servicing Bylaw* by removing the requirement to construct frontage improvements on Kings Road and instead provide contributions in lieu for future City investments. The proposal is concurrent with Rezoning Application No. 00700 to permit the subdivision of the property for a new small lot house.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on April 29th, 2019. The application plans, including this DVP, were referred to the CALUC on August 28, 2019. A letter dated June 12, 2019 is attached to the Rezoning Application report.

Kings Road as People Priority Greenway

Kings Road, between Capital Heights and Richmond Road, is designated in the 2003 Greenways Plan. A community led initiative called the "Oaklands Rise Woonerf Pilot" has generated an initial vision for a multi-block greenway on Kings Road. The design concept focuses on unique streetscape features to support non-motorized users and facilitate place-making, along with traffic calming interventions and ultra-slow vehicle speeds. Staff are progressing a full length design concept to help support the advancement of this broader initiative.

This approach requires customized design and maintenance approaches but is supportable in circumstances where there are suitable baseline traffic conditions and community support. Facilitating emergency vehicle access, municipal service vehicles and providing designated space for people with disabilities is still a requirement under this approach. The variance application for 2700 Avebury Avenue supports future flexibility for streetscape designs on Kings Road should the City decide to pursue this or other non-standard roadway treatments.

ANALYSIS

Public Realm

In the place of the typical frontage improvements required as a condition of the subdivision of a property, the applicant has offered an equivalent payment of \$30,120.00 for the value of these

improvements. These funds will be used to construct future improvements within the public realm after future consultation and design processes for Kings Road have been completed.

Tree Preservation Bylaw and Urban Forest Master Plan

Any alternative designs for the frontage improvements will consider the protection and enhancement of the boulevard and the critical root zone for trees.

Accessibility Impact Statement

Dedicated space for pedestrians is an important component of a complete street design to meet the needs of the people with vision or hearing loss or those who require the support of an assistive device. Alternative designs for Kings Road will include appropriate treatments to accommodate the diverse needs of persons with disabilities.

Active Transportation

The application has not identified any active transportation impacts associated with this application. Haultain Street (230m away from site) and Shakespeare Street (460m away from site) are planned AAA cycling routes and there are several traffic calming and crosswalk initiatives underway in the neighbourhood.

Bylaw Consistency

The purpose of Subdivision and Development Servicing Bylaw is to regulate and to require the provision of works and services in respect of the subdivision and development of land within the city. It is intended to provide consistency, clarity and quality of application and ensure that the impacts of land development are appropriately mitigated. City standards enable consistent design and maintenance processes which can be budgeted for consistently. A comprehensive update of this bylaw has been identified in Go Victoria as a future work item and would include an evaluation of alternative design standards. Different design approaches can be considered on a case by case basis through the Development Variance Application process.

CONCLUSIONS

The Subdivision and Development Servicing bylaw provides for the construction of sidewalks or distinguishable walking areas to improve pedestrian amenities, safety and accessibility with costs attributable to private land development. Staff also recognize a broader review of City policies includes alternative design treatments on this street while still achieving established objectives.

However, as staff are recommending that Council decline the Rezoning Application, it is also recommended that Council consider declining the Development Variance Permit.

An alternate motion has been provided for Council's consideration which suggests Council could approve this application to waive the requirement to construct a standardized frontage and accept \$30,120 towards future improvements on Kings Road.

ALTERNATE MOTION

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. 2700 Avebury Avenue if it is approved, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 2700 Avebury Avenue, in accordance with:

1. Plans date stamped August 8, 2019.
2. Development meeting all *Victoria Subdivision and Development Servicing Bylaw* requirements, except for the following variances:
 - i. Remove the requirement to construct frontage improvements as described within the *Victoria Subdivision and Development Servicing Bylaw*.
3. Provision of a non-refundable \$30,120.00 payment equivalent to the costs of installing frontage improvements to be used toward the implementation of future public realm improvements on Kings Road to the satisfaction of the Director of Engineering and Public Works.
4. The Development Permit lapsing two years from the date of this resolution.”

Respectfully submitted,



Sarah Webb
Manager, Sustainable Transportation
Planning & Development



Philip Bellefontaine
Director, Engineering and Public Works



Report accepted and recommended by the City Manager: _____

Date: 2020-11-19

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped August 8, 2019
- Attachment D: Letter from applicant to Mayor and Council dated February 14, 2020
- Attachment E: Community Association Land Use Committee Comments dated June 12, 2019
- Attachment F: Arborist Report dated August 5, 2019
- Attachment G: Small Lot House Rezoning Petitions Summary and Map
- Attachment H: Applicant's Community Engagement July 17, 2019
- Attachment I: Correspondence (Letters received from residents).



Committee of the Whole Report

For the Meeting of November 26, 2020

To: Committee of the Whole **Date:** November 12, 2020

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

Subject: Development Variance Permit No. 00230 for 2700 Avebury Avenue

RECOMMENDATION

That Council decline Development Variance Permit Application No. 00230 for the property located at 2700 Avebury Avenue.

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 2700 Avebury Avenue. The proposal is to reduce the rear yard setback from 7.5m to 6.81m for the existing house located on the property. The variance would be required to facilitate a concurrent Small Lot Rezoning application, which, if approved, would subdivide the rear portion of lot and allow construction a small lot house. The remainder of the lot would retain the existing R1-B zoning, and the existing house fronting Avebury Avenue would be retained; however, a rear yard variance which is the subject of this report would be required.

The following points were considered in assessing this application:

- Strategic direction for the Oaklands Neighbour includes maintaining and enhancing the ground orientated residential character of the majority of the neighbourhoods. The retention of an existing house is consistent with this direction.
- The variance for the reduction of the rear yard setback is considered supportable, as there is sufficient area to maintain a useful amenity space.
- However, since the primary application (Rezoning Application for Small Lot House) is not consistent with the Small Lot Rezoning Policy with regard to neighbourhood support, and the recommendation is to decline, this application similarly recommends decline as the variance is only needed if the Small Lot House is advanced.

An alternate motion is included for Council's consideration in the event the small lot house rezoning application is advanced for consideration at a Public Hearing.

BACKGROUND

Description of Proposal

The proposal is to reduce the rear setback requirement of the existing R1-B Zoning from 7.5m to 6.81m. This setback variance is required as a result of creating a new lot line for the proposed small lot subdivision.

Sustainability

Retention of the existing house supports green building principles by extending the life of an existing building.

Existing Site Development and Development Potential

The site is presently occupied by a single-family dwelling (constructed in 1953), which will be retained. Under the current R1-B Zone, the property could be redeveloped as a single-family dwelling with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone, Single Family. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Small Lot Zone Standard R1-S2	Remainder Lot	Existing Zone R1-B
Site area (m ²) – minimum	287	260	461	460
Lot width (m) - minimum	15.1	10	19.1	15
Density (Floor Space Ratio) – maximum	0.51:1	0.6:1	n/a	n/a
Total floor area (m ²) - maximum	146.84	190 (1 st and 2 nd floor)	Approx. 161 Existing	300 (all floors)
Basement	No (crawl space)	Permitted	Existing	Permitted
Height (m) – maximum	7.37	7.5	4.47	7.6
Storeys – maximum	2	2	Existing	2
Site coverage (%) – maximum	27	40	20	40

Zoning Criteria	Proposal	Small Lot Zone Standard R1-S2	Remainder Lot	Existing Zone R1-B
<u>Setbacks (m)</u>				
Front (Street) – minimum	6.0 (Kings)	6.0	8.02 (Avebury)	7.5
Projections stairs – maximum	1.83	2.5	n/a	2.5
Rear – minimum	6.09	6.0	6.81*	7.5
Side – minimum	1.55 (west)	1.5 non-habitable	n/a (south)	1.9
Side – minimum	1.5 (east)	2.4 habitable	5.42 (north)	3.0
Parking (vehicle) – minimum	1	1	1	1

Relevant History

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on April 29th, 2019. A letter dated June 12, 2019 is attached to the Rezoning Application report. It is noted the comments generally deal with the small lot subdivision and do not specifically address this variance application.

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

Official Community Plan

The parcel is designated Traditional Residential in the *Official Community Plan*. The strategic direction for Oaklands Neighbourhood includes the maintenance and enhancement of the ground-oriented general-residential character in the majority of the neighbourhood. This proposal is consistent with these goals.

Design guidelines are not applicable to existing single-family parcels within the R1-B Zone.

Tree Preservation Bylaw and Urban Forest Master Plan

These items are considered in the concurrent Rezoning Application.

Regulatory Considerations

In order to subdivide the lot for a new single family dwelling and retain the existing single family dwelling a variance to reduce the rear yard setback from 7.5m to 6.81m is required. Staff believe this variance is minimal in nature as it is interior to the development and adequate amenity space is maintained.

CONCLUSIONS

The retention of the existing house is encouraged within the Small Lot Rezoning Policy and the strategic directions for the Oaklands neighbourhood. The subdivision of the parcel results in the creation of new rear yard lot line that creates a setback variance for the rear yard of the existing house. The variance for the reduction of the rear yard setback is considered supportable by staff. However, as staff are recommending that Council decline the Rezoning Application, it is also recommended that Council consider declining the Development Variance Permit. An alternate motion has been provided for Council's consideration.

ALTERNATE MOTION

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. 00700, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00230 for 2700 Avebury Avenue, in accordance with:

1. Plans date stamped August 8, 2019
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the rear yard setback from 7.5m to 6.81m.
3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

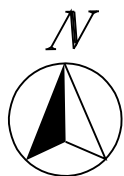
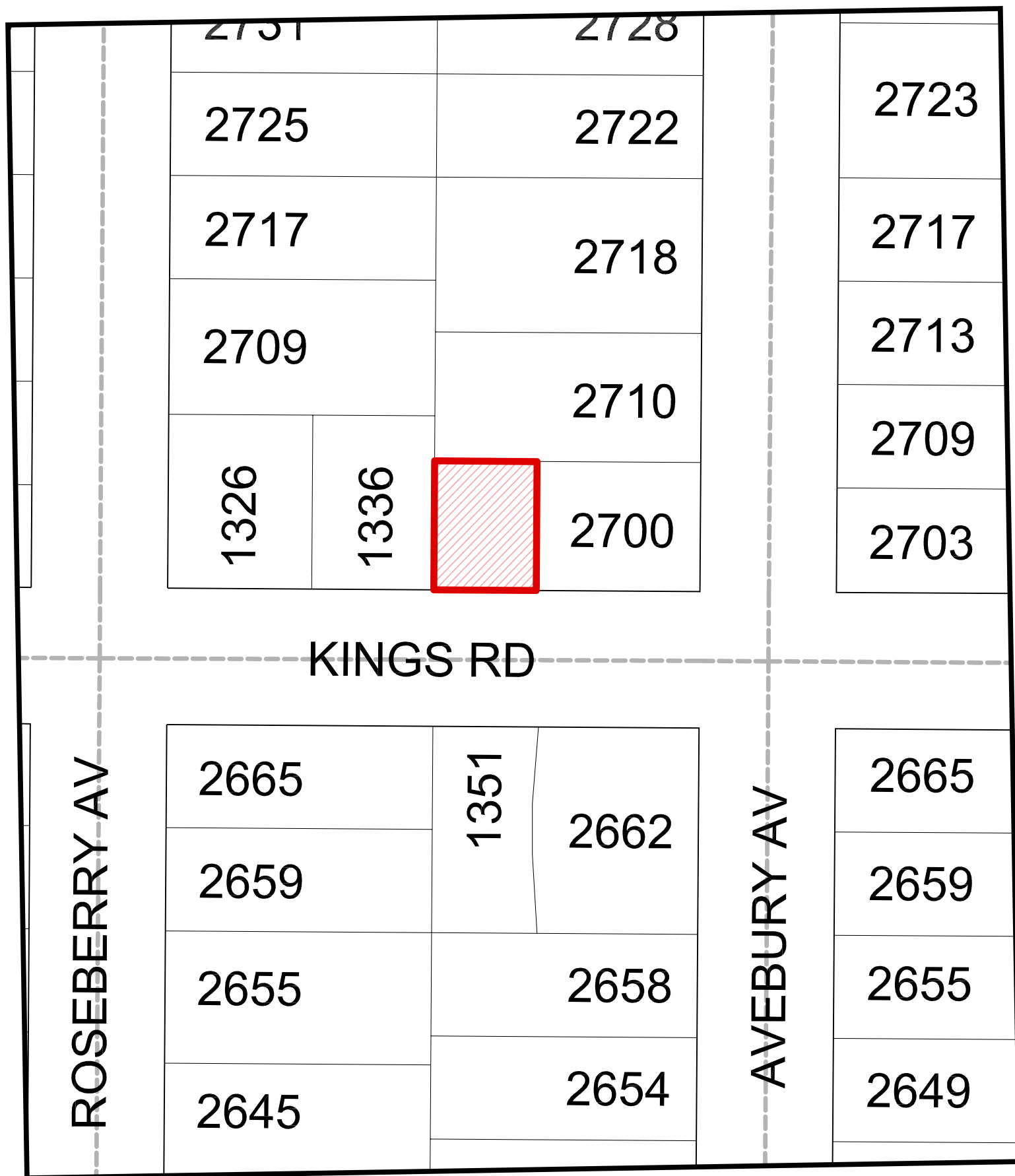


Date: 2020-11-19

List of Attachments

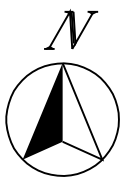
- Attachment A: Subject Map
- Attachment B: Aerial Map

- Attachment C: Plans dated/date stamped August 8, 2019
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2700 Avebury Avenue
Rezoning No.00700






2700 Avebury Avenue
Rezoning No.00700





NEIGHBORHOOD SITE PLAN
Scale: 1:200

	HARTMANN'S DESIGN & DESIGN	SCALE: 1/4" = 1'-0" DATE: APRIL 2019 DRAWN BY: TBA CHK BY: KBA PLAN # 1419	PROPOSED DEVELOPMENT FOR 2700 AVEBURY	SHEET 5
	City of Virginia			

Received
AUG 08 2019
Planning & Development Department
Development Services Division

2700 Avebury – Existing Residence

REZ No: 00700 DPV No. 00121



South Elevation



East Elevation

2700 Avebury – Existing Residence

REZ No: 00700 DPV No. 00121



North Elevation



West Elevation

FRONT DOOR
(BENJAMIN MOORE 2006-10 RAVENHIDE RED)

FRONT ELEVATION
Scale: 1/4" = 1'-0"



RIGHT ELEVATION
Scale 1/4" = 1'-0"

REAR ELEVATION
Scale 1/4" = 1'-0"



 LEFT ELEVATION
Scale 1/4" = 1'-0"

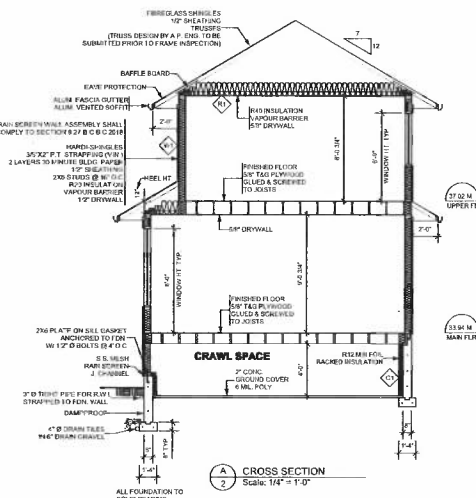
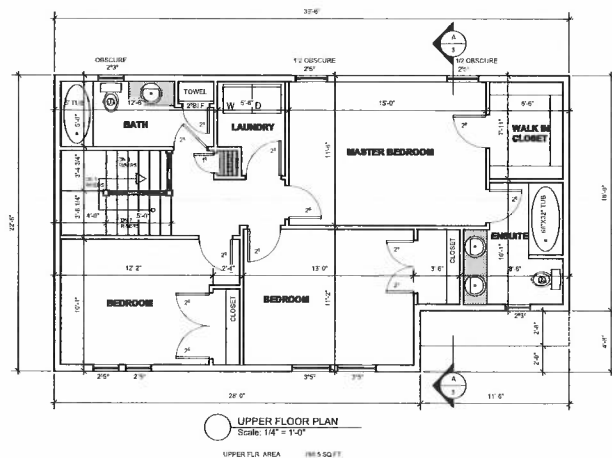
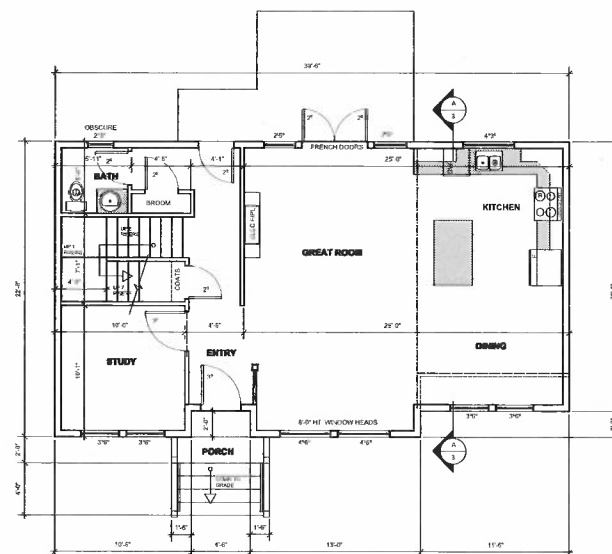


HARTMANN'S
DRAFTING & DESIGN
3404 MAPLEWOOD RD. VICTORIA
V8P 3N3. PHONE: 383-1285

SCALE 1/4" = 1'-0"
DATE APRIL 2019
DRAWN BY TMAR
CHK BY KMAR
PLAN # 1419

**PROPOSED DEVELOPMENT FOR
2700 AVEBURY**

1 OF

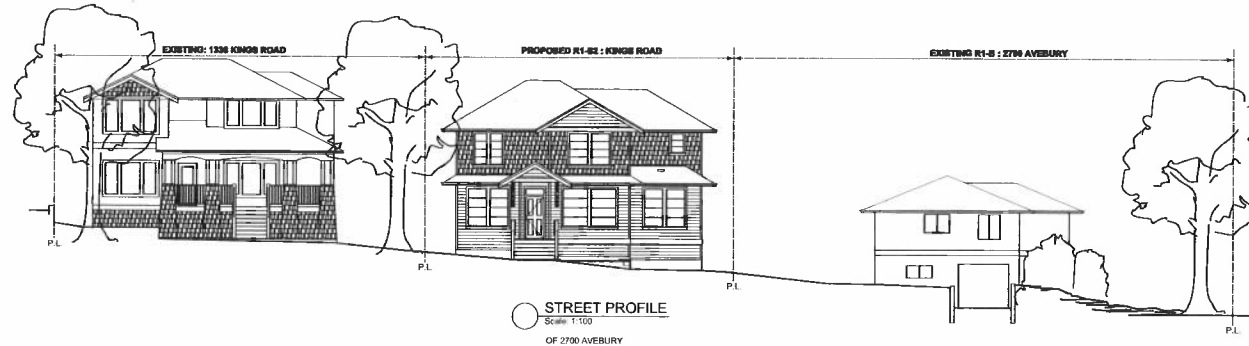


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DATE APRIL 2019
DRAWN BY THAR
CHK BY KMAR
PLAN # 1419

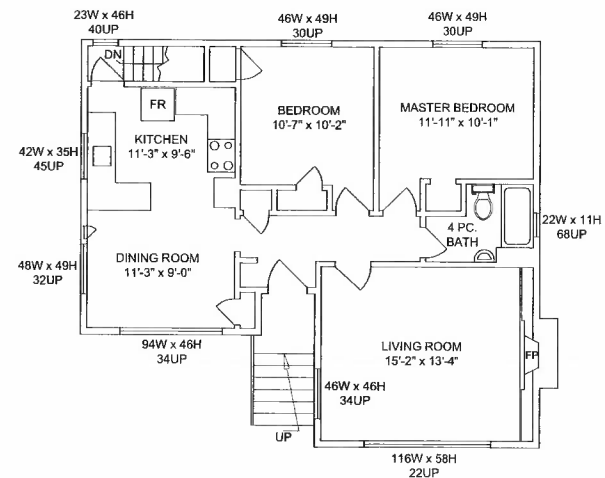
PROPOSED DEVELOPMENT FOR 2700 AVEBURY

SHEET
2

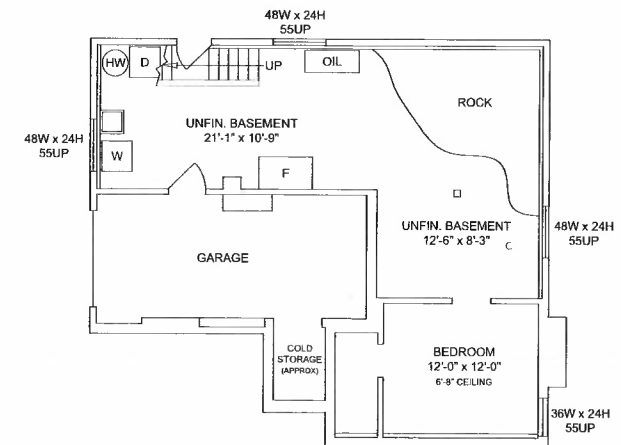
AUG 08 2019



EXISTING RESIDENCE



MAIN FLOOR PLAN
Scale: 1/8" = 1'-0"
859.159 SQ. FT.



