

Madison Heiser

From: EDWARD REBNER [REDACTED]
Sent: Monday, February 8, 2021 3:00 PM
To: Public Hearings
Subject: Re: 2700 Avebury Ave. Eight Immediate Neighbours' Signed Oppositions
Attachments: Edward.pdf; Janet.pdf; Cam Rescind.pdf; Bill.pdf; Alan Rescind.pdf; Earle.pdf; Alfredo.pdf; Rob.pdf

Mayor and Council! Please find attached 8 forms that show the immediate neighbours opposing the re-zoning of 2700 Avebury Ave. This is 100%. All this information had been delivered to city hall some time ago and you should have it all on file.

I will be sending a follow-up email with four more opposing signatures from homeowners that are bordering immediately beside some of these eight neighbours.
Just to be clear, these 12 properties within visual range of 2700 would have a direct negative impact if the re-zoning would be allowed, unlike countless addresses that were canvassed by Kim Colpman which would not be affected in any way -- why would they be opposed!

We are residing at 2710 Avebury Ave., immediately to the north of 2700; and have been since 1978. **Edward and Jennifer Rebner**

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) 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

S. 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

From: CAM MUSIC MASTERS [REDACTED]

Date: Apr 24, 2019 2:54 PM

Subject: 2700 Avebury

To: [REDACTED]

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

4/24/2019

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

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

property located at 2700 AUBURY 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 MOFFATT (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 METER
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]

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 a build one larger house. Why is this not happening? Why is this being proposed again when, clearly, the neighbours are not in support?

Alan

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

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

property located at 2700 AVEBURY AVE.

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) ALFRED 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]
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

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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 disturbance 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

RJM Mullins
Signature

Madison Heiser

From: EDWARD REBNER [REDACTED]
Sent: Monday, February 8, 2021 3:13 PM
To: Public Hearings
Subject: Re: 2700 Avebury Ave. Four More Signed Oppositions to Re-Zoning
Attachments: Anita.pdf; Adem.pdf; Jon.pdf; Jean Anne.pdf

Here are four more signed oppositions to the re-zoning application for 2700 Avebury Ave. that I mentioned in my previous email. These are the 4 immediate properties adjacent to the 8 neighbours that oppose that development. Again these forms were previously submitted to city hall.

Edward & Jennifer Rebner

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

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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,

~~Adam Tepedelen~~
RIM GOLDMAN
(print name)

, am conducting the petition requirements for the

property located at 2700 AVEBURY AVENUE

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Adam 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

Adam Tepedelen
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

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Please review the plans and indicate the following:

NAME: (please print) TON PUNNETT (see note above)

ADDRESS: 2709 ROSEBERRY AVE.

Are you the registered owner? Yes ☒ No ☐

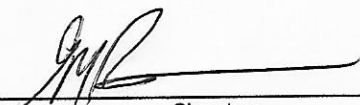
I have reviewed the plans of the applicant and have the following comments:

☐ I support the application.

☒ I am opposed to the application.

Comments:

30 APRIL, 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: R1-52

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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

J. Wightman
Signature

Madison Heiser

From: Kimberley Colpman [REDACTED]
Sent: Monday, February 8, 2021 10:55 AM
To: Public Hearings
Subject: Fwd: 2700 Avebury - Kymbralee Bennet - Letter to Mayor and Council

For 2700 Avebury - forwarding email from Kymbralee Bennett

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

From: Kimberley Colpman [REDACTED]
Date: Mon, Feb 8, 2021 at 10:53 AM
Subject: 2700 Avebury - Kymbralee Bennet - Letter to Mayor and Council
To: Kimberley Colpman [REDACTED]

From: Bennett, Kymbralee FIN:EX [REDACTED]
Sent: February 2, 2021 5:52 PM
To: Bennett, Kymbralee FIN:EX [REDACTED]
Subject: 2700 Avebury - support note

Hello,

In response to the site notice at 2700 Avebury I am submitting my support for the proposed development of a residential property. I'm a long time resident of the Oaklands neighborhood and have quite often wondered about the empty lot and what might come of the space someday. I was pleased to discover a plan for a single family home. In my view, the proposed size and placement of the home is in line with the current density of the area. I do imagine there might be some resistance and really when isn't there? Change is hard for people sometimes. However considering what is good for the neighborhood, longevity, growth, building and retaining community I would think the addition of a single home in this space could be welcomed. Housing is needed. It is the perfect spot for a family home given the fact that there are schools, parks and an established community centre within walking distance.

I took some time to look at the plans as I wanted to be sure it gave consideration to the spacing and heights of the neighboring properties and it appears to do that. There is designated parking and given the size of the home it is unlikely to generate any impact to current traffic. The drawings show a consideration for space between neighbors yet still in keeping with the cozy neighborhood look and feel. The area is already a nice mix of older and newer homes so it would visually fit in too. I was especially happy to see the retention of some beautiful oak trees. Homes, neighborhood homes are what make up this area and to me this proposed development fits in with that.

Thank you for your time,

Kymbralee Bennett

1615 Myrtle Ave

Madison Heiser

From: Earle Taylor [REDACTED]
Sent: Tuesday, February 9, 2021 8:16 AM
To: Public Hearings
Subject: 2700 Avebury

Council, I object to this proposal. Since I moved into this quiet neighbor hood in 1952 there have been seven houses built. One more is too many. There have been no up grades to the services, our water pressure is not the greatest and another rental property is not needed. The added traffic will lead to some one getting seriously injured. W.E. Taylor 2665 Avebury

Madison Heiser

From: Jon Punnett [REDACTED]
Sent: Tuesday, February 9, 2021 10:51 PM
To: Public Hearings
Subject: Regarding Public meeting on rezoning and development permit for 2700 Avebury Avenue

We are writing as owners of 2709 Roseberry Avenue, to object to the above rezoning and development permit for the following reasons:

1. The current neighborhood plan calls for this part of Kings road to be "low density family housing". There has already been increased densification along Kings Rd. and this development calls for more.
2. No plans have been provided for what will be put on the new divided properties. The only plan we have seen so far was from a couple of years ago which called for two large houses on this not huge lot. That plan was extensively discussed and rejected by local residents.
3. This new proposal appears to be an attempt to achieve the same result through a more circuitous route. Once subdivision has been allowed, I anticipate the owner will move to develop the two large houses that were originally proposed.
4. There is no indication that the plans will in any way serve to alleviate the current shortage of affordable housing in the city. The original plans called for houses that would likely go for over \$1,000,000.
5. There have been several developments on King Street over the last few years and there really should be a sidewalk already. This plan eliminates the sidewalk and that is not acceptable.

We would also like to state that we support Bill Moffatt speaking for the immediate neighbors at the public meeting.

Thank you

Jon and Trish Punnett

Madison Heiser

From: Michael Angrove
Sent: Wednesday, February 10, 2021 11:57 AM
To: Public Hearings
Subject: FW: 2700 Avebury Ave

From: [REDACTED]
Sent: February 10, 2021 11:55 AM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Cc: Michael Angrove <mangrove@victoria.ca>
Subject: 2700 Avebury Ave

Honorable Mayor Helps and Members of City Council,

I live at 2737 Roseberry, 150 m away from 2700 Avebury Ave. I researched the proposal after receiving the notice of Public Hearing last week, and submitted a video to be played at tomorrow's hearing. I am not certain I can submit written comment for the public record as well, therefore I write to you all directly to express my concerns about the project that I did not fully express in my video.

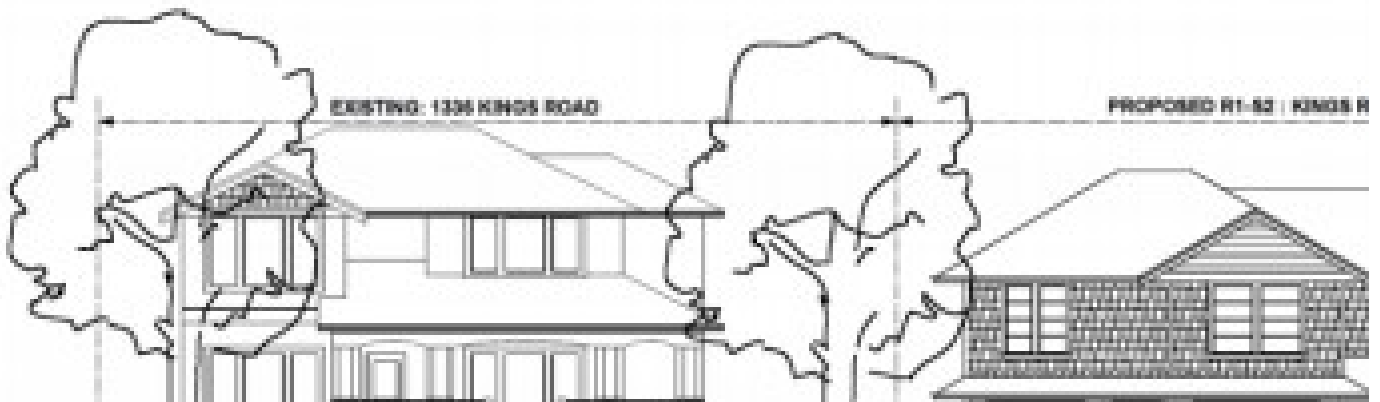
I am very concerned that this project has 0% support from its immediate neighbours, that the policy of 75% acceptance of contiguous neighbours for approval can be thwarted, and that this project can still seek approval as it is.

Also, the idea that the proposed small lot rezoning and development applications are "not perfect, but tick many boxes" is FALSE. I heard in the council meetings that there is a belief that the subject property provides affordable rental