LOWER FLOOR PLAN
Scale: 1/8" = 1'-0"
866.204 SQ. FT.



HARTMANN'S
DRAFTING & DESIGN
2448 MARLBOROUGH RD. VICTORIA, B.C.
V8P 3M5 PHONE: (250) 383-1200

SCALE 1/8" = 1'-0"
DATE: APRIL 2019
DRAWN BY: TMM
CHK BY: KSM
PLAN # 1418

**PROPOSED DEVELOPMENT FOR
2700 AVEBURY**

SHEET
OF
3

AUG 08 2019

City of Victoria
Planning Department
Services Division

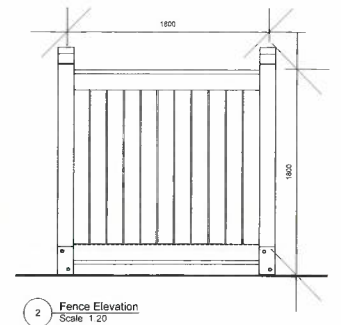


2700 Avebury - Landscape Concept Plan

Recommended Nursery Stock

Trees				
ID	Quantity	Botanical Name	Common Name	Size
QuGa	2	Quercus garryana	Garry Oak	6 cm cal.
QuPh	1	Quercus robur 'Fastigata'	Pyramidal English Oak	6 cm cal.
ST	2	Street Tree	Set by Parks	6 cm cal.
TrQuGa	1	Transplanted Quercus garryana	Transplanted Garry Oak	>5 cm DBH
Large Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
PHBE	1	Philadelphus 'Belle Etoile'	Belle Etoile Mock Orange	#5 pot
Medium Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
AzSn	3	Azalea 'Snowbird'	Snowbird Fragrant Azalea (decid)	#5 pot
ChTe	3	Chimonoloba	Chimonoloba	#7 pot
HyDu	3	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	#10 pot
NaD	1	Nandina domestica	Purple Passion Heavenly Bamboo	#5 pot
RhF	1	Rhododendron 'Fritaskor'	Fantastica Rhododendron	#5 pot
RiSPS	2	Ribes sanguineum 'Puberulough Scarlet'	Puberulough Scarlet Flowering Currant	#3 pot
SaR	2	Sarcococca nuscifolia	Sweet Box	#5 pot
SpBAW	2	Spiraea x bursalis 'Anthony Waterer'	Anthony Waterer Spiraea	#5 pot
Small Shrubs				
ID	Quantity	Botanical Name	Common Name	Size
AzJH	3	Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot
MaNe	19	Malonia nervosa	Low Dragon Grape	#1 pot
NaD	9	Nandina domestica 'Fire Power'	Fire Power Heavenly Bamboo	#1 pot
PJP	9	Pink japonica 'Prelude'	Prelude Flats	#1 pot
SyAl	2	Symphoricarpos albus	Snowberry	#3 pot
Perennials, Annuals and Ferns				
ID	Quantity	Botanical Name	Common Name	Size
PHS	4	Phlox subulata	Creeeping Phlox	#1 pot
RoCo	1	Rumex crispus	Mullein poppy	#1 pot
SalNe	6	Salvia nemorosa 'Caradonna'	Caradonna Meadow Sage	#1 pot
Groundcovers				
ID	Quantity	Botanical Name	Common Name	Size
ArUn	12	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kalmuckweed	#1 pot

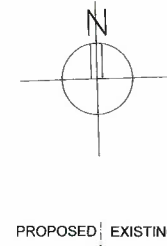
- Notes:
- All work to be completed to current BCSLA Landscape Standards
 - All soft landscape to be irrigated with an automatic irrigation system
 - Replacement tree species to be confirmed with Parks. Transplanted Oak to be considered as a replacement tree



Rev D - No 29, 2019 - revised as per client updates
Rev C - Au 6, 2019 - revised as per update artist report
Rev B - J 26, 2019 - revised as per day comments
Rev A - Ap 4, 2019 - street trees added

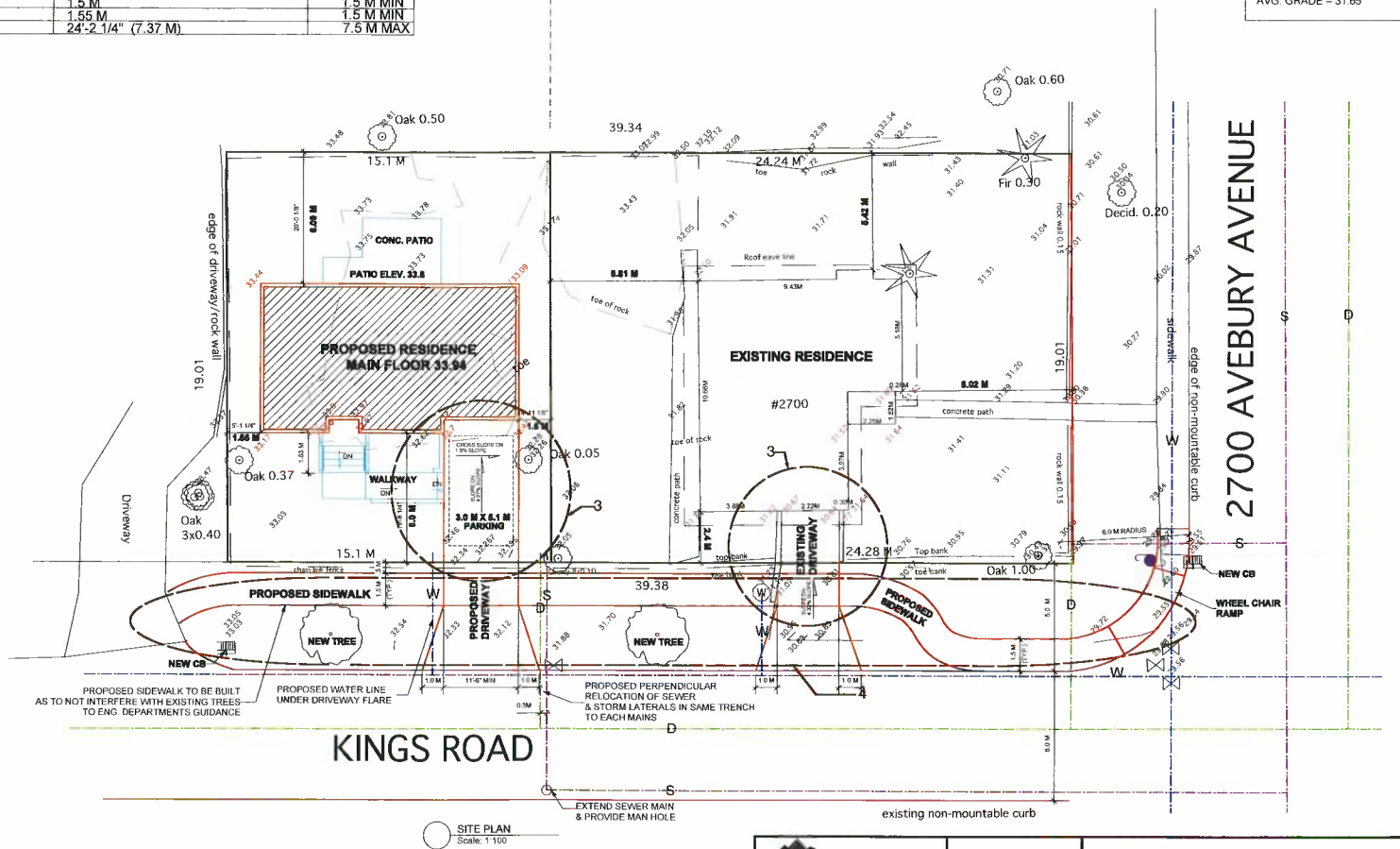
PROPOSED GRADE CALCULATIONS
(33.44+33.09) ÷ 2 X 39.5 = 1313.96
(33.09+32.41) ÷ 2 X 20.66 = 676.61
(32.41+32.7) ÷ 2 X 11.5 = 374.38
(32.7+32.7) ÷ 2 X 2 = 65.4
(32.7+32.97) ÷ 2 X 13 = 426.85
(32.97+32.97) ÷ 2 X 2 = 65.94
(32.97+33.0) ÷ 2 X 4.5 = 148.43
(33.0+33.0) ÷ 2 X 2 = 66
(33.0+33.17) ÷ 2 X 10.5 = 347.39
(33.17+33.44) ÷ 2 X 22.66 = 754.69
4239.65 ÷ 128.32 = 33.039
AVG. GRADE = 33.04

SITE DATA	PROPOSED	PERMITTED
OWNER	KIM COILMAN	
ADDRESS	2700 AVEBURY AVENUE	
ZONE	R1-S2 ZONING	
LEGAL DESCRIPTION		
LOT	4	
PLAN	10873	
SECTION	48	
DISTRICT	VICTORIA	
SITE AREA	917.333 SQ. FT. (85.22 SQ. M.)	40% MAX
SITE COVERAGE	1680.667 SQ. FT. (146.84 SQ. M.)	190 SQ. M. MAX
FLOOR AREA	51 TO 1	0.6 TO 1. MAX
FLOOR SPACE RATIO		
SETBACKS		
FRONT	6.0 M	6.0 M MIN
REAR	6.09 M	6.0 M MIN
SIDE	1.5 M	1.5 M MIN
SIDE	1.55 M	1.5 M MIN
BUILDING HEIGHT	24'-2 1/4" (7.37 M)	7.5 M MAX



SITE DATA	EXISTING	PERMITTED
ZONE	R1-B ZONING	
SITE AREA	4963.239 SQ. FT. 461.1 SQ. M.	460 SQ. M. MIN
SITE COVERAGE	981.054 SQ. FT. (91.14 SQ. M.)	40% MAX
TOTAL FLOOR AREA	1725.363 SQ. FT. (160.29 SQ. M.)	280 SQ. M. MAX
SETBACKS		
FRONT	8.02 M (EXISTING)	7.5 M MIN
REAR	6.81 M (VARIANCE)	7.5 M MIN
SIDE	5.42 M (EXISTING)	1.5 M MIN
EXTERIOR SIDE	2.4 M (EXISTING)	3.5 M MIN
BUILDING HEIGHT	14'-8" (4.47 M)	7.5 M MAX
NUMBER OF STOREYS	1	2

EXISTING GRADE CALCULATIONS
(32.10+31.65) ÷ 2 X 9.43 = 300.58
(31.65+31.62) ÷ 2 X 5.18 = 163.87
(31.62+31.60) ÷ 2 X 0.28 = 8.85
(31.60+31.64) ÷ 2 X 1.52 = 46.06
(31.64+31.67) ÷ 2 X 2.25 = 71.11
(31.57+31.64) ÷ 2 X 3.97 = 125.47
(31.64+31.77) ÷ 2 X 0.30 = 9.51
(30.64+30.67) ÷ 2 X 2.72 = 83.38
(31.62+31.77) ÷ 2 X 3.88 = 122.97
(31.77+32.10) ÷ 2 X 10.66 = 340.42
1272.22 ÷ 40.19 = 31.65
AVG. GRADE = 31.65



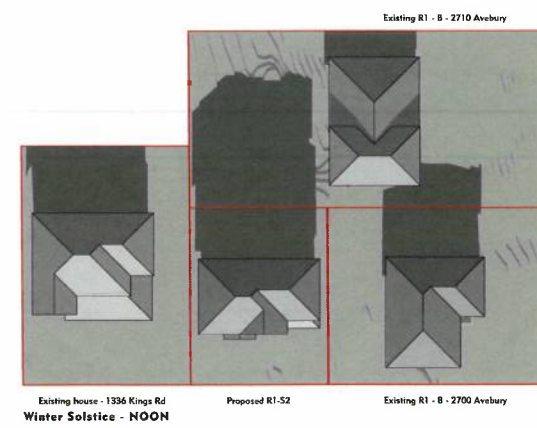
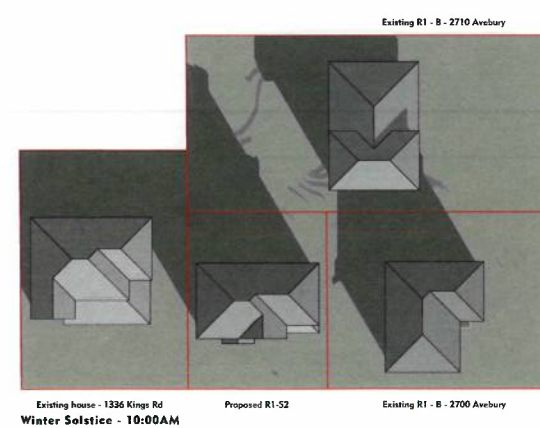
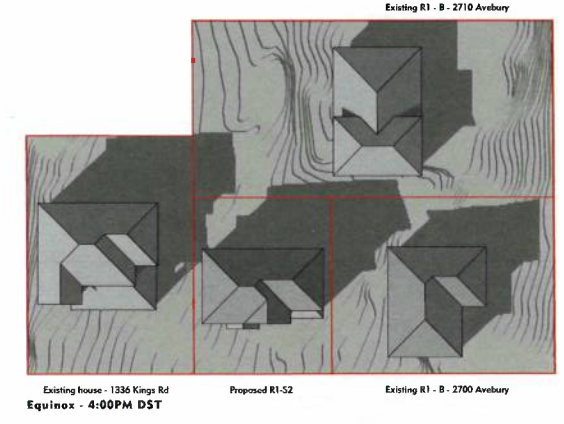
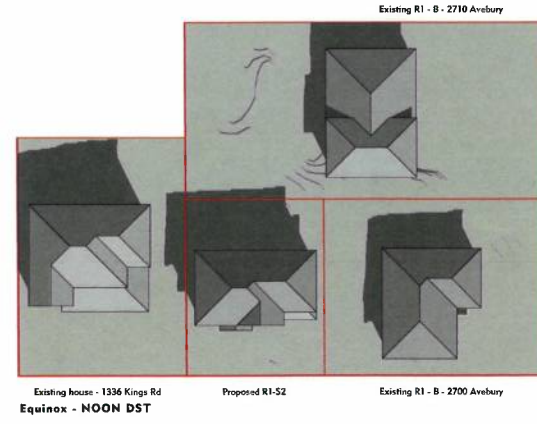
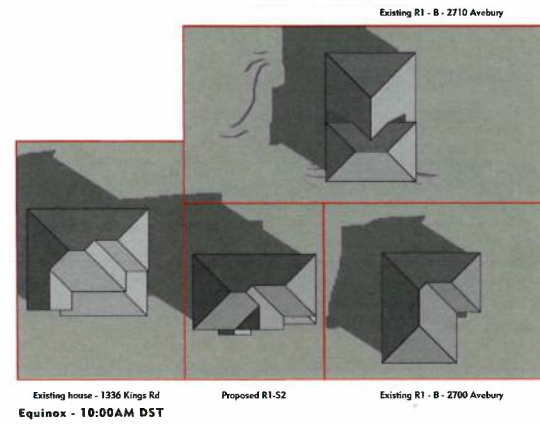
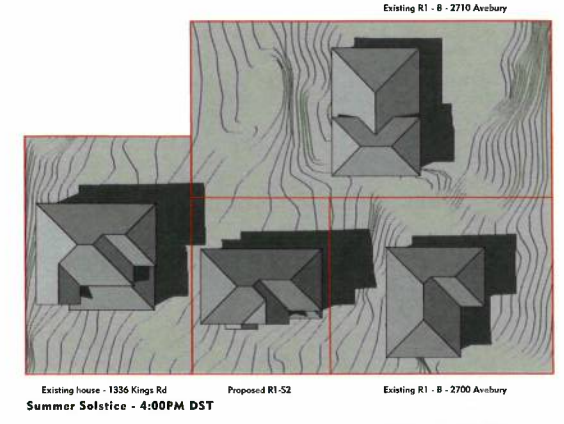
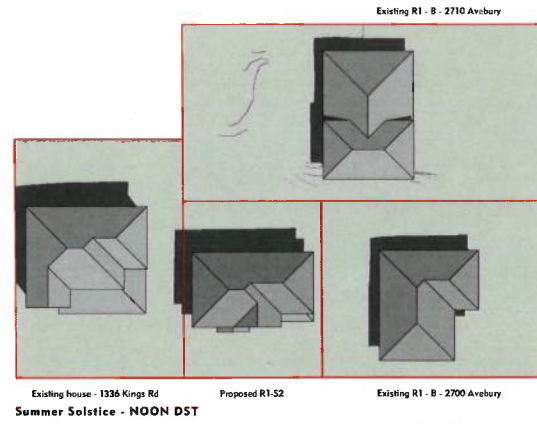
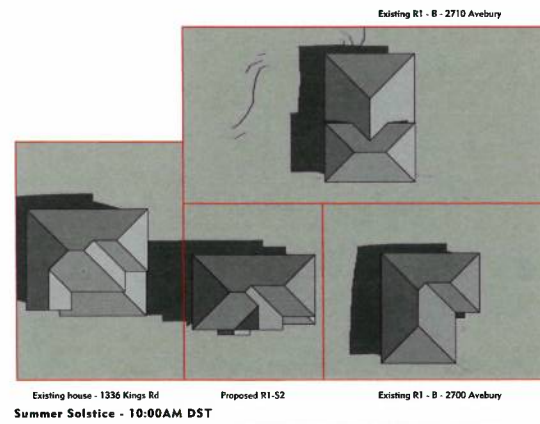
SITE PLAN
Scale: 1/4" = 1'-0"

HARTMANN'S
DRAFTING & DESIGN
DATA MANIPULATED IN VICTORIA, B.C.
VDP 2000 PHONE: 581-4366

SCALE 1/4" = 1'-0"
DATE APRIL 2019
DRAWN BY TMAR
CHK BY KIMAR
PLAN # 1419

**PROPOSED DEVELOPMENT FOR
2700 AVEBURY**

SHEET
OF 4
4



PROPOSED DEVELOPMENT FOR 2700 AVEBURY - SHADOW STUDY

REZ No. 00700 & DVP No. 00121
2700 Avebury

February 14, 2020

Mayor Lisa Helps and Councillors
1 Centennial Square
Victoria, B.C. V8W 1P6

1 Proposal Summary

The proposal for 2700 Avebury is to subdivide the property, retain the home facing Avebury on an R1-B lot, and create an R1-S2 lot with a new home facing Kings Street. The site is a large 748 m² (8,058 ft²) R1-B corner lot in the Oaklands area. Currently, there is a single family home on the property, which is rented. The owner has a long term lease with the tenants who will remain, and the rental rate falls under the City's metrics of 'affordable'.

City policy supports ground-oriented housing on smaller lots in walkable areas close to amenities. 2700 Avebury has a walkscore of 83 and is close to transit. The site has sufficient land to build a small lot infill home with **no variances**, and retain the existing home on an R1-B lot with only one rear yard variance (required: 7.5m - proposed: 6.81m).

The design does not pressure the site and in fact has density metrics *below* what is allowed in an R1-S2 zone. Consideration was given to existing neighbours in terms of outlooks, shadowing and privacy and the final design is consistent with the Small Lot Guidelines for infill and design.

The small lot neighbourhood petition does not meet the required 75% support even though we have addressed all concerns raised by contiguous neighbours (*see section 5 – Community Engagement for more information on issues addressed*). Because the petition represents a very small number of people in the community, we conducted a broader door to door campaign along Avebury, Rosebury, King and Asquith streets. Responses from 58 neighbours, 8 of which were neutral and not included in the final count, show **92% support** our application.

All letters are included in the application package sent to Planning.

SUMMARY	Number	%
IN FAVOR	46	92%
OPPOSED	4	8%
TOTAL RESPONSES	50	100%

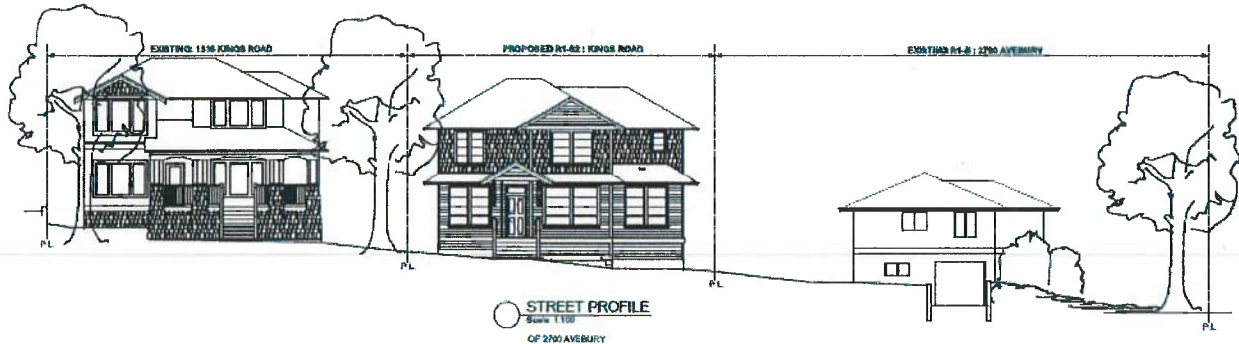
We understand Planning is obliged to adhere to petition results when determining support for an application. However this illustrates a more realistic representation of community support for a small lot rezoning proposal that *meets all the zoning bylaw criteria*.

As you read through you will see our proposal supports many government policies. It is an opportunity for responsible land use and gentle densification with a proposal that aligns with the small lot rezoning bylaw.

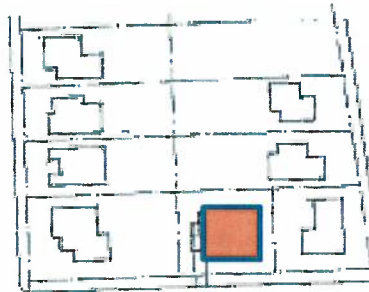
2 Design

2.1 Building

The new home is a 2 storey, slab on grade, 147 m² (1,580 ft²) 3 bedroom, 2.5 bath home. It is designed to respect the existing building patterns in the neighbourhood in terms of height, form, massing, setbacks, finishing and materials.



Small Lot Guidelines state that it is acceptable to create an infill home where the new home's rear façade faces an existing rear yard. The diagram below is from these guidelines and illustrates the type of infill we are proposing:

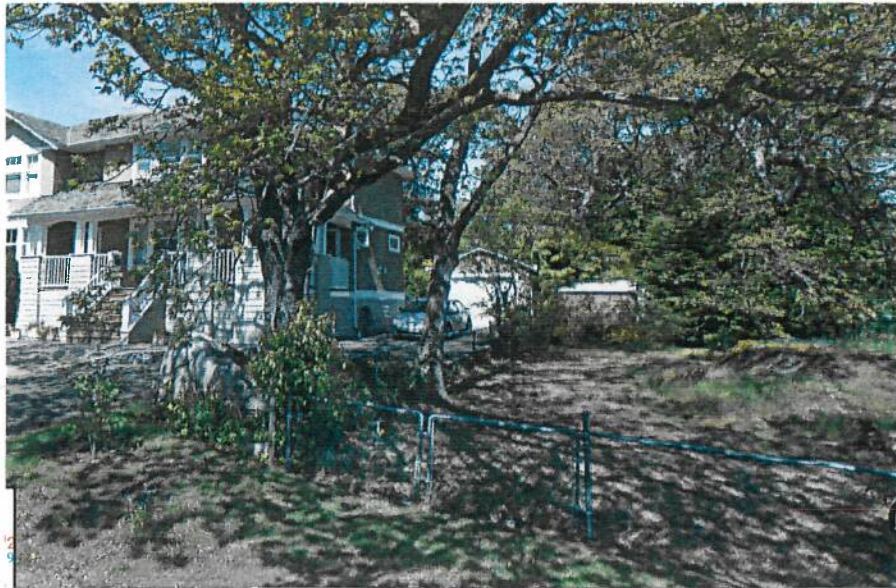


2.2 Neighbour Design Considerations

For this application, it is the **northern** neighbour whose aspect is most affected. To address this, we referred to the Small Lot Design Guidelines and have incorporated the following features:

- Maximized separation - rear setback of 6.09m (required 6.0m). A Shadow Study was performed to confirm the new home does not impact this neighbour's outdoor enjoyment during the summer and nice weather months.
- 6' solid cedar panel fence along the rear property line to retain private spaces.
- Trees and landscape in rear to enhance privacy. *We met with north neighbour to review landscape/fence options, which are reflected in the landscape plan.*
- Upper rear windows are obscured to prevent overlooks.

The **west** neighbour is separated from the new lot by their driveway and a garage. Their rear yard is separated from our property by their garage and the new small lot home does not have any windows that face west. There are no privacy issues for this neighbour.



To the **east** is the existing home. Its rear yard is adjacent the new home side yard, which has no windows and therefore no overlooks. A 6' solid panel cedar fence is proposed along the property line, along with landscaping, gardens and the driveway to ensure privacy for this neighbour.

2.3 Landscape

The landscape incorporates drought tolerant, native and adaptive species throughout. There are 89 new shrubs, perennials and annuals of varying size and species. Placement is strategic to support privacy as well as a pleasing street esthetic.

An 18" infiltration channel will capture water flow from the entry pathway and driveway where it can naturally drain through the rock layer into the ground. Permeable surfaces are incorporated for front walkway, rear patio and side yard pathways.

The Arborist Report identifies one Garry Oak for removal on the west side. The landscape plan accommodates 2 new replacement Garry Oak trees on site. Another sapling Garry Oak will be removed and a new, healthier one planted that will have a better chance of survival. Also, an additional columnar tree in front is included to complete replacement requirements. There is a comprehensive Tree Protection Plan in the report for any other trees requiring protection during construction.

2.4 Frontage Improvements

A separate Development Variance Permit application has been submitted with this proposal asking to remove the requirement for sidewalk frontage improvements. This is in support of the Woonerf

Oaklands Rise group who are working towards a neighbourhood without sidewalks. I understand this group is in conversation with the City to determine the outcome for Oaklands.

Because a decision has yet to be made, the City asked for sidewalk improvements to be shown on our plans. Additionally we would make a deposit to the City for these works that would be used to improve the boulevard in accordance with Woonerf design or ultimately construct the frontage as shown.

3 Green Building

The following features are proposed for this project:

- New home constructed using the third party Built Green standards.
- Retaining existing home.
- Have not exceeded minimum parking requirements.
- Water conservation through low flow faucets, showerheads and toilets.
- Energy star appliances.
- Permeable gravel pathways.
- Native and adaptive vegetation throughout the landscape.
- Rear yard space available for vegetable gardens and fruit trees as desired.

4 Government Policies

4.1 Official Community Plan and Regional Growth Strategy

Over the next 30 years, Victoria is expected to grow by an additional 20,000 residents. As a built-out city with little remaining undeveloped land, the OCP identifies the need to create more compact built environments within the Urban Core, Town Centres and Urban Villages and in close proximity to transit. This trend toward urbanization is skyrocketing as people move toward more sustainable, balanced lives close to work, play and amenities.

The OCP and the Regional Growth Strategy both have established goals to address this trend. The table below shows how this proposal supports some of these goals.

Proposal	OCP Goals
Ideal location with a walkscore of 83.	<p>Housing Supply for Future Need – <i>Seek to accommodate population growth in the strategic locations within close walking distance of Town Centres, Large Urban Villages and Small Urban Villages.</i></p> <p>Land Management and Development – <i>Urban development should focus on building where the goods and services people need are close to home.</i></p> <p>Transportation – <i>Future development is to consider transportation options that reduce fossil</i></p>

Proposal	OCP Goals
	<p><i>fuel dependence, help conserve energy and produce low greenhouse gas emissions and other air contaminants.</i></p> <p>Environment, Climate Change and Energy - <i>Continue to promote the reduction of community greenhouse gas emissions, through compact land use patterns such as walkable and complete centres and villages.</i></p>
Property lies within the Traditional Residential designation, and was identified for Small Lot Infill consideration.	Land Management and Development - For areas designated Traditional Residential, consider new development, infill, and redevelopment.
Maximizing use of available land now.	Land Management and Development - Housing <i>forecast growth of approximately 20,000 additional residents by 2041 is expected to reach Victoria's capacity available under existing zoning for new ground-oriented residential and exceed that for apartments, running the risk that housing will become increasingly more expensive as available capacity is depleted.</i>

4.2 Oaklands Area Plan

The area plan is currently under review.

5 Community Engagement

5.1 Small Lot Petition

The petition of contiguous neighbours is as follows:

SUMMARY	Number	%
IN FAVOR/NEUTRAL	1	14.3%
OPPOSED	6	86.7%
TOTAL RESPONSES	7	100%

Support from 75% of the contiguous neighbours is required for a small lot rezoning, in order for Planning to support the application, even if our application adheres to all small lot bylaw criteria. Because this does not consider input from others in the neighbourhood, it means very few people influence the affect of development in a community. To get an idea of the sentiment throughout the neighbourhood, we conducted a broader door to door campaign along Avebury, Rosebury, King and Asquith streets.

Responses from 58 neighbours, (8 of which were neutral), show **93%** are not against this development.

SUMMARY	Number	%
IN FAVOR/NEUTRAL	54	93%
OPPOSED	4	7%
TOTAL RESPONSES	58	100%

5.2 Response to Neighbour Concerns

Concerns raised by neighbours have been addressed as follows:

- Blasting effects on neighbouring properties. Professionals assure that blasting is almost imperceptible to nearby residents, is safe and rarely results in damage but are insured in the event this occurs. Preblast surveys of homes are done as required by professionals.
- There are 8 households already on Kings between Avebury and Rosebury. That's enough. There are 13 households in the same block on Haultain and all function well. There is available land at 2700 Avebury that meets the zoning criteria and therefore this block can accommodate another home.
- Parking and traffic on Kings. There is on site parking in the proposed plan as well as on street parking in front of the new home for visitors. One additional home will not adversely affect traffic on Kings.
- Protection of the large tree at the corner of Avebury and Kings. The tree will not be impacted by the development and will have Tree Protection measures in place during construction to assure its safety.
- Privacy for the northern neighbour. See Section 2.2 for details on the design considerations for this neighbour.

5.3 Community Meeting

A community meeting was held April 29, 2019. Some attendees noted that the design was in keeping with the neighbourhood and that infill development was needed in the City. Any concerns raised were addressed (see section 5.2).

The Oaklands Association meeting minutes have further details and are included with this application.

6 Summary

According to the Small Lot Guidelines, infill growth is more easily embraced in mature neighbourhoods where densification can be adaptive and gradual. Oaklands is a mature neighbourhood and 2700 Avebury has sufficient land to add a new small lot home and support this gentle densification.

The world is changing and we understand this can be difficult. We listened to concerns from the contiguous neighbours and have worked to address these concerns through open communication and a thoughtful design that respects them and the overall community. If we look to the broader community survey, we see that 93% of the neighbours agree.

We need housing and this proposal meets all the R1-S2 zone criteria. This is a great opportunity to support the intention of the OCP and City policy and provide additional housing in an walkable, desirable community.

Sincerely,

Kim Colpman
Applicant



Mission

Strengthening the Oaklands community by providing programs, services and resources for its residents, businesses and visitors.

Oaklands Community Association Land Use Committee April 29, 2019 Community Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

Contact: landuse@oaklandsca.com

Meeting overview:

On April 29, 2019, the Oaklands Community Association Land Use Committee (CALUC) hosted a community meeting for a proposed rezoning for a daycare at 1661 Burton Avenue and another community meeting for a proposed small lot subdivision at 2700 Avebury. The meeting was attended by roughly 40 residents of Oaklands and by two City of Victoria Planners (Chelsea Medd and Mike Van Der Laan).

1661 Burton Avenue

Project Overview

- Gilly-Bird Nature School is opening an infant and child daycare at 1661 Burton and is applying for a rezoning to permit an increase from 8 children to 12.
- The centre would be open Monday to Friday from 8am to 5pm and there would be minimal changes to the property (house paint and some exterior building updates and some changes to landscaping were noted).

Summary of Discussions

- A neighbouring resident was concerned about increased traffic on the road and a reduction in parking spaces for residents during daycare hours. The proponent noted that there are very little parking and traffic issues at her two other existing daycares (one in Oaklands). As well, ten neighbours to the existing Gilly Bird daycare, by vote of hand, had no concerns about traffic or parking from the other Gilly-Bird Daycare on their block; whereas, 5 of 10 nearby residents to 1661 Burton by vote of hand said they were concerned about traffic and parking. Following further discussion with the concerned neighbours, the proponent committed to work with any concerned neighbours to address parking and traffic issues related to the 1661 Burton Ave daycare should they arise.
- Another neighbour noted concerns about access to local nearby parks for neighbourhood children who may be displaced by children from 1661 Burton Ave. The proponent acknowledged the participants concern and noted that many daycares travel by bus or walk to visit playgrounds throughout the city and that City parks are intended for the enjoyment of all residents.

- Overall, with parking and traffic issues still an outstanding concern for some participants, the majority of the attendees were supportive of the additional childcare spaces that the 1661 Burton Ave daycare would provide. The proponent thanked the attendees for their support and encouraged them to send additional questions to her via the Gilly-Bird website.

2700 Avebury Road

Project Overview

- A representative of the owner of 2700 Avebury provided an overview of the proposed small lot subdivision proposed for the current property.
- The existing house would remain while a portion of the property would be sub-divided and a new home, with site coverages of 29% (note: 40% is allowed under the City's regulations) of the new lot would be constructed and sold.
- The design would require some blasting to accommodate the slab on grade foundation and no windows would be facing into neighbouring properties.

Summary of Discussions:

- Some attendees noted that the design was in keeping with the neighbourhood character and that infill development was needed in the City to accommodate the growing population. The Representative noted that the subdivided lot and home would likely be marketed at \$850k which she considered affordable for some young families by today's current standards.
- Some immediate neighbours expressed their opposition to the subdivision proposal noting concerns for:
 - Uncertainty on blasting effects to neighbouring homes;
 - Increased parking demand and traffic volumes on Kings and Avebury from increased density; and
 - Existing home would eventually be demolished and replaced thereby increasing impacts of densification further.

The Representative noted that blasting, if done correctly, is almost imperceptible to nearby residents, is safe, rarely results in damage to properties, and that the blasters are insured in the event that damages do occur. The Proponent also noted that the new home would have its own parking space on the property and would not be constructed to accommodate additional suites which could result in increased parking demand in the future. Lastly, the Representative noted no current plans to re-develop the existing house on the property.

- One neighbour, who had previously subdivided their own property across the street, expressed opposition to the proposal.

- One neighbour noted that the stretch of Kings between Avebury and Rosebury already has 8 households (i.e. primary residences and suites) cumulatively on either side of the street and that parking is already an issue and that they had “done their part” to allow for density on the street.¹
- A number of members of the Oaklands Rise, which supports alternatives to sidewalks on some Oaklands streets, appealed to the proponent to support their initiative by requesting the removal of the sidewalk from the proposal as currently required by the City. The Representative committed to exploring this option further with the Oaklands Rise and the City.
- The current tenants of the 2700 Avebury property were in attendance and noted their support for the proposed subdivision stating that they welcome additional neighbours and children.
- One participant noted concern for the large tree on the south east corner of the property. The Representative assured the participants that this tree would not be affected by the small lot subdivision proposal.

¹ Although not stated at the meeting, for comparison purposes, Oaklands CALUC notes that on Haultain St (between Avebury and Rosebury) there are 13 households (i.e. primary residences and suites) and that parking is sufficient.



D. Clark Arboriculture
2741 The Rise Victoria B.C. V8T-3T4
(250)474-1552 (250)208-1568
clarkarbor@gmail.com
www.dclarkarboriculture.com
Certified Arborist PN-6523A
TRAQ Certified

Arborist Report for Development Purposes
Re: Proposed Construction

Site Location: 2700 Avebury Ave., Victoria BC
Darryl Clark PN-6253A TRAQ Certified
August 5, 2019

August 5, 2019
For Kimberly Colpman
2326 Oak Bay Ave. V8R 1G9
Re. Proposed Construction
2700 Avebury Ave. Victoria BC V8R 3W4

Scope of Work

D. Clark Arboriculture has been retained by Kimberly Colpman to provide comments on trees impacted by a potential house construction, and a Tree Protection Plan for the property at 2700 Avebury Ave. as per the requirements of the City of Victoria.

Summary

Subdivision of the lot and construction of a new residence will impact the Protected Root Zone of (3) bylaw protected trees on the property, (1) bylaw protected tree at the property to the west at 1336 Kings Rd., and (2) trees to the north at 2710 Avebury. All other unprotected trees and vegetation are being cleared from the proposed site. Trees identified as to be retained in this report require tree protection measures for retention including tree protection fencing, root zone barriers and supervision of activities in the protected root zone of the trees. Construction can proceed following the recommendations in this report.

Introduction and Methodology

I (Darryl Clark) visited the site on April 24, 2018 at 1:30pm to perform an assessment of trees on-property and off-property that could potentially be impacted by proposed development. A design provided by our client in 2019 indicated some building changes and provided guidance regarding the servicing of the lot. A follow up visit was made to the site April 15, 2019 to verify conditions previously noted. A third site visit occurred on May 22 to verify locations of trees for a more accurate survey drawing, and a fourth site visit occurred on July 30, 2019 to verify the diameter of the 2 off property trees at 2710 Avebury as well as approximate the location of the smaller of those trees as it had not been captured in an earlier survey. Site conditions surrounding affected trees were favorable. This report was completed on August 5, 2019.

Tasks performed include:

- An aerial site map was marked indicating tree locations and location of existing services
- visual inspection of (3) protected trees on the property and (3) off-property protected trees, and notes were collected on health and structural condition
- Photos were taken to document the site and affected on-property and off-property trees
- Tree height was estimated to the nearest metre.
- A scaled survey map is included with tree protection overlaid for reference
- Photos of the site are included in this report

Tree Inventory

2700 Avebury							
Trees Potentially Impacted by Construction							
#	Species	cm/DBH	Height/m	PRZ/m	Structure	Health	Retain/Remove
op1	<i>Quercus garryana</i>	49	14	6	Good	Good	Retain
op2	<i>Quercus garryana</i>	36	12	4	Fair	Good	Retain
op3	<i>Quercus garryana</i>	50+40+40	10	12	Fair	Good	Retain
#1	<i>Quercus garryana</i>	38	13	5	Fair	Good	Remove
#2	<i>Quercus garryana</i>	>5	3	0	Fair	Good	Remove
#3	<i>Quercus garryana</i>	98	21	12	Good	Good	Retain

DBH-Diameter at Breast Height. Measured at 1.4m from the point of germination. Where the tree is multi-stemmed at 1.4m, the DBH shall be considered 100% of the largest stem and 60% of the sum of the remaining stems, rounded to the nearest cm.

PRZ-Protected Root Zone. The PRZ shall be considered 12x the DBH, rounded to the nearest whole meter.



Impacts of Construction

The project requires blasting and excavation in order to construct a new residence.

Tree #1 will require removal due to conflicts with building height and impacts to the PRZ of the tree.

Tree #2 will require removal due to conflicts with paved surfaces and long term impacts to the PRZ of the tree.

Fencing and other tree protection measures will be required to ensure low impacts to trees.

Equipment traffic in and out of the site is expected to impact the root zone of trees OP1, OP3 and #3. Access will be from the south.

Excavation for a new foundation may impact tree OP1 and will impact tree OP3.

Some pruning of branches may be required for tree OP1 and OP3.

Construction of a new walkway will impact tree OP3.

A patio area on the north side of the house may impact tree OP1.

Installations/excavations for services including sewer, storm, water, hydro and gas may impact trees OP3, and #3.

Landscaping may impact protected trees.

Tree Protection Plan

The Protected Root Zone (PRZ) of all protected trees recognized in this report shall be 12 times the diameter of the tree.¹

During construction protection fencing will be installed, the construction and location of which will be approved by the project arborist. Tree protection fencing must be anchored in the ground and made of 2x4 or similar material frame, paneled with securely affixed orange snow fence or plywood and clearly marked as TREE PROTECTION AREA- NO ENTRY (See appendix A for an example). The area inside the fence will be free of all traffic and storage of materials. Areas outside the tree protection fence but still within the protected root zone (PRZ) may be left open for access, as work areas and for storage of materials. These areas will be protected by vehicle traffic with either 3/4" plywood or a minimum 20cm of coarse wood chips (see Site Plan for suggested locations of each). Tree protection measures will not be amended in any way without approval from the project arborist. Any additional tree protection measures will be documented in a memo to Victoria and the developer. In anticipation of materials staging in the backyard of the proposed property coarse woodchips should be applied to the exposed PRZ of tree OP3. In anticipation of contractor parking coarse woodchips should be applied to the city boulevard areas where the PRZ of trees is exposed to compaction.

Blasting may be required inside the PRZ of protected trees. Dynamite, not ANFO, must be used and the smallest blast possible will be employed at all times. A blast plan will be drafted for and approved by the project arborist. All blasting inside the PRZ of protected trees must be supervised by the project arborist.

Excavation inside the Protected Root Zone of any tree identified in this plan for any reason will take place under the supervision of the project arborist or their designate. Working radially inward toward the tree, the excavator will remove the soil incrementally with a non-toothed shovel allowing any exposed roots to be pruned to acceptable standard by the project arborist. Roots that have been pruned are to be covered with a layer of burlap and kept damp for the duration of the project. Any excavation of the stump of a tree inside a PRZ must be supervised by the project arborist. As well, any excavation

¹Best Management Practices (BMP) - Managing Trees During Construction, Second Edition By Kelby Fite and E. Thomas Smiley

for underground services inside a PRZ will be supervised by the project arborist. Where applicable, a hydro-vac or Airspade® may be employed to expose critical roots and services.

Excavation of a new foundation as well as a patio area off the north side will require supervision where it impacts trees OP1 and OP3. Final depth of foundation and cut-slope requirements will be provided to the project arborist for review before the start of excavation. Amendments or revisions to this plan due to unanticipated changes will be documented in a memo to the developer and the district for approval before the start of excavation. All excavations for the foundation inside the PRZ of protected trees will be supervised by the project arborist.

Excavation for new services is expected. All underground services are located to the south. Natural gas is anticipated to come from the south and may impact tree OP2. Water services are currently anticipated on the west side of the new driveway and may impact tree OP3. Sewer and storm services are anticipated on the east side of the driveway and will not impact trees. Electrical service as well as other overhead services (tel, cable etc.) are anticipated to come from the southeast and will not impact protected trees. All excavations for services inside the PRZ of protected trees will be supervised by the project arborist.

Any pruning of protected trees will be performed by an ISA (International Society of Arboriculture) certified arborist, to internationally recognised best management practices. Final building heights will be provided to the project arborist for review before the start of construction. Any will be documented in a memo to the developer and the city. OP1 may require removal of a lower scaffold limb over the backyard/patio area. OP3 may require some elevation over a proposed municipal sidewalk.

Paved surfaces that are new and inside the PRZ of protected trees may employ alternative construction methods including loadbearing geotextile fabric or a geogrid/geocell system. A memo will be provided to the developer and the city after a construction method has been chosen to be approved before proceeding with construction of any paved surfaces. At present, none of the paved surfaces are anticipated to require special construction methods. During supervised excavations there will be an opportunity by the project arborist to make those determinations.

Landscaping may impact the PRZ of protected trees. The expectations for landscaping are the same as for construction.

Role of the Project Arborist

No aspect of this Tree Protection Plan will be amended in whole or in part without the permission of the project arborist. Any amendments to the plan must be documented in memorandums to the municipality and the developer.

The project arborist must approve all tree protection measures before demolition and/or construction is to begin.

A site meeting including the project arborist, developer, project supervisor and any other related parties to review the tree protection plan will be held at the beginning of the project.

The developer may keep a copy of the tree protection plan on site to be reviewed and/or initialed by everyone working inside or around the PRZ of trees.

The project arborist is responsible for ensuring that all aspects of this plan, including violations, are documented in memorandums to the municipality and the developer.

Replacement Trees

The City of Victoria requires two replacement trees be planted for every bylaw protected tree removed. Tree locations will be determined when a landscape plan is finalized, and a map of those locations will be submitted to Victoria and the developer in a memo before the completion of the project. Should suitable locations not be available, the developer may seek to donate the trees to a location determined by the municipality. Thank you for the opportunity to comment on these trees.

Should any issues arise from this report, I am available to discuss them by phone, email or in person.

Regards,

Darryl Clark
Certified Arborist PN-6523A
TRAQ Certified

Disclosure Statement

An arborist uses their education, training and experience to assess trees and provide prescriptions that promote the health and wellbeing, and reduce the risk of trees.

The prescriptions set forth in this report are based on the documented indicators of risk and health noted at the time of the assessment and are not a guarantee against all potential symptoms and risks.

Trees are living organisms and subject to continual change from a variety of factors including but not limited to disease, weather and climate, and age. Disease and structural defects may be concealed in the tree or underground. It is impossible for an arborist to detect every flaw or condition that may result in failure, and an arborist cannot guarantee that a tree will remain healthy and free of risk.

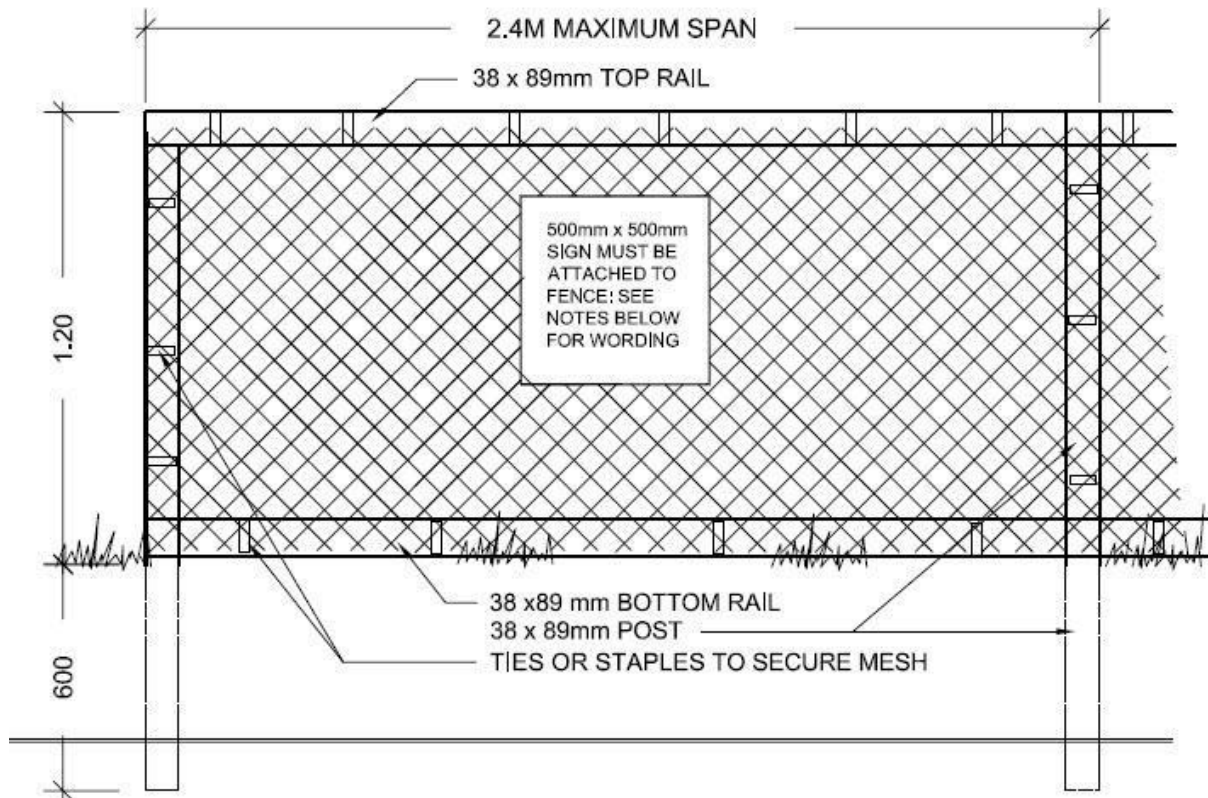
To live near trees is to accept some degree of risk. The only way to eliminate the risks associated with trees is to eliminate all trees.

Assumptions and Limiting Conditions

- Altering this report in any way invalidates the entire report.
- The use of this report is intended solely for the addressed client and may not be used or reproduced for any reason without the consent of the author.
- The information in this report is limited to only the items that were examined and reported on and reflect only the visual conditions at the time of the assessment.
- The inspection is limited to a visual examination of the accessible components without dissection, excavation or probing, unless otherwise reported. There is no guarantee that problems or deficiencies may not arise in the future, or that they may have been present at the time of the assessment.
- Sketches, notes, diagrams, etc. included in this report are intended as visual aids, are not considered to scale except where noted and should not be considered surveys or architectural drawings.
- All information provided by owners and or managers of the property in question, or by agents acting on behalf of the aforementioned is assumed to be correct and submitted in good faith. The consultant cannot be responsible or guarantee the accuracy of information provided by others.
- It is assumed that the property is not in violation of any codes, covenants, ordinances or any other governmental regulations.
- The consultant shall not be required to attend court or give testimony unless subsequent contractual arrangements are made.

- The report and any values within are the opinion of the consultant, and fees collected are in no way contingent on the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, or any finding to be reported.

Appendix A



TREE PROTECTION FENCING

Tree Protection Fencing Specifications:

1. The fence will be constructed using 38 x 89 mm (2" x 4") wood frame:
 - Top, Bottom and Posts. In rocky areas, metal posts (t-bar or rebar) drilled into rock will be accepted
 - Use orange snow fencing mesh and secure to the wood frame with "zip" ties or galvanized staples. Painted plywood or galvanized fencing may be used in place of snow fence mesh
2. Attach a roughly 500 mm x 500 mm sign with the following wording: **TREE PROTECTION AREA- NO ENTRY**. This sign must be affixed on every fence face or at least every 10 linear metres.

Appendix B - Photos

2700 Avebury Ave
April 24, 2018
tree #1 from east side



2700 Avebury Ave.
April 24, 2018
Tree #1 and op3 from the east



2700 Avebury Ave.

April 24, 2018

OP1 & 2 from the south and rock
anticipated to be blasted

OP 1

OP2

ROCK TO BE BLASTED



2700 Avebury Ave.
May 22, 2018
tree #2 from south



SUMMARY SMALL LOT HOUSE REZONING PETITION

I, Kim Coleman (applicant), have petitioned the adjacent neighbours* in compliance with

the *Small Lot House Rezoning Policies* for a small lot house to be located at 2700 Avebury (location of proposed house)

and the petitions submitted are those collected by _____ (date) **

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
2666 Roseberry		✓	
* 1351 Kings		✓	
* 2662 Avebury		✓	
1336 Kings		✓	
2665 Avebury		✓	
** 2703 Avebury			✓
2710 Avebury		✓	

SUMMARY	Number	%
IN FAVOUR / NEUTRAL	1	14.3%
OPPOSED	6	85.7%
TOTAL RESPONSES	7	100%

Deemed
Aug 08, 2019
B

*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.

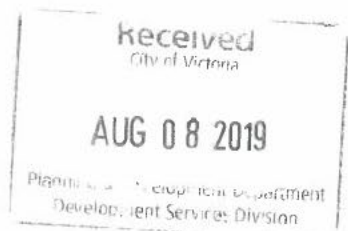
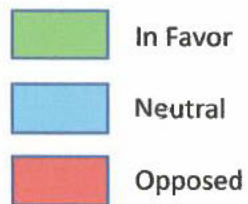
* Had originally signed in support.

CITY OF VICTORIA

** Signed in support then changed to be neutral.

2700 Avebury Small Lot Petition Map

As at: May 30, 2019



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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2100 Avebury

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) BILL MOFFATT (see note above)

ADDRESS: 1336 Kings

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:

Apr 8 / 2019
Date

SENT MAIL - DID NOT SIGN FORM
Signature

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

Kim Coleman
(print name), am conducting the petition requirements for the

property located at 2100 Avebury

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) Alan Reyno (see note above)

ADDRESS: 1351 King Rd

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

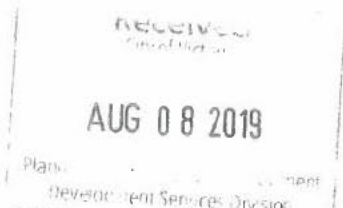
☐ I am opposed to the application.

Comments:

* I called to follow up and answer
more questions, at which point they changed
their mind. Kim

4/3/19
Date

[Signature]
Signature



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

KIM COLPMAN
(print name)

, am conducting the petition requirements for the

property located at 2700 AVEBURY AVE

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) ROB+JULIA MULLINS (see note above)

ADDRESS: 2665 ROSEBERRY AVE, 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:

- * Inconsiderate and unreasonable plans for the properties bordering the rezoning land, ie. loss of sunlight and extra noise.
- * Noise and disturbance caused by the potential construction period
- ✓ Increased density to Kings Rd which is a quiet and walkable street in the Oaklands area

23 April 2019
Date

RJMullins
Signature

Received
City of Victoria

AUG 08 2019

Planning & Development Department
Development Services Division

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

KIM COLPMAN (print name), am conducting the petition requirements for the

property located at 2700 AVEBURY AVE.

to the following Small Lot Zone: R1-52

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) ALFREDO VALENCIA (see note above)

ADDRESS: 2703 AVEBURY AVENUE

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:

NOTE: Husband signed against; wife signed
in favor. They have compromised
and wish to be neutral

04/17/2019
Date

[Signature]
Signature

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

Kim Coleman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) Victoria Valencia (see note above)

ADDRESS: 2703 Avebury Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

NOTE: Husband signed against; wife signed
in favor. They have compromised and
wish to be neutral
Kim Coleman

April 3/19
Date

[Signature]
Signature

received
City of Victoria

AUG 08 2019

Planning Department
Small Lot Services Division

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

Kim Wolpman, am conducting the petition requirements for the
(print name)

property located at 2700 Avebury
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) Ed + Jennifer REBNER (see note above)

ADDRESS: 2710 Avebury Avenue

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:

April 15, 2019
Date

Jennifer Rebner
Signature
S. Rebner

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

Kim Coleman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

to the following Small Lot Zone: RT-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) Cam McFarlane (see note above)

ADDRESS: 2662 Avebury Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

* changed their mind, See email next page
Kim

April 3/19
Date

Cam McFarlane
Signature

Ed and Jen Rebner

From: "Bill Moffatt" [REDACTED]
Date: Wednesday, April 24, 2019 3:13 PM
To: "Ed and Jennifer Rebner" [REDACTED]
Subject: Fwd: 2700 Avebury

Now as Cam blind copied me, I am not sure how to handle this other than we know he sent it?
That makes opposition at 100% based on Alan's and this.
Let's just think about the best way to position: maybe we just say that we are aware of 100% opposition based on subsequent correspondence to the initial (unannounced) visits.

Bill

----- Forwarded message -----

From: CAM MUSIC MASTERS [REDACTED]
Date: Apr 24, 2019 2:54 PM
Subject: 2700 Avebury
To: kjcolpman@gmail.com
Cc:

Hello Kim,

After careful consideration and much consultation with my neighbours, I must rescind my support for the proposed small lot rezoning of the 2700 Avebury property. It is my opinion that the scope of the project is far too large for the space. It is not in keeping with the best interests of the Oaklands community and it's neighbourhood. It is for this reason that I must oppose the rezoning of the property at this time.

Sincerely,

Cam McFarlane
2662 Avebury Ave

RECEIVED
[REDACTED]

AUG 08 2019

4/24/2019

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

KIM COLPMAN (print name), am conducting the petition requirements for the

property located at 2700 AVEBURY AVENUE

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) W.E. TAYLOR (see note above)

ADDRESS: 2665 AVEBURY AVE

Are you the registered owner? Yes ☒ No ☐

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

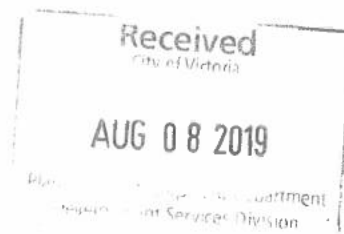
☐ I support the application.

☒ I am opposed to the application.

Comments:

19/04/17
Date

W E Taylor
Signature



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

Kim Colman
(print name)

, am conducting the petition requirements for the

property located at 2100 Avebury

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) _____ (see note above)

ADDRESS: 2109 Rosebury

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:

* NOT INTERESTED IN HEARING OR COMMENTING

Date

Signature



1: 2,150

NAD_1983_CSRS_UTM_Zone_10N

Public domain: can be freely printed, copied and distributed without permission.

This map is a user generated static output from an Internet mapping site and is for reference only.

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This plan should be field confirmed by the user prior to beginning construction. BC Hydro, Fortis Gas, Telus, and Fibre Optics locations must be confirmed with the appropriate utility.

NOT TO BE USED FOR GAS LOCATES

2700 Avebury Small Lot Rezoning

Community Engagement

July 17, 2019

A door to door campaign was conducted for this proposal to obtain a more comprehensive idea of support around the subject property and within the community. Of the 70 people I visited, 58 were willing to provide comment – either in favor, against or neutral. Others I was not able to get at home, two didn't speak English and one would not answer the door.

Most responses are from homes along Avebury, Rosebury, Asquith and Kings. Five of the 58 responses are from others in the community that wanted their voices heard – they are from Mt. Stephen, Capital Heights and upper Kings Rd.

Of the 58 respondents, 8 are neutral and cannot be counted in the summary. The following table shows **92% support** this application.

SUMMARY	Number	%
IN FAVOR	46	92%
OPPOSED	4	8%
TOTAL RESPONSES	50	100%


Kim Colpman
Applicant



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

Kim (O)pmann
(print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) Vikki Davies (see note above)

ADDRESS: 2621 Avebury

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:

Good Luck!

Received
City of Victoria

AUG 08 2019

Planning & Development Department
Development Services Division

May 9/19
Date

Vikki Davies
Signature

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

Kim Colman
(print name), am conducting the petition requirements for the

property located at 2700 Arbutus

to the following Small Lot Zone: R-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) JOHN AZAR (see note above)

ADDRESS: 2630 AVEBURY AVENUE

Are you the registered owner? Yes ☒ No ☐

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

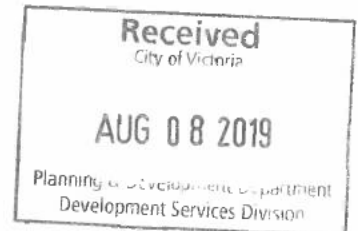
☒ I support the application.

☐ I am opposed to the application.

Comments:

9 MAY 2019
Date

[Signature]
Signature



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

Kim Coleman
(print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) Janice Thompson (see note above)

ADDRESS: 2631 Avebury

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:

May 9 2019
Date

[Signature]
Signature

Received
City of Victoria

AUG 08 2019

Planning & Development Department
Development Services Division

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

Kim Colpman
(print name), am conducting the petition requirements for the

property located at 2700 Auebury

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) E. Nichols (see note above)

ADDRESS: 2637 Auebury Ave.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

02 May 2019
Date

Kim Nichols
Signature



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

Kim Coleman
(print name), am conducting the petition requirements for the

property located at 2200 Ashbury

to the following Small Lot Zone: RS-2

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) Heidi Guest (see note above)

ADDRESS: 2640 Avebury Ave.

Are you the registered owner? Yes ☒ No ☐

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

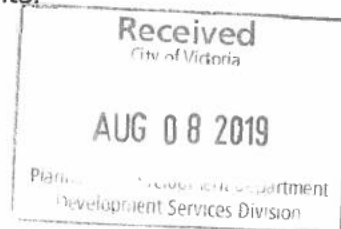
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 13/19
Date

Guest
Signature



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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2700 Arebury

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) Mike Anderson (see note above)

ADDRESS: 2643 Arebury Ave.

Are you the registered owner? Yes ☒ No ☐

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

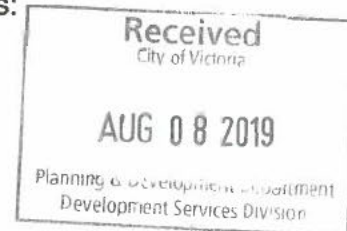
☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug 2 / 19
Date

[Signature]
Signature



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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) Sydney Thieneman (see note above)

ADDRESS: 2649 Avebury Avenue

Are you the registered owner? Yes ☐ No ☒ TENANT

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

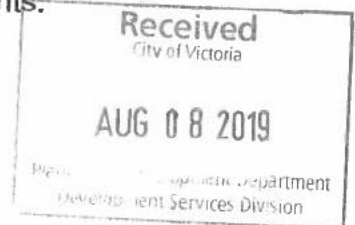
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 2 2019
Date

Sydney Thieneman
Signature



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

Kim Colman
(print name), am conducting the petition requirements for the

property located at 2700 Avebury

to the following Small Lot Zone: R1-S

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) LUKE STERN (see note above)

ADDRESS: 2658 AVEBURY AVE

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

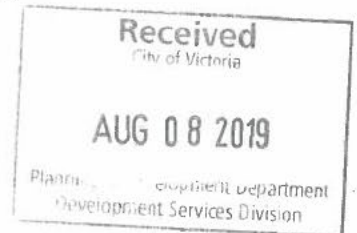
☐ I am opposed to the application.

Comments:

MAY 2, 2019

Date

[Signature]
Signature



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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) SAM GAIB (see note above)

ADDRESS: 2727 AVEBURY AVE

Are you the registered owner? Yes ☒ No ☐

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

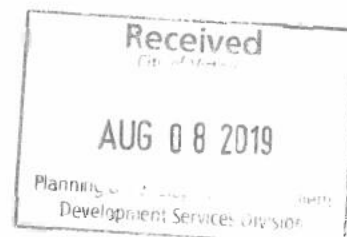
☒ I support the application.

☐ I am opposed to the application.

Comments:

4 May '19
Date

[Signature]
Signature



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

Kim (Olman) (print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) Terry West (see note above)

ADDRESS: 2734 Avebury

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:

Aug 04 2019
Date

Terry West
Signature

Received
City of Victoria

AUG 08 2019

Planning & Development Department
Development Services Division

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

Kim Colman
(print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) LINDA STEAD (see note above)

ADDRESS: 2740 AVEBURY

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:

May 13/19
Date

Linda Stead
Signature



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

Kim Colman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

to the following Small Lot Zone: R1-52

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) Joe Kang (see note above)

ADDRESS: 2639 Roseberry Av

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

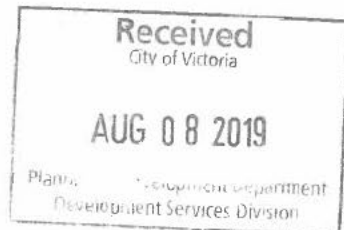
☐ I am opposed to the application.

Comments:

* Very supportive. Love to fix up his home
"good luck"

April 16/19
Date

[Signature]
Signature



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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) Jean Medland (see note above)

ADDRESS: 2641 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

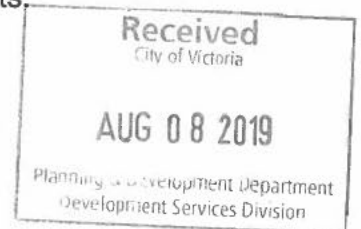
☐ I am opposed to the application.

Comments:

* have no 'hot bump' @ corner

April 26/2014
Date

[Signature]
Signature



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

Kim Coleman
(print name)

, am conducting the petition requirements for the

property located at 2100 Arbury

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) Howard Meeng (see note above)

ADDRESS: 2644 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

* also owns 2640 - Super positive Don't
knew "what all the fuss is"

April 16/19
Date

H M Meeng
Signature



[REDACTED]

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

Kim Coleman
(print name)

, am conducting the petition requirements for the

property located at 2700 Anenburg

to the following Small Lot Zone: R1-52

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) Teri Church (see note above)

ADDRESS: 2645 Roseberry Ave Victoria BC V8R3T8

Are you the registered owner? Yes ☐ No ☒

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

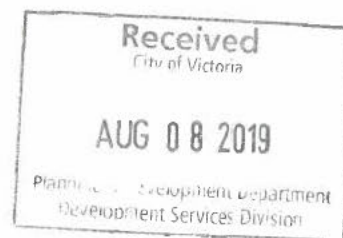
☒ I support the application.

☐ I am opposed to the application.

Comments:

April 16/2019
Date

[Signature]
Signature



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

Kim Colman
(print name), am conducting the petition requirements for the

property located at 2700 Anenburg

to the following Small Lot Zone: RLS2

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) Jan Buehler (see note above)

ADDRESS: 2650 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

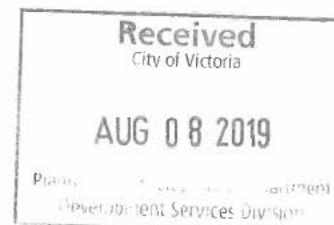
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 2 / 2019
Date

[Signature]
Signature



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

Kim Colpman
(print name), am conducting the petition requirements for the

property located at 2700 Arbury

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) CAREY NEWMAN (see note above)

ADDRESS: 2654 ROSEBERRY

Are you the registered owner? Yes ☒ No ☐

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

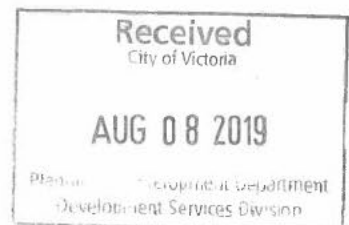
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 2/2019
Date

[Signature]
Signature



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

Kim Colpman
(print name), am conducting the petition requirements for the

property located at 2100 Avebury

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) G.T. Reeve (see note above)

ADDRESS: 2655 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

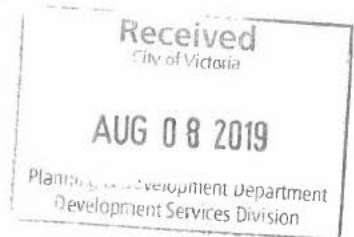
Comments:

Good Luck

& kindly. She's a nurse. Husband also very
supportive - will come to community mtg

April 16 / 18
Date

[Signature]
Signature



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

Kim Coleman (print name), am conducting the petition requirements for the

property located at 2700 Arebury

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) Denise de Villiers (see note above)

ADDRESS: 2658 Roseberry Ave also owns 2660 Roseberry

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

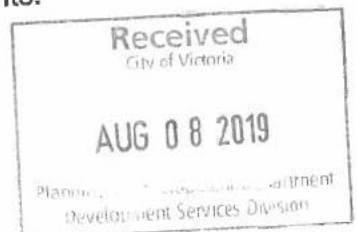
☐ I am opposed to the application.

Comments:

it will be GREAT!

April 23/19
Date

[Signature]
Signature



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

Kimi Colpman (print name), am conducting the petition requirements for the

property located at 2100 Avebury

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) BETH KOPE (see note above)

ADDRESS: 2659 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

my main comment being the land use is a
great idea (we need more low density in this
neighbourhood) and the fence design itself is
thoughtful. I don't believe it will stand out, but
should fit right in to the character of our area.

April 23, 2019
Date

[Signature]
Signature

Received
City of Victoria

AUG 08 2019

Planning & Development Department
Development Services Division

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

Kim Colman (print name), am conducting the petition requirements for the

property located at 2700 Arebury

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) John Blythe (see note above)

ADDRESS: 2710 Roseberry

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:

Full your books! Looks good

April 26 2019
Date

Signature

Received
City of Victoria

AUG 08 2019

By: _____
Planning Services Division

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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) FRANCES FULLER (see note above)

ADDRESS: 2717 ROSEBERRY AVE

Are you the registered owner? Yes ☒ No ☐

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

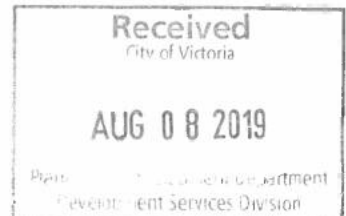
☒ I support the application.

☐ I am opposed to the application.

Comments:

Apr. 26/19
Date

Frances Fuller
Signature



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

Kim Coleman
(print name)

, am conducting the petition requirements for the

property located at 2700 Avebury

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) Edna Payne (see note above)

ADDRESS: 2718 Haverbury Ave

Are you the registered owner? Yes ☐ No ☐

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

☒ I support the application.

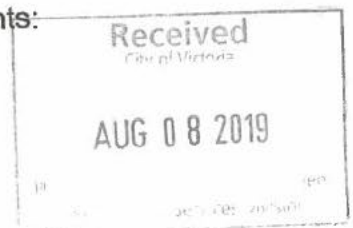
☐ I am opposed to the application.

Comments:

"Nice" doing their own work and
like the idea of improving neighbourhood.

10/4/19
Date

Edna Payne
Signature



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

Kim (Spelman), am conducting the petition requirements for the
(print name)

property located at 2700 Arbury

to the following Small Lot Zone: RT-S

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) ROSEMARY SMEDLEY (see note above)

ADDRESS: 2730 ROSEBERRY AVE

Are you the registered owner? Yes ☒ No ☐

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

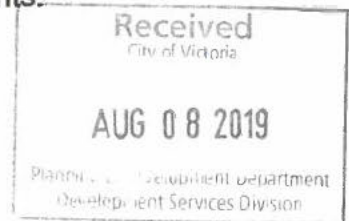
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 9, 2017
Date

R. Smedley
Signature



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

Kim Colpman
(print name)

, am conducting the petition requirements for the

property located at 2700 Ankerbury

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) GORAN MARIC (see note above)

ADDRESS: 2731 ROSEBERRY AVE.

Are you the registered owner? Yes ☒ No ☐

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

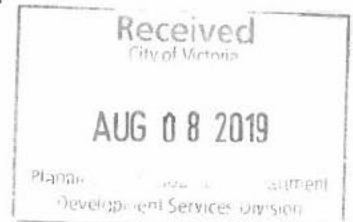
☒ I support the application.

☐ I am opposed to the application.

Comments:

APRIL 26, 2019
Date

G. Maric
Signature



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

Kim Colman
(print name), am conducting the petition requirements for the

property located at 2100 Ansbury

to the following Small Lot Zone: RTS2

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) Chris Shepard (see note above)

ADDRESS: 2737 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

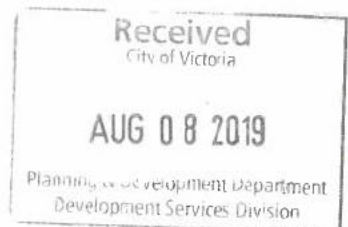
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 9, 2019
Date

[Signature]
Signature



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

Kim Colpman, am conducting the petition requirements for the
(print name)

property located at 2700 Arebury

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) KELSEY STEFVATER (see note above)

ADDRESS: 2746 ROSEBERRY AVE

Are you the registered owner? Yes ☒ No ☐

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

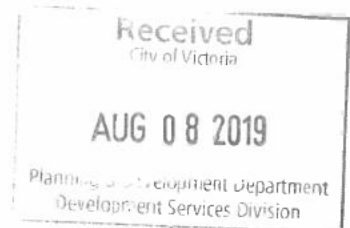
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 9, 2019
Date

[Signature]
Signature



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

Kim Wolpman, am conducting the petition requirements for the
(print name)

property located at 2700 Archway

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) Gillian Fehr (see note above)

ADDRESS: 2750 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

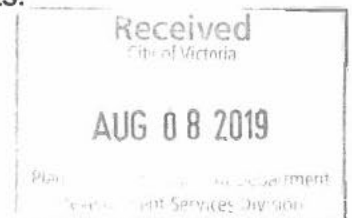
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 8/19
Date

[Signature]
Signature



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

Kim Colman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) Dave Campbell (see note above)

ADDRESS: 2754 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application. 100%

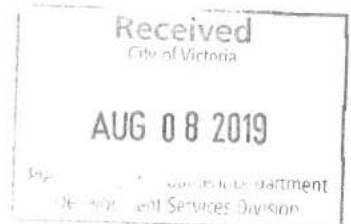
☐ I am opposed to the application.

Comments:

please build more housing.

May 4th / 19
Date

[Signature]
Signature



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

Kim Colpman
(print name), am conducting the petition requirements for the

property located at 2700 Arebury

to the following Small Lot Zone: RT-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) Jamie Taithe (see note above)

ADDRESS: 2755 Roseberry Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

May 8, 2019
Date

[Signature]
Signature



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

Kim Colman

(print name)

, am conducting the petition requirements for the

property located at

2700 Avebury

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) Jeffrey Bishop (see note above)

ADDRESS: 2643 Asquith 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:

* Was very supportive. "NO PROBLEM" "GOOD LUCK"

Apr 23/19
Date

[Signature]
Signature

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

Kim Colman
(print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) KENDAL LANDRY (see note above)

ADDRESS: 2649 ASQUITH ST

Are you the registered owner? Yes ☒ No ☐

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

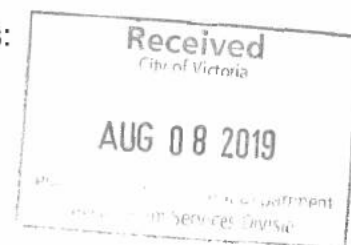
☒ I support the application.

☐ I am opposed to the application.

Comments:

April 17, 2019
Date

[Signature]
Signature



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

Kim Culman, am conducting the petition requirements for the
(print name)

property located at 2700 Arbory

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) Andrew Millen (see note above)

ADDRESS: 2652 Asquith

Are you the registered owner? Yes ☒ No ☐

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

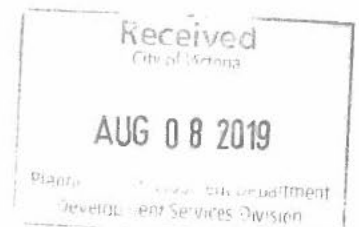
☒ I support the application.

☐ I am opposed to the application.

Comments:

April 17 2019
Date

Andrew Millen
Signature



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

Kim Olpman (print name), am conducting the petition requirements for the

property located at 2100 Arebony

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) Heidi Graham (see note above)

ADDRESS: 2100 Arebony

Are you the registered owner? Yes ☒ No ☐

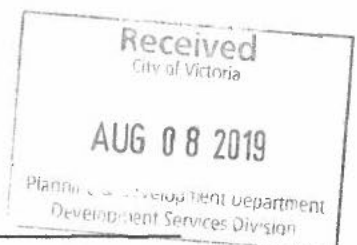
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

Not a problem



April 17 / 2019
Date

Heidi Graham
Signature

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

Kim Chapman
(print name), am conducting the petition requirements for the

property located at 2700 Avebury
to the following Small Lot Zone: RTS2

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) Sean Pierre Langlois (see note above)

ADDRESS: 2666 Argyle St

Are you the registered owner? Yes ☐

No ☒

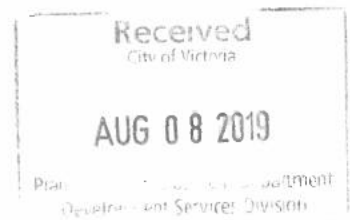
TEENANT: MANAGER OF
OWNER N/A PROPERTY

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

☒ I support the application.

☐ I am opposed to the application.

Comments:



April 17 / 19
Date

Sean Pierre Langlois
Signature

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

Kim Cefman
(print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) Ken Wilson (see note above)

ADDRESS: 2700 Asquith 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:

AUG. 17 / 19
Date

[Signature]
Signature

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

Kim Wolman
(print name), am conducting the petition requirements for the

property located at 2700 Arbutus

to the following Small Lot Zone: R1-52

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

Please review the plans and indicate the following:

NAME: (please print) Mrs. Marie Weicker (see note above)

ADDRESS: 2701 Asquith 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:

* Lived here a long time. Renovated to add
rooms. Had 10 children ☺

April 17/19
Date

M. Weicker
Signature



2117
In preparation for my rezoning application to the City of Victoria, I,

Kim Olman
(print name), am conducting the petition requirements for the

property located at 2100 Arebury

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) Subhash Sandapudi (see note above)

ADDRESS: 2117 Asquith

Are you the registered owner? Yes ☒ No ☐

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

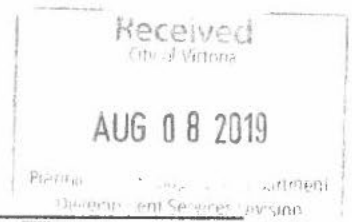
☒ I support the application.

☐ I am opposed to the application.

Comments:

April 17/2019
Date

[Signature]
Signature



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

Kim Colpman
(print name), am conducting the petition requirements for the

property located at 2700 Anenburg

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) SANDRA ROE (see note above)

ADDRESS: 2719 ASQUITH 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:

Apr 23/19
Date

Sandra Roe
Signature

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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

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) JANICE JEFFERSON (see note above)

ADDRESS: 1195 KINGS RD

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

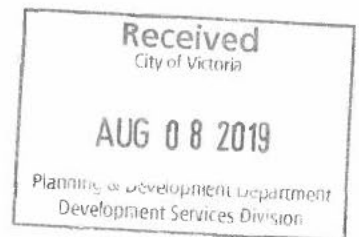
☐ I am opposed to the application.

Comments:

I FULLY SUPPORT THIS DEVELOPMENT.

MAY 2/19
Date

[Signature]
Signature



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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2700 Arebury

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) CAN BROWN (see note above)

ADDRESS: 2695 Capital Heights

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:

- R1 S2 housing is a
prudent use of land in my
estimation.

MAY 2/2019
Date

[Signature]
Signature

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

Kim Colpman
(print name)

am conducting the petition requirements for the

property located at 2700 Avebury Avenue

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) ANITA LONDON (see note above)

ADDRESS: 1326 Kings Road

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

The density of the area of Kings Road
between Avebury & Roseberry is high
enough for a block that is only 100 metres
long.

April 17/19
Date

Anita M London
Signature

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

KIM COLPMAN, am conducting the petition requirements for the
(print name)

property located at 2700 AVEBURY AVENUE

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) JEAN ANNE WIGHTMAN (see note above)

ADDRESS: 2713 Avebury Avenue

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:

to plans
No changes will justify 2 lots. All my previous
correspondence with developer and
the City Applies to this version

April 17, 2019
Date

JEAN ANNE WIGHTMAN
Signature

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

Kim Goldstein
(print name)

, am conducting the petition requirements for the

property located at 2700 AVEBURY AVENUE

to the following Small Lot Zone: R1-52

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) Adem Tepedelen (see note above)

ADDRESS: 2718 Avebury Ave

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

April 17, 2019
Date

Adem Tepedelen
Signature

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

KIM COLPMAN

(print name)

, am conducting the petition requirements for the

property located at 2700 Avebury Ave.

to the following Small Lot Zone: R1-52

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) EDWARD REBNER (see note above)

ADDRESS: 2710 AVEBURY AVE.

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

We are opposed to any subdivision of this lot as it will increase density in this shorter than average city block, add noise, traffic and extra cars to this quiet and walkable street in the Oaklands area and diminish our sunlight and compromise our private back yard.

April 17, 2019
Date

E. Rebner
Signature
Jennifer Rebner

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

KIM COLPMAN
~~Kim Colpman~~
(print name)

, am conducting the petition requirements for the

property located at 2700 AVEBURY AVE.

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) Janet Redies (see note above)

ADDRESS: 2709 Avebury Ave

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

This location is not suitable for sub-division
and will negatively impact the neighbourhood.
This proposal to sub-divide has been rejected
repeatedly by the surrounding neighbors. The
new plans do nothing to alter that opposition.

April 17/19
Date

[Signature]
Signature

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

KIM COLPMAN, am conducting the petition requirements for the
(print name)

property located at 2700 AVEBURY AVE.

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) ALFREDO VALENCIA (see note above)

ADDRESS: 2703 AVEBURY AVENUE

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:

04/17/2019
Date


Signature

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

KIM COLPMAN, am conducting the petition requirements for the
(print name)

property located at 2700 AVEBURY AVENUE

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) W.E. TAYLOR (see note above)

ADDRESS: 2665 AVEBURY AVE

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

19/04/17
Date

W E Taylor
Signature

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

KIM GOLPMAN, am conducting the petition requirements for the
(print name)

property located at 2700 AVEBURY AVE

to the following Small Lot Zone: R1-52

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) BILL & JOANNE McHART (see note above)

ADDRESS: 1336 KINGS RD.

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:

TOO MUCH DENSITY ON A 95 METRE
STRETCH OF ROAD. SUFFICIENT HOUSEHOLDS
EXIST FOR INFRASTRUCTURE, PARKING ETC.
WOULD DETRACT FROM NEIGHBOURHOOD AMBIENCE
AND SEVERELY DETRIMENTALLY IMPACT ADJACENT
PROPERTIES.

APRIL 17, 2019

[Signature]

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

Kim Olman (print name); am conducting the petition requirements for the

property located at 2700 Avebury

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) ROB & JULIA MULLINS (see note above)

ADDRESS: 2665 ROSEBERRY AVE

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

- * Inconsiderate and unreasonable plans for the properties bordering the rezoning land, ie, loss of sunlight, and extra noise
- * Noise and disturbing caused by the potential construction period.
- * Increased density to Kings Rd which is a quiet and walkable street in the Oaklands area

April 23rd 2019
Date

RW Mullins
Signature

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

Kim Colpman (print name), am conducting the petition requirements for the

property located at 2700 Avebury

to the following Small Lot Zone: RIS2

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) CASEY RYDER (see note above)

ADDRESS: 2700 AVEBURY AVE.

Are you the registered owner? Yes ☐ No ☒ (TENANT)

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 THIS IS A FABULOUS
IDEA & FULLY SUPPORT IT.

APR. 13, 2019
Date

[Signature]
Signature



May 10, 2019

To Whom It May Concern,

My name is Danielle Lebeau Petersen, and I live with my partner Casey Ryder at 2700 Avebury Avenue.

Casey and I have been very well cared for and supported as tenants in our home by our landlord/owner, and I feel compelled to offer our perspective on this proposed development after having attended a community meeting.

I support this development for a few reasons:

First and foremost, I think that anyone who would own this lot would be interested in developing it. It's a valuable piece of land in a very sought after area here in Victoria.

Following this, I feel that density in city planning, when done carefully, is a much better decision in comparison to expansion and sprawl. The quality of this development is not only environmentally, but also aesthetically very well designed.

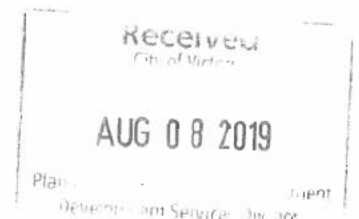
Lastly, I feel that there are a few voices in this neighborhood who have been strongly opposing this development for some time now, and whose perspective is more self interested than is justified.

I thank you for your time to consider our thoughts in your evaluation process,

Sincerely,

Two handwritten signatures are shown side-by-side. The signature on the left is for Danielle Lebeau Petersen, and the signature on the right is for Casey Ryder. Both are in dark ink and appear to be cursive or semi-cursive.

Danielle Lebeau Petersen & Casey Ryder



Lacey Maxwell

From: Susan Kerschbaumer [REDACTED]
Sent: May 28, 2017 11:27 AM
To: Victoria Mayor and Council; Lisa Helps (Mayor); Marianne Alto (Councillor); Chris Coleman (Councillor); Ben Isitt (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Pam Madoff (Councillor); Charlayne Thornton-Joe (Councillor); landuse@oaklandsca.com; Geoff Young (Councillor)
Subject: Strong opposition to rezoning application: 2700 Avebury

Re: **Opposition** to the rezoning of 2700 Avebury Ave., Victoria

Applicant: Richard A. Kiers

As the owners (since 2006) of 2718 Avebury, we are **firmly against** the rezoning of 2700 Avebury.

The owner of 2700 Avebury, Earl Large, has been an absentee landlord who has shown **absolute disrespect for the neighbourhood**. He has no commitment to the community – only a monetary investment in making as much money from his property as possible.

This disregard for the neighbours shows up in many ways:

- ignoring the complaints of nearby homeowners
- leaving recycling, huge piles of leaves, trash and even vehicles in the middle of the intersection
- allowing the house and the property to fall into complete disrepair, resulting in safety and environmental issues such as a leaking oil tank
- renting to ill-suited people who unashamedly disrupt the neighbourhood (a group of 7, for instance, in the 2-bedroom house)

In a clear demonstration of his greed and disrespect for the community, the owner is strongly suspected of recently setting fire to and **purposely destroying a Victoria heritage property**: <http://vancouversun.com/news/local-news/owner-of-victoria-heritage-home-gutted-by-fire-faces-arson-fraud-charges>

Given this lack of concern for the community, we do not believe that he should be given any additional ability to affect it.

Thank you,

Susan Kerschbaumer & Adem Tepedelen

Owners, 2718 Avebury Ave., Victoria

Lacey Maxwell

From: [REDACTED]
Sent: May 31, 2017 10:13 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Re: proposal for rezoning 2700 Avebury Avenue, Victoria

Dear Mayor and Council,

This email serves as a formal acknowledgement of opposition to the proposed rezoning of 2700 Avebury Avenue.

The proponent, Richard Kiers, set a community meeting for yesterday evening at the Oaklands Community Association and failed to attend, while more than a dozen residents living within proximity (100m) of the proposed development were present, all seeking to oppose the project. This failure to demonstrate respect for the concerns of the surrounding community who will be impacted by such a rezoning, demonstrates the proponent's lack of interest in mitigating such impacts, should the project move forward. This presents a risk to the City, should you approve his proposal.

The following were impacts discussed by community members at the meeting, which have resulted in our collective opposition to the proposal. We urge you to consider these impacts, should the proponent move to a formal application:

- environmental:
 - The street is home to 150+ year old Gary oak trees which are under the protection of the City. This property has several Gary oaks which would require removal
 - The proponent has not provided any information on environmental mitigation measures to ensure a “green” project (supply chain, building materials, waste and water management, health and safety, etc.)
- health and safety:
 - Avebury Avenue is a prized location by all of its residents. The street is home to many children, most of whom are under the age of 10 and play daily outside, riding their bicycles and scooters up and down the street. A construction site on a corner lot, at the intersection of two streets is a major risk for children at play, and could result in injury or death of a child should construction personnel not be adequately trained and aware of their surroundings. Projects like this generally take a minimum of a year, and many, longer. This increases the health and safety risks of both children and residents, particularly given residential construction undergoes less stringent health and safety procedures and regulations than commercial.
 - Avebury Avenue is home to several 100+ year old houses, including our own residence from 1914, with original single pane windows. The proponent is proposing significant blasting given at least half of the property is covered in bedrock. This blasting poses serious risk to historic homes on the street, in addition to people.
 - Noise and dust from construction can pose serious health impacts on the elderly and children on the street (which make up the majority of the street's residents)

- social/community
 - living in a construction zone, particularly on a corner lot at an important intersection for the street, changes the dynamic and culture of a community for the duration of the construction period. Children will not be able to play outside without supervision, people will not be able to walk their normal exercise routes, those located most closely will not be able to enjoy time in their yards given the noise of construction, blasting, and dust.
 - An increase in density, while important for community vibrancy, does not “fit” with this street or neighbourhood of single family homes. From a city planning perspective, Avebury Avenue, with its older homes, does not have the same parking options as other streets (most houses do not have garages), with residents mainly utilizing street parking. By placing two homes, likely with several suites each, on this one lot, residents are looking at a potential of 4 to 6 additional residents with potentially 2 vehicles each (12 additional vehicles) parking in a 100m area. There is simply not room on the street for this level of density.

The impacts listed above are mere highlights of our community’s concern. The risks they pose to us and to the City far outweigh any minimal benefits that could be derived from such a proposal. Mr. Keir’s has demonstrated a lack of respect for and interest in community concerns or lives. His interest, as a developer, is profit. We implore the City to reject this proposal.

Warm regards,

S [REDACTED] G [REDACTED] and R [REDACTED] K [REDACTED]
 [REDACTED]
 [REDACTED]

Monica Dhawan

From: Susan Kerschbaumer <[REDACTED]>
Sent: Monday, April 15, 2019 7:17 PM
To: Victoria Mayor and Council; Land Use
Subject: Opposition to proposed rezoning - 2700 Avebury Ave.

Re: **Opposition** to the rezoning of 2700 Avebury Ave., Victoria

Applicant: Kim Colpman

As the owners (since 2006) of 2718 Avebury, we are **firmly against** the rezoning of 2700 Avebury.

The owners of 2700 Avebury have been absentee landlords who have shown **absolute disrespect for the neighbourhood**. They have no commitment to the community – only a monetary investment in making as much money from their property as possible.

This disregard for the neighbours shows up in many ways:

- ignoring the complaints of nearby homeowners
- leaving recycling, huge piles of leaves, trash and even vehicles in the middle of the intersection
- allowing the house and the property to fall into complete disrepair, resulting in safety and environmental issues such as a leaking oil tank
- renting to ill-suited people who unashamedly disrupt the neighbourhood (a group of 7, for instance, in the 2-bedroom house)

Rather than commitment, they demonstrate greed and total disrespect for the neighbourhood.

Given this lack of concern for the community, we do not believe that they should be given any additional ability to affect it.

Thank you,

Susan Kerschbaumer & Adem Tepedelen

Owners, 2718 Avebury Ave., Victoria

Monica Dhawan

From: Bill Moffatt <[REDACTED]>
Sent: Wednesday, April 17, 2019 10:12 AM
To: Land Use
Cc: Victoria Mayor and Council
Subject: Re: Proposed development 2700 Avebury rezoning R1B to R1-S2

Attention: David Angus

David,

We received the recent notice of meeting on April 29th. As you are aware, there have been several attempts and iterations by the (numbered company owner's various "representatives") to achieve small lot rezoning of the property. Adjacent neighbours have repeatedly voiced opposition to this and such opposition is well documented and on record with the Oaklands Land Use Committee and the City of Victoria.

For additional perspective, please consider that fact that this stretch of Kings Road is approximately 95 meters in length. Originally, there were four households with street frontage. Subsequently, two additional (full size lots) were subdivided and built upon, yielding two additional households. Subsequent and/or concurrently, two of the households also created rental suites. Thus, density on this 95 meter corridor has increased from the original four households, to the present eight. (in other words the density has doubled/increased by 100%). There are approximately twelve vehicles associated with these households.

In spite of the vigorous and consistent neighbourhood opposition, these attempts continue - with new representative "personnel" apparently recruited to attempt to yield a different result.

Rest assured that the adjacent neighbours remain adamant that our collective 95 meters of roadway has done it's share of "densification" and yet another residence is neither warranted nor desired.

We appreciate the Land Use Committee's past and present service and assistance and we will see you (again) on April 29th.

Regards, Bill and Joanne Moffatt 1336 Kings Rd.

Ed and Jen Rebner

From: "Bill Moffatt" [REDACTED]
Date: Wednesday, April 24, 2019 1:05 PM
To: "Ed and Jennifer Rebner" [REDACTED]
Subject: Fwd: 2700 Avebury Proposal

----- Forwarded message -----

From: Alan Reyno [REDACTED]
Date: Apr 24, 2019 1:01 PM
Subject: Fwd: 2700 Avebury Proposal
To: [REDACTED]
Cc: [REDACTED]

Alan

Begin forwarded message:

From: Alan Reyno [REDACTED]
Date: April 15, 2019 at 11:12:21 PM PDT
To: Kimberley Colpman [REDACTED]
Subject: Re: 2700 Avebury Proposal

Hi Kim,

Thanks for the info. Unfortunately, I must rescind my support for this development. After talking to my neighbours, I remembered that when we last met with Richard, he said if the proposal was not approved, the owner would tear down the existing house and build one larger house. Why is this not happening? Why is this being proposed again when, clearly, the neighbours are not in support?

Alan

On Apr 13, 2019, at 4:41 PM, Kimberley Colpman [REDACTED] wrote:

Hi Alan,

Thanks for taking the time to review the proposed development plans for 2700 Avebury. You had asked me to send you these electronically so your wife could have a look also - sorry for the delay in getting these to you. I had made some minor changes to the exterior finishes to make the house 'prettier' :) These drawings show those changes. There is nothing new with respect to siting, density, height and so on, as we reviewed.

I appreciate you signing in support of the application, thank

you! If you have any questions or further comments, just give me a shout.

Enjoy the weekend :)

Kim

Kim Colpman!

c:

<2019 04 11 - 2700 AVEBURY Site Plan - for Rezoning HARTMANN.pdf>

<2019 04 11 - 2700 AVEBURY Floors Plans - for Rezoning HARTMANN.pdf>

<2019 04 11 - 2700 AVEBURY Elevations - for Rezoning HARTMANN.pdf>

Monica Dhawan

From: Stephanie Garrett <[REDACTED]>
Sent: Tuesday, May 07, 2019 7:31 PM
To: Ben Isitt (Councillor); Victoria Mayor and Council
Cc: [REDACTED]
Subject: Re: Email to Mayor and Council RE: proposal for rezoning 2700 Avebury Avenue, Victoria

Dear Mayor and Council,

Further to the history of correspondence found below, we would like to express our ongoing and grave concerns regarding the proposed subdivision and development at 2700 Avebury Avenue.

We attended an Oaklands Community meeting last week which felt more like a real estate session for prospective home buyers. The developer who spoke on behalf of the owner shared the design and interior of the home, however none of the social, health, environmental or rights impacts and associated mitigation measures were addressed. I kindly request the Mayor and Council to refer to our concerns which are outlined in the correspondence below.

For clarification, we are a family who were forced to leave Vancouver because we could no longer afford to live there. We bought a 1914 home on Avebury Avenue, on a street full of families with young children, because we wanted our kids to grow up riding their bikes on the street like we did. We could only afford to purchase our home because of the legal tenanted suite in the basement. We provide affordable rent to young people just starting out and students because we want to be a part of the housing solution in the city. We encourage growth, affordable housing and a vibrant city. However, we are for sustainable and thoughtful city planning that starts by increasing density in the downtown core, followed by the main corridors of the city and outward from there. The argument that by somehow subdividing this lot and putting a new, 1 million dollar home on the piece of land will somehow create more benefit than negative impact, is inaccurate. That is not affordable house or responsible city planning.

While city bylaws allow for some degree of protection, we must also take into account the motivations of those seeking permits to subdivide and build. The proponent did not attend three previous community meetings, while all residents did. We only know that the proponent silently attended this meeting because some residents pointed him out, arms crossed and disinterested in the conversation, refusing to speak or look anyone in the eye. His silence spoke volumes. He did not field questions, respond to concerns or demonstrate any interest in the community he is benefiting from financially. This is due to the fact that he does not live on the lot he proposes to expand upon, and because his sole interest is economic gain. This is neither in the interest of the residents surrounding this property, or the city that seeks a sustainable, responsible and affordable solution to the housing issues and growth in the city.

Until the City has a strong planning process in place to address parking, traffic, protection provisions for heritage homes from bedrock blasting, and a larger strategic plan for building up neighbourhoods that are comprised of exclusively single family dwellings (many that are already contributing with additional suites) we urge you to examine this proposal carefully and consider other options for achieving your mandate. This project should not be approved, it has not demonstrated any mitigation planning for the numerous high-probability, high risk impacts.

Regards,

Stephanie Garrett and Ryan Kappmeier

On Jun 1, 2017, at 7:14 AM, Ben Isitt (Councillor) <BIsitt@victoria.ca> wrote:

Thank you for writing and sharing your concerns, Stephanie and Ryan.

Ben

Ben Isitt
Victoria City Councillor and CRD Director
Email. bisitt@victoria.ca / Tel. 250.882.9302
Web. www.BenIsitt.ca

From: Victoria Mayor and Council
Sent: May 31, 2017 11:45 AM
To: Stephanie Garrett
Cc: Ryan Kappmeier
Subject: Email to Mayor and Council RE: proposal for rezoning 2700 Avebury Avenue, Victoria

Dear Stephanie and Ryan,

Thank you for your email and regarding a proposed development at 2700 Avebury Avenue. Your email has been shared with Council and also attached to the correspondence file for this address.

At this time, an application for this address has not yet been received by the City of Victoria but we are aware that this proposal is currently in the Community Association Land Use Committee consultation phase, which is considered the early stages of public consultation. The applicant will still need to provide feedback to the City on how their application responds and what revisions were made to address community concerns prior to the application going to Council at a Committee of the Whole meeting. Council will then be able to assess the various comments and determine how well or if the application has addressed them. Staff will also provide information for Council's consideration in regards to how the application aligns with existing City of Victoria policies that guide development. Mayor and Council will also receive at that time any correspondence from the public specific to the application, and your email will be shared with them again at that time.

Once an application is received by the City of Victoria more information on the application will also be available on the City of Victoria's Development Tracker App<<http://www.victoria.ca/EN/main/residents/planning-development/development-tracker.html>>. A Planner from the City of Victoria will be assigned to the file once an application is submitted and will be involved with the review process, including alignment with existing City of Victoria policies.

Thank you very much for taking the time to share your thoughts with Mayor and Council and the City of Victoria. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's bi-weekly newsletter<<http://www.victoria.ca/EN/main/community/e-newsletter.html>>, visit the City of

Victoria's website<<http://www.victoria.ca/EN/index.html>>, or download the City's ConnectVictoria App<<http://www.victoria.ca/EN/meta/news/news-archives/2016-archive/connectvictoria-app-available-for-download-now.html>>. Mayor Helps also holds regular Community Drop In sessions<<http://www.victoria.ca/EN/main/city/mayor-council-committees/mayor-lisa-helps/mayors-community-drop-in.html>> which are open to all members of the public.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

[Description: Description: [cid:image001.gif@01CF3C88.FC1AFE40](#)]<<http://www.victoria.ca/>>

[Description: Description: [cid:image003.gif@01CF3C88.FC1AFE40](#)]<<https://www.facebook.com/CityofVictoriaPage>>

[Description: Description: [cid:image004.gif@01CF3C88.FC1AFE40](#)]<<https://twitter.com/cityofvictoria>>

[Description: Description: [cid:image005.gif@01CF3C88.FC1AFE40](#)]<<http://www.linkedin.com/company/city-of-victoria-bc?trk=biz-companies-cym>>

From: Stephanie Garrett [REDACTED]
Sent: May 31, 2017 10:13 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Ryan Kappmeier [REDACTED]
Subject: Re: proposal for rezoning 2700 Avebury Avenue, Victoria

Dear Mayor and Council,

This email serves as a formal acknowledgement of opposition to the proposed rezoning of 2700 Avebury Avenue.

The proponent, Richard Kiers, set a community meeting for yesterday evening at the Oaklands Community Association and failed to attend, while more than a dozen residents living within proximity (100m) of the proposed development were present, all seeking to oppose the project. This failure to demonstrate respect for the concerns of the surrounding community who will be impacted by such a rezoning, demonstrates the proponent's lack of interest in mitigating such

impacts, should the project move forward. This presents a risk to the City, should you approve his proposal.

The following were impacts discussed by community members at the meeting, which have resulted in our collective opposition to the proposal. We urge you to consider these impacts, should the proponent move to a formal application:

- * environmental:

- * The street is home to 150+ year old Gary oak trees which are under the protection of the City. This property has several Gary oaks which would require removal

- * The proponent has not provided any information on environmental mitigation measures to ensure a “green” project (supply chain, building materials, waste and water management, health and safety, etc.)

- * health and safety:

- * Avebury Avenue is a prized location by all of its residents. The street is home to many children, most of whom are under the age of 10 and play daily outside, riding their bicycles and scooters up and down the street. A construction site on a corner lot, at the intersection of two streets is a major risk for children at play, and could result in injury or death of a child should construction personnel not be adequately trained and aware of their surroundings. Projects like this generally take a minimum of a year, and many, longer. This increases the health and safety risks of both children and residents, particularly given residential construction undergoes less stringent health and safety procedures and regulations than commercial.

- * Avebury Avenue is home to several 100+ year old houses, including our own residence from 1914, with original single pane windows. The proponent is proposing significant blasting given at least half of the property is covered in bedrock. This blasting poses serious risk to historic homes on the street, in addition to people.

- * Noise and dust from construction can pose serious health impacts on the elderly and children on the street (which make up the majority of the street’s residents)

- * social/community

- * living in a construction zone, particularly on a corner lot at an important intersection for the street, changes the dynamic and culture of a community for the duration of the construction period. Children will not be able to play outside without supervision, people will not be able to walk their normal exercise routes, those located most closely will not be able to enjoy time in their yards given the noise of construction, blasting, and dust.

- * An increase in density, while important for community vibrancy, does not “fit” with this street or neighbourhood of single family homes. From a city planning perspective, Avebury Avenue, with its older homes, does not have the same parking options as other streets (most houses do not have garages), with residents mainly utilizing street parking. By placing two homes, likely with several suites each, on this one lot, residents are looking at a potential of 4 to 6 additional residents with potentially 2 vehicles each (12 additional vehicles) parking in a 100m area. There is simply not room on the street for this level of density.

The impacts listed above are mere highlights of our community’s concern. The risks they pose to

us and to the City far outweigh any minimal benefits that could be derived from such a proposal. Mr. Keir's has demonstrated a lack of respect for and interest in community concerns or lives. His interest, as a developer, is profit. We implore the City to reject this proposal.

Warm regards,

Stephanie Garrett and Ryan Kappmeier



image002.png><image003.gif><image004.gif><image005.gif>

Lucas De Amaral

From: Jean Anne Wightman [REDACTED]
Sent: May 16, 2019 10:55 AM
To: Councillors
Subject: Small Lot at 2700 Avebury and Housing Affordability and Affordability

Mayor and Council, City of Victoria

Below is an in-depth article from May 7th 2019 Globe and Mail about housing availability and affordability. It points out how our community approach to these problems can be improved.

I am writing to you about yet another approach to the Oaklands Community for a small lot subdivision at 2700 Avebury presented to the Community Association on April 29th.

Problems I see:

1. My neighbours, the property immediately north of 2700, lose liveability and enjoyment of their property from blocked south sun exposure and immediate adjacency to that residence's outdoor living area. **They are entitled to the same enjoyment and privacy of their property as all lots not adjacent to corner lots.** This right has first priority. It is not fair to impose any additional density on them.

2. Zoning currently in place for Oaklands has ample provision for increasing housing in Oaklands through allowing secondary suites, garden suites, and the construction of vastly larger principal buildings than now exist, that accommodate more people. The proposed small lot is irrelevant in improving Oakland's contribution to increased housing availability and affordability in the City. The proposed small lot simply supplies ONE additional "single family dwelling" in the cause of commodity/investment real estate. As David Suzuki says, it's not real estate, it's my home!

3. I am concerned that the April 29th Community Meeting meeting results be construed as neighbourhood support. These points did not come across clearly at the meeting, lost in a slew of red herrings. The Community Association is not a democratic forum. The discussion was shaped by responses of neighbours not immediately affected by the proposal. Serious impacts on the immediate neighbour were scarcely mentioned. One person at the meeting actually had the impression they could apply to 'small lot' their own non-corner lot!

I don't believe this project has sufficient merit and support that would warrant it being advanced to a formal application. The developer has repeatedly imposed on our time with presentations to community meetings presenting the proposal in different guises.

Jean Anne Wightman
2713 Avebury Avenue
Victoria BC

Canada's housing market – built on faulty assumptions – is falling down on affordability

Jennifer Keesmaat

Contributed to The Globe and Mail

Published May 7, 2019 Updated 2 hours ago

[62 Comments](#)

Jennifer Keesmaat is the chief executive officer of the Keesmaat Group, working with corporate and political leaders to advance change in cities around the world. She is the former chief planner of Toronto.

Over the past 20 years, Toronto and Vancouver – two of Canada's three most populous cities – have built 400,000 homes between them. That's an enviable number for any city in North America seeking to increase supply, a reliable tactic for relieving a housing crisis.

But for its efforts, Toronto and Vancouver continue to top international rankings of unaffordable cities. That highlights a cold reality: We cannot build our way out of this affordability crisis.

We're not alone. In cities such as [Cairo](#), Sydney and New York, real estate has become hyper-commodified. Housing is now seen as a matter of selling, not dwelling, as made plain by [Wall Street's growing interest](#) in the business of housing. And as a result, people cannot afford shelter – even though a significant number of housing units in those very same cities remain wholly unoccupied.

The fundamentals of Canada's housing system are broken. And while there is a way forward that's within reach, it will require us to reject many tightly held 21st-century assumptions about the housing economy. One is that housing affordability can be addressed by increasing supply alone. Where city planners once used population-growth forecasts to assess the need for new housing supply, assuming that each home would become a place for those people to build a life and contribute to a neighbourhood, new supply is being gobbled up by investors seeking a place to park capital. As a result, escalating prices have been delinked from how much people make, creating obstacles for the kinds of people who are essential to communities, such as teachers and tradespeople, to own a home. Just look at the gap in Toronto: 14,771 new dwellings came onto the market last year which, by traditional planning measures, is just shy of the needs for anticipated population growth of 41,000 annually – but according to the most recent census, the average family made \$82,859, while the Canadian Real Estate Association found the average price of a home in Toronto as of February was \$767,800.

[Character homes still coming down in Vancouver despite new incentives program, report shows](#)

[Toronto home sales surge in April, climb near 17 per cent from last year's sluggish level](#)

[Hopes for a 'soft landing, not crash landing' for housing prices](#)

Another question worth asking is why governments remain the primary proponents of private home ownership, as has been the case since the Second World War. Governments control the market's levers, through interventions like infrastructure spending, financial mechanisms like adjusting interest rates and lending rules, and through organizations that facilitate home financing such as Fannie Mae and Freddie Mac in the United States, and the Canada Mortgage and Housing Corporation here.

But, not all interventions are good. In its recent budget, the federal government announced it would assist with down payments for first-time homebuyers – thereby subsidizing an already hot market, and arguably further driving up the cost of housing – which only plays into the commodification problem. After tightening lending rules to mitigate the risk of a market collapse from borrowers being unable to repay loans, the government is just providing more access and more reasons for Canadians to take on debt.

And then there's the assumption that home ownership is inherently more stable than rental. Yes, baby boomers lived that experience, enjoying stability and an uplift in value that turned homes into nest eggs later in life. But it's unlikely that these circumstances will materialize now, given the high cost of housing today in relation to wages. Rental housing, meanwhile, is only unstable because we have not focused on delivering

rental as a real, long-term housing choice. In cities such as Vancouver and Toronto, high-quality, purpose-built rental housing has been a low priority over the past several decades and left to the market to figure out. Real-estate investors, meanwhile, buy units because of low vacancy and high demand, and then rent them out according to what the market can deliver, thus stoking this commodification cycle.

These hoary assumptions distract from the real goal: responsive public policy that delivers access to good, stable housing for all. Political leaders must focus on solutions that include high-quality, purpose-built, affordable rental units, rather than forcing the square peg of postwar mentalities around housing into the round hole of today's housing climate. For an example, we can look to western European countries such as Vienna and Amsterdam, which require all new development to have a three-way split of social, affordable and rent-controlled, and market or ownership housing. With that simple switch in policy, these cities are genuinely making housing more accessible.

Monica Dhawan

From: Eddie Piotrowicz <[REDACTED]>
Sent: Thursday, June 06, 2019 5:02 PM
To: Victoria Mayor and Council
Subject: Letter re: Lot subdivision and housing development at 2700 Avebury

Dear Mayor Helps and Council,

I am writing in support of the small lot development at 2700 Avebury. I am very conscious of the need for housing in Victoria.

At the same time, I support the developer's request for a variance to frontage requirements of the Subdivision Servicing Bylaw in support of the Oaklands Rise Woonerf adaptation on the Kings Road People Priority Greenway (PPG); research supports that this model can increase safety, reduce non-local (cut-through) traffic and is, therefore, a response to concerns expressed by some neighbours of this development who want to retain a child and family friendly environment.

Sincerely,
Eddie Piotrowicz
1277 Kings Rd
Victoria BC

Monica Dhawan

From: Pat Piotrowicz <[REDACTED]>
Sent: Thursday, June 06, 2019 5:00 PM
To: Victoria Mayor and Council
Subject: Letter re: Lot subdivision and housing development at 2700 Avebury

Dear Mayor Helps and Council,

I am writing in support of the small lot development at 2700 Avebury. I am very conscious of the need for housing in Victoria.

At the same time, I support the developer's request for a variance to frontage requirements of the Subdivision Servicing Bylaw in support of the Oaklands Rise Woonerf adaptation on the Kings Road People Priority Greenway (PPG); research supports that this model can increase safety, reduce non-local (cut-through) traffic and is, therefore, a response to concerns expressed by some neighbours of this development who want to retain a child and family friendly environment.

Sincerely,
Pat Piotrowicz
1277 Kings Rd
Victoria BC

Monica Dhawan

From: Bill Moffatt <[REDACTED]>
Sent: Thursday, June 20, 2019 11:41 AM
To: Victoria Mayor and Council
Cc: Chelsea Medd; [REDACTED]
Subject: Re: Proposed development 2700 Avebury rezoning R1B to R1-S2

Dear Mayor and Council,

Further to my email of April 18th (please see below), it is noted that a rezoning application has, indeed, come forward from the numbered company owner's latest representative. Having reviewed the accompanying submission and documentation, (not surprisingly) there are several representations made that are erroneous:

West neighbour: "There are no privacy issues for this neighbour". A patently false statement. In fact, the wall of the proposed dwelling (1.5 meters from the property line) would obscure light, privacy, and quiet enjoyment of the property in it's current state. It would be an extremely aggressive intervention and greatly undermine quality of life for the neighbouring western household.

Northern neighbour: proposed mitigations really do little to offset the detrimentally impacted northern household. These long term residents deserve the right to preserve sunlight, quiet, and privacy in order for them to continue to enjoy their respective quality of neighbourhood life.

The landscape proposal is also contentious, as it is likely several of the mature Garry Oaks would not survive construction or displacement/relocation.

Perhaps the most contentious and erroneous statement contained in the document, concerns the comments regarding the 8 neighbours in closest proximity. The approach to neighbours by the developer's representative involved subterfuge and misdirection. Once the neighbours were able to collectively and objectively assess the proposal, it was deemed by all, (as stated below) that this portion of Kings Rd. has "densified" more than sufficiently.

Of more concern, is the statement "I have continued to to talk to others throughout the neighbourhood and the community meeting: many are supportive of the application". This is nonsense. The only people "supportive" of the application at the Community Meeting were from well outside of the neighbourhood (as far away as Mount Douglas in fact) and/or likely affiliated with the developer/owner in some capacity. One wonders how these "outsiders" were even aware off the meeting? (The Oaklands Land Use minutes are also being amended to better reflect the vociferous opposition from the "neighbours that matter").

While not related to this proposal, in terms of social commentary this is a classic case of a developer (yes, the numbered company owner is a developer) purchasing a property (albeit a number of years ago) by directly approaching a long term senior citizen resident in need of the cash, purchasing for below market value, earning an annuity of rental income while the property appreciates, then attempting to maximize profit through the proposed rezoning and subdivision. There is no corporate social responsibility or philanthropic aspect to this proposal. It is pure, unbridled profit.

We in the neighbourhood certainly expect that Mayor and Council respond accordingly.

Thank you all for your attention and service.

Bill and Joanne Moffatt
1336 Kings Rd.

Regards, Bill

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Sent: April 18, 2019 8:00 PM
To: 'Bill Moffatt'
Subject: Mayor and Council email RE: Proposed development 2700 Avebury rezoning R1B to R1-S2

Dear Bill and Joanne,

Thank you for your email regarding a development application at 2700 Avebury Avenue, it has been shared with Mayor and Council.

I have filed your email to be shared with Mayor and Council again, should an application be received and proceed to a Committee of the Whole Meeting for their consideration.

Thank you for sharing your thoughts with Mayor, Council and the City of Victoria.

Sincerely,

Monica Dhawan
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Bill Moffatt [mailto:]
Sent: Wednesday, April 17, 2019 10:12 AM
To: Land Use <Landuse@Oaklandsca.com>
Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Re: Proposed development 2700 Avebury rezoning R1B to R1-S2

Attention: David Angus

David,

We received the recent notice of meeting on April 29th. As you are aware, there have been several attempts and iterations by the (numbered company owner's various "representatives") to achieve small lot rezoning of the property. Adjacent neighbours have repeatedly voiced opposition to this and such opposition is well documented and on record with the Oaklands Land Use Committee and the City of Victoria.

For additional perspective, please consider that fact that this stretch of Kings Road is approximately 95 meters in length. Originally, there were four households with street frontage. Subsequently, two additional (full size lots) were subdivided and built upon, yielding two additional households. Subsequent and/or concurrently, two of the households also created rental suites. Thus, density on this 95 meter corridor has increased from the original four households, to the present eight. (in other words the density has doubled/increased by 100%). There are approximately twelve vehicles associated with these households.

In spite of the vigorous and consistent neighbourhood opposition, these attempts continue - with new representative "personnel" apparently recruited to attempt to yield a different result.

Rest assured that the adjacent neighbours remain adamant that our collective 95 meters of roadway has done it's share of "densification" and yet another residence is neither warranted nor desired.

We appreciate the Land Use Committee's past and present service and assistance and we will see you (again) on April 29th.

Regards, Bill and Joanne Moffatt 1336 Kings Rd.

Heather McIntyre

From: John James O'Brien [REDACTED]
Sent: Monday, June 24, 2019 10:15 PM
To: Victoria Mayor and Council
Cc: Rise Oaklands
Subject: Project at 2700 Avebury

Dear Mayor Helps and Members of Victoria City Council:

I am writing in support of the small lot development at 2700 Avebury, a corner lot in which the rear portion can provide in-fill housing along the Kings Road frontage, similar to the development of an adjacent property some years ago.

The proposed development illustrates how density can be accommodated while the almost rural character of the neighbourhood is preserved through a variance from the Subdivision Servicing Bylaw requirement to install 30 feet of sidewalk to nowhere.

The project is located on the Council supported Oaklands Rise Woonerf and the designated People Priority Greenway (PPG) of Kings Road. Research reveals that the woonerf sub-set of the Shared Space model can increase safety, de-incentivize non-local (cut-through) traffic and in this case, serve as a means to alleviate concerns expressed by some neighbours of this development who want to retain a child and family friendly environment.

So do we all—and the woonerf adaptation is a great way to do it.

On behalf of the 67 neighbourhood petitioners in 2017, and the nearly 150 now on our information list, I thank Council for the unanimous approval granted in 2017, again in 2018, pre and post election.

We ask that you continue support by approving the developer's request including a variance to the sidewalk installation typically required by the Subdivision Servicing Bylaw, as Council has already done in relation to the in-fill housing created at 2695 Capital Heights.

We need housing and places for community. This is a chance to bring both needs together.

Respectfully,

John O'Brien
Co-lead, Oaklands Rise Woonerf Planning Group
Member, Oaklands Neighbourhood Plan Steering Committee
Owner, 1262 Kings Road

Heather McIntyre

From: Robin Drader [REDACTED]
Sent: Wednesday, June 26, 2019 2:17 PM
To: Victoria Mayor and Council
Subject: Re Lot Subdivision and Housing Development at 2700 Avebury

Dear Victoria Mayor and council,

I am writing in support of the small lot development at 2700 Avebury. I am very conscious of the need for housing in Victoria and the proposed new home supports this objective in a fitting and thoughtful design. It will fit seamlessly into our community.

At the same time, I fully support the developer's request for a variance to frontage requirements in support of the Oaklands Rise Woonerf adaptation on the Kings Road People Priority Greenway (PPG), which I believe supports a child and family friendly environment.

Sincerely,
Robin Drader
1285 Kings Road
Victoria, V8T 1X8

Heather McIntyre

From: [REDACTED]
Sent: Wednesday, July 03, 2019 11:55 AM
To: Victoria Mayor and Council
Subject: mall lot development 2700 Averbury

Dear Mayor Helps and Council,

I am writing in support of the small lot development at 2700 Averbury Avenue; Victoria is much in need of housing and this development aids in addressing this need.

Also, I will support the developer's request for a frontage variance to the Subdivision Servicing Bylaw. Such a variance supports the Oaklands Rise Woonerf concept for the Kings Rd. People Priority Greenway which, I am sure you are now aware, creates a safe, people friendly neighbourhood environment.

Sincerely,
Russ Smith
1285 Kings Rd.

Heather McIntyre

From: EDWARD REBNER [REDACTED]
Sent: Saturday, June 22, 2019 2:27 PM
To: Ben Isitt (Councillor); Victoria Mayor and Council
Subject: Proposed development 2700 Avebury rezoning R1B to R1 - S2

Dear Ben Isitt and Mayor and Council:

Our friends and neighbours Bill and Joanne Moffat have already emailed you about this proposed development on both of our borders. We (Ed and Jennifer Rebner - 2710 Avebury) are the northern neighbour and the total length of our lot borders 2700 Avebury. As you are already aware this has been an ongoing process where the developer hires a different project manager every few years to try to get this lot rezoned. Their main goal is to build a new home in the back yard of the present home and then tear down the existing dwelling and build another large home in that area.

We bought our home 2710 Avebury Avenue in 1978 and chose it specifically because it was in an established area. If this proposal was approved, it would be life changing for our family: We would lose nearly all our sunlight, privacy and use of our back yard. We don't feel we should be penalized because we bought next door to a corner lot with an established home on it. Our lot is the exact same size as 2700 and it is ideal for a single family dwelling. To squeeze two homes in this area would be catastrophic for our way of life, neighbourhood and infrastructure surrounding this area. There is already sizeable expansion/density on this smaller than normal block of Kings Road.

We have been very diligent and have poled all the adjacent neighbours and most importantly the 8 immediate neighbours and we have a 100% majority of "No" to this proposed development. All these signed papers are registered at City Hall and were delivered in person by Ed Rebner to Chelsea Medd on April 30, 2019. There is no support in our area at all for this development. We have been to the neighbourhood meetings about 4 times in large numbers to state our opposition. The developer has no interest in affordable housing or our neighbourhood at all - he just wants to make the most money possible on a lot by building first one new home and then removing the existing home and building another new house. He has not been upfront about this at all in this application, but we all heard the project manager from 2 years ago, Richard Kiers, state that fact and we have numerous witnesses.

Please take all of these facts into account - we are counting on you to preserve our neighbourhood and honor the wishes of all the immediate neighbours who oppose this development. Please note that not only have the 8 letters been submitted but also other letters from concerned neighbours surrounding the 8 who vehemently oppose this development as well.

Thank you for your serious consideration to this matter, Sincerely, Ed and Jennifer Rebner 2710 Avebury
Avenue [REDACTED]

Heather McIntyre

From: Robert Tornack [REDACTED] >
Sent: Tuesday, June 25, 2019 7:51 AM
To: Victoria Mayor and Council
Subject: 2700 Avebury Proposal

Dear Mayor Helps and Councillors:

The small lot development at 2700 Avebury offers opportunity to add to housing stock while demonstrating Council's commitment to citizen led initiatives such as the Oaklands Rise Woonerf, the sidewalk-free people priority greenway of Kings Road from Oaklands Park to Capital Heights (and beyond) on which the proposed in-fill project is located.

It is important that development be seen holistically and in context beyond the immediate location. In this case, the project mirrors and, it is important that Council stand behind its commitment to give neighbourhoods greater say in their evolution. Housing is needed. And in-fill housing such as is proposed in this case can fit sensitively into surroundings.

In this case, in addition to the design of the building, frontage improvements can enhance and extend the concept first presented to Council with a petition to halt a sidewalk to be imposed where not wanted and a presentation requesting Council approval of a moratorium on sidewalk installation along the set of sidewalk-free streets locally known as the Oaklands Rise Woonerf.

In granting approval for this in-fill housing project, I ask that you approve a variance to the Subdivision Servicing Bylaw requirement for a sidewalk in favour of frontage improvements in line with the concept approved by Council in the Fall of 2017 and most recently in December of 2018.

Sincerely,

Robert Tornack
Chair, Oaklands Neighbourhood Plan Steering Committee
Co-Lead, Oaklands Rise Woonerf
Owner, 2708 Mt. Stephen Ave

Lucas De Amaral

From: Adem Tepedelen [REDACTED]
Sent: July 31, 2019 9:53 PM
To: Chelsea Medd
Cc: Victoria Mayor and Council
Subject: REZ00700 - 2700 Avebury Ave

Dear Ms. Medd-

I live at 2718 Avebury Ave, two houses away from this proposed rezoning project. I saw that this will go before council sometime in the near future. I intend to attend that council meeting and oppose it when it does. In the meantime, I wanted to contact you and, for the record, voice my objection to this proposed rezoning.

My wife and son and I have lived in our house (which we own) for going on 14 years and are actively involved in our neighbourhood. We know most people on our block by first name. The house on the lot that is up for rezoning has been occupied by a succession of renters, most of whom did little or no maintenance regarding the yard or general upkeep. To my knowledge, I have never met the owners. It's my understanding that they are absentee landlords, and their property reflects it. At one point two years ago they had a family of *eight* (six children under 11!) living in the house. Needless to say there were constant noise complaints from neighbours in every direction for the year they rented it. When the family departed, they left behind a tattered trampoline that eventually just slowly disintegrated into tatters.

The house, as a result of longterm negligence, is (and has always been) in shabby condition and the back yard is frequently filled with junk left over from the various renters who have come and gone. The owners of this property are not good community members. Allowing them to squeeze another house on their property would simply provide them with another source of revenue, with no vested interest in the actual space it occupies. It would be another building and yard for them to neglect.

The owners have literally been trying for years to get us and their direct neighbours to sign off on this rezoning plan in various different versions, and everyone has remained in opposition and will continue to. Time after time we have told them no, but they keep pushing back. We don't know how better to say that we are steadfastly opposed to their plan and the latest Small Lot Petition that was circulated states this unequivocally. Even the person spearheading this rezoning proposal for the owners acknowledged that.

I thank you for your time, and I hope that you will consider the points I made here in regard to the rezoning proposal for 2700 Avebury Ave.

Sincerely,
Adem Tepedelen
2718 Avebury Ave
Victoria, BC V8R 3W4

Heather McIntyre

From: Bill Moffatt [REDACTED]
Sent: August 16, 2019 4:56 PM
To: Victoria Mayor and Council; Lucina Baryluk
Cc: Ed and Jennifer Rebner; Joanne Moffatt; [REDACTED]
Subject: Re: Proposed development 2700 Avebury rezoning R1B to R1-S2

Dear Mayor and Council (and Lucina),

We note the developer's representative has responded to queries from city planning staff as per the recent documents posted. Not surprisingly, the same intransigent, erroneous, and misleading approach to the proposal continues (after many repeated attempts over the years). We reiterate the points raised in previous emails (see below) and more importantly, it must be noted that the alleged (conveniently) "expanded neighbourhood survey sample" is NOT in keeping with the existing Small Lot development policy section 6.2. Accordingly, this should be removed and/or discounted completely as it is invalid. (Note: there is very little commentary nor mention of the vehement opposition of the many key adjacent stakeholders).

At the risk of wasting council's precious time governing the City, we wish to reiterate that density on our stretch of Kings has already more than doubled since the the original dwellings.

We conclude with the facts that subterfuge and misinformation (particularly when one considers some of the points put forward in previous attempts) are not in keeping with the City's democratic principles. If the developer really has the densification and the creation of "affordable" housing near and dear to his heart, perhaps he can consider subdivision of his estate in Rockland?

We (and the immediate neighbours potentially impacted) request council reject this proposal outright.

Thank you for your consideration.

Bill and Joanne Moffatt
1336 Kings Rd.

From: Bill Moffatt [REDACTED] >
Sent: June 20, 2019 6:41 PM
To: mayorandcouncil@victoria.ca <mayorandcouncil@victoria.ca>
Cc: cmedd@victoria.ca <cmedd@victoria.ca>; Ed and Jennifer Rebner [REDACTED]
[REDACTED]
Subject: Re: Proposed development 2700 Avebury rezoning R1B to R1-S2

Dear Mayor and Council,

Further to my email of April 18th (please see below), it is noted that a rezoning application has, indeed, come forward from the numbered company owner's latest representative. Having reviewed the accompanying submission and documentation, (not surprisingly) there are several representations made that are erroneous:

West neighbour: "There are no privacy issues for this neighbour". A patently false statement. In fact, the wall of the proposed dwelling (1.5 meters from the property line) would obscure light, privacy, and quiet enjoyment of the property in it's current state. It would be an extremely aggressive intervention and greatly undermine quality of life for the neighbouring western household.

Northern neighbour: proposed mitigations really do little to offset the detrimentally impacted northern household. These long term residents deserve the right to preserve sunlight, quiet, and privacy in order for them to continue to enjoy their respective quality of neighbourhood life.

The landscape proposal is also contentious, as it is likely several of the mature Garry Oaks would not survive construction or displacement/relocation.

Perhaps the most contentious and erroneous statement contained in the document, concerns the comments regarding the 8 neighbours in closest proximity. The approach to neighbours by the developer's representative involved subterfuge and misdirection. Once the neighbours were able to collectively and objectively assess the proposal, it was deemed by all, (as stated below) that this portion of Kings Rd. has "densified" more than sufficiently.

Of more concern, is the statement "I have continued to to talk to others throughout the neighbourhood and the community meeting: many are supportive of the application". This is nonsense. The only people "supportive" of the application at the Community Meeting were from well outside of the neighbourhood (as far away as Mount Douglas in fact) and/or likely affiliated with the developer/owner in some capacity. One wonders how these "outsiders" were even aware off the meeting? (The Oaklands Land Use minutes are also being amended to better reflect the vociferous opposition from the "neighbours that matter").

While not related to this proposal, in terms of social commentary this is a classic case of a developer (yes, the numbered company owner is a developer) purchasing a property (albeit a number of years ago) by directly approaching a long term senior citizen resident in need of the cash, purchasing for below market value, earning an annuity of rental income while the property appreciates, then attempting to maximize profit through the proposed rezoning and subdivision. There is no corporate social responsibility or philanthropic aspect to this proposal. It is pure, unbridled profit.

We in the neighbourhood certainly expect that Mayor and Council respond accordingly.

Thank you all for your attention and service.

Bill and Joanne Moffatt
1336 Kings Rd.

Regards, Bill

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Sent: April 18, 2019 8:00 PM

To: 'Bill Moffatt'

Subject: Mayor and Council email RE: Proposed development 2700 Avebury rezoning R1B to R1-S2

Dear Bill and Joanne,

Thank you for your email regarding a development application at 2700 Avebury Avenue, it has been shared with Mayor and Council.

I have filed your email to be shared with Mayor and Council again, should an application be received and proceed to a Committee of the Whole Meeting for their consideration.

Thank you for sharing your thoughts with Mayor, Council and the City of Victoria.

Sincerely,

Monica Dhawan
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6



From: Bill Moffatt [REDACTED]

Sent: Wednesday, April 17, 2019 10:12 AM

To: Land Use [REDACTED]

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Re: Proposed development 2700 Avebury rezoning R1B to R1-S2

Attention: David Angus

David,

We received the recent notice of meeting on April 29th. As you are aware, there have been several attempts and iterations by the (numbered company owner's various "representatives") to achieve small lot rezoning of the property. Adjacent neighbours have repeatedly voiced opposition to this and such opposition is well documented and on record with the Oaklands Land Use Committee and the City of Victoria.

For additional perspective, please consider that fact that this stretch of Kings Road is approximately 95 meters in length. Originally, there were four households with street frontage. Subsequently, two additional (full size lots) were subdivided and built upon, yielding two additional households. Subsequent and/or concurrently, two of the households also created rental suites. Thus, density on this 95 meter corridor has increased from the original four households, to the present eight. (in other words the density has doubled/increased by 100%). There are approximately twelve vehicles associated with these households.

In spite of the vigorous and consistent neighbourhood opposition, these attempts continue - with new representative "personnel" apparently recruited to attempt to yield a different result.

Rest assured that the adjacent neighbours remain adamant that our collective 95 meters of roadway has done it's share of "densification" and yet another residence is neither warranted nor desired.

We appreciate the Land Use Committee's past and present service and assistance and we will see you (again) on April 29th.

Regards, Bill and Joanne Moffatt 1336 Kings Rd.

Proposed Development of 2700 Avebury Avenue

August 20, 2019

I have lived at 1326 Kings Road for most of my life.

The block of Kings Road that I live on has been changed quite a few times over the years. We now have two more houses and two existing houses have had suites added to them. The result is that our short portion of Kings Road between Avebury and Roseberry (less than 100 metres) has had its density increased two-fold.

Since the mid 2000's Large and Company have been trying to change the status of 2700 Avebury Avenue. They have tried bribery and recently intimidation but we, the neighbours surrounding this address have continually voiced our opposition. We have attended meetings for the Oaklands Community Association Land Use Committee and voiced our concerns and opposition. We have completed the city's petition requirements for the rezoning of the said address and forwarded them to the city.

We have met with the development representative of the Large and Company and have been told that we should get on board with densification and have compassion for those young families who need housing.

Well, I have had enough of Large and Company and their tactics to make money for themselves. At our last land use meeting, Large and Company brought many members of the Large family to express their support regarding the rezoning. I would guess that these relatives do not live anywhere near 2700 Avebury Avenue or anywhere near the area and therefore should not have a say about my neighbourhood. They even brought a realtor to express his opinion, I would guess that he has a relationship with the Larges.

Now there is a large sign on the property announcing that a new development is being proposed and asking us to **"Get involved, have your say"**. Well we, tax paying residents, have been involved for quite a few years now and unfortunately it does appear that Victoria is listening to our say! To my mind, Victoria only listens to property developers who wish to increase their own personal wealth and the mayor and council only wishes to increase the city's tax base.

Years ago, when a large amount of money was offered to my neighbours to change the minds of those around them regarding the rezoning and they turned it down, Lee Large stated that "everybody has a price". I would hope that the mayor and council will represent the tax paying residents of Victoria, by being made aware of the minutes of the Land Use Committee meetings and by reading the petitions sent to the city as per the City of Victoria's Small Lot Rezoning Policy and put an end to these continual rezoning requests for 2700 Avebury Avenue.

Anita M. Loudon

1326 Kings Road.

Heather McIntyre

From: Susan Kerschbaumer [REDACTED]
Sent: August 27, 2019 8:00 PM
To: Victoria Mayor and Council
Subject: Letter re: 2700 Avebury Ave. redevelopment proposal

Hello,

Please find below a note from the Garry Oak Meadow Preservation Society regarding the proposed redevelopment of 2700 Avebury Ave.

According to the Society, the proposed redevelopment will have a negative impact on our neighbourhood's protected trees.

In particular:

- I believe that the redevelopment calls for the removal of a garry oak - a tree that the Society has assessed as being "large and in good condition."
- Even if the tree is not removed, the Society has determined that the oak will "surely be detrimentally affected by any blasting / digging."
- As a neighbour, I am also concerned about the negative effect any blasting will have on the structural soundness of the five very large garry oaks on my own property - and on the related safety issues this could pose to my family.

Thanks very much for considering this concern in relation to the developer's proposal.

Sincerely,

Susan Kerschbaumer
2718 Avebury Ave.
[REDACTED]
[REDACTED]

Begin forwarded message:

Subject: 2700 Avebury Ave Garry oak

Date: August 27, 2019 at 12:58:08 PM [REDACTED]
[REDACTED]

Ms. Kerschbaumer:

I looked at the site last week and saw:

One Garry at the SE corner of 2700: **large and in good condition** – based on my superficial inspection

No other Garry in that area of the lot

No Garry in the remainder (western half) of that lot – the first is sited outside the lot's SW corner, thus on the neighbour's land.

That Garry will surely be detrimentally affected by any blasting/digging on the new lot to excavate for a basement/garage.

In view of the hump of bedrock in the west-central area of the new lot, many of the next-door Garry's roots will be concentrated in the southern half of the new lot, meaning greater damage to more of the Garry's root system than if regular soil were in the rock area, and providing needed moisture and minerals, reducing the tree's ability to build new roots.

NB: The new lot's owner will have the right to apply for permission to trim branches from the "western tree" that overhangs the new lot. Permission requires a permit and payment to Victoria.

If I have missed any concerns from you and neighbours, please point them out.

Best wishes,

Michael Meagher, Ph.D., RPF (Ret.)
Vice-President, GOMPS
Aug. 26/19

Katie Lauriston

From: Lucina Baryluk
Sent: May 25, 2020 9:04 AM
To: Katie Lauriston
Subject: FW: 2700 Avebury: proposed small lot subdivision

An addition to the correspondence on 2700 Avebury

From: Bill Moffatt [REDACTED]
Sent: May 24, 2020 1:31 PM
To: mayorandcouncil@victoria.com
Cc: Lucina Baryluk <lbaryluk@victoria.ca>; Ed and Jennifer Rebner [REDACTED]; [REDACTED]
Subject: 2700 Avebury: proposed small lot subdivision

Dear Mayor and Council,

In the interest of brevity during these unprecedented times, we simply request your attention to the previous correspondence on file vehemently opposing this matter. As the proponent has, once again, "updated" their respective correspondence to the City, we are compelled to respond to some key erroneous points contained therein:

- She again makes reference to a larger sample size of outlying "neighbours" being in favour. There is no provision for this in the current Small Lot rezoning policy. The eight contiguous neighbours (and another four almost contiguous) are opposed as documented in the file. The larger sampling and (supposed sentiment) is blatantly outside of policy and, therefore, not relevant.
- The Northern and, to a lesser extent, Western neighbours are adversely impacted, and have never concurred in any way, shape or form.
- The impacts of the destruction of the aged Garry Oaks and habitat will be extremely detrimental to the environment.
- Additional vehicle congestion would be a huge nuisance.
- The potential for blasting and construction disruption remains a substantial concern.
- This short stretch of Kings has already *doubled in densification* (four original households to now eight) over the past several years.
- The less than scrupulous action of the developer owner (and the various representatives) over the years has worn out it's welcome. The reference in this latest correspondence to alleged "corporate social responsibility" is subject to, rightfully, significant skepticism and indignation by those of us having to deal with it.

Please decline the proposal. Thank you all for your civic leadership efforts during this challenging pandemic.

Joanne and Bill Moffatt
1336 Kings Rd.

1

Rezoning, Development
Variance Permit &
Development Permit with
Variances Application
for
2700 Avebury Avenue



1

Aerial View

2



2

Subject Site

3



3

Neighbouring Property

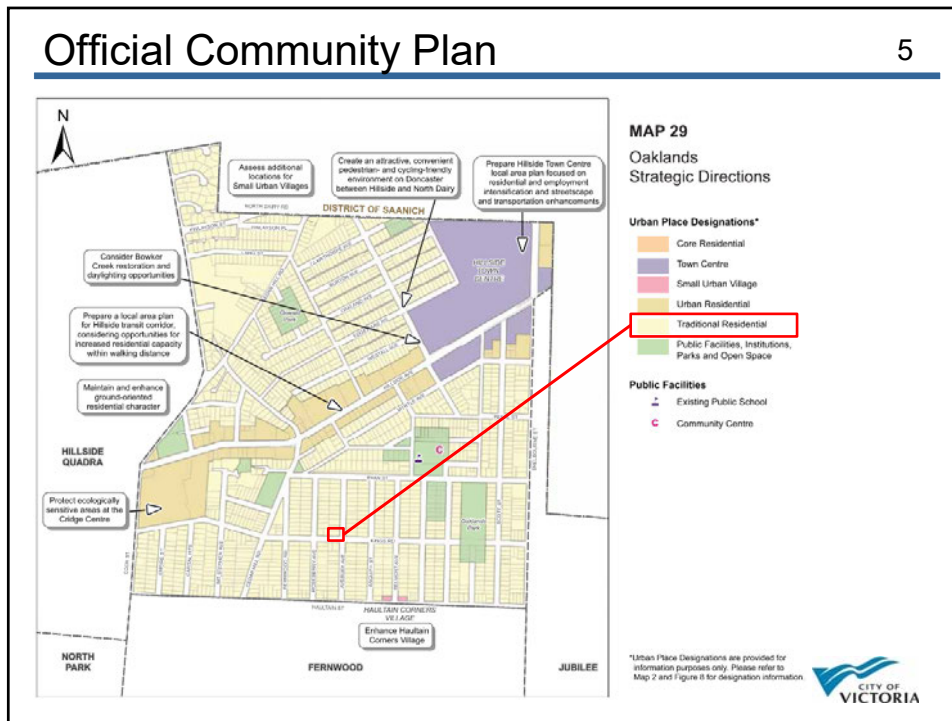
4



4

Official Community Plan

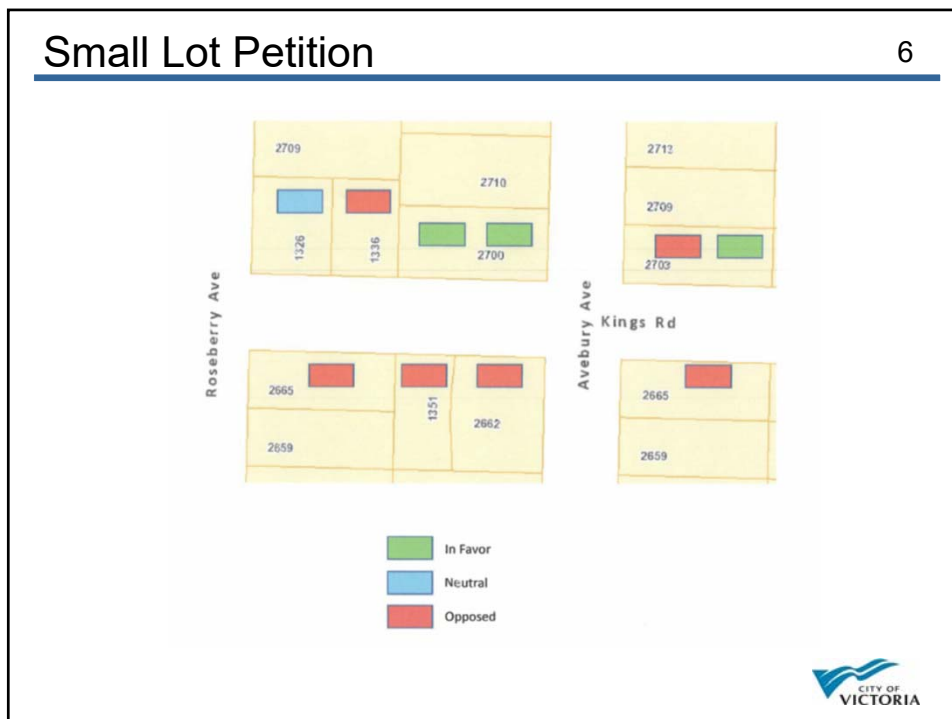
5



5

Small Lot Petition

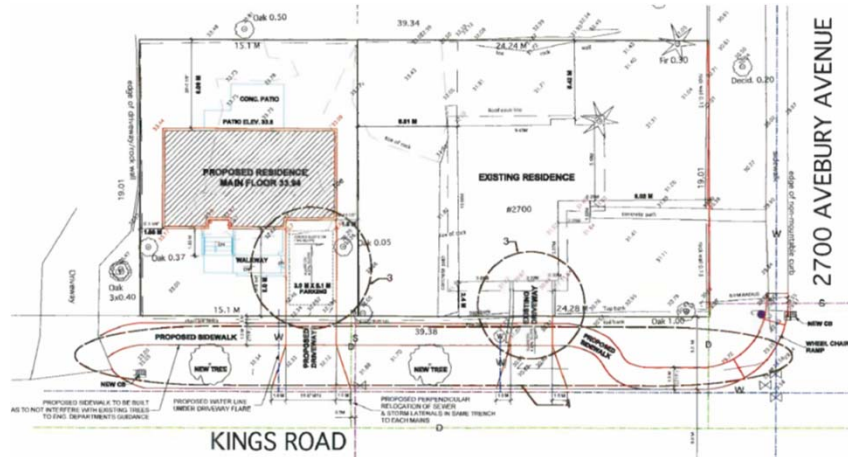
6



6

Site Plan

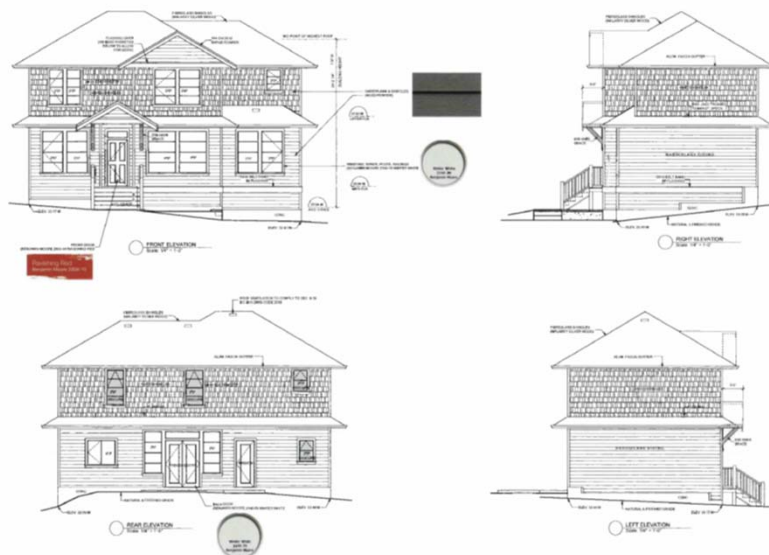
7



7

Elevations

8



8

Street Context

9



9

Landscape Plan

10



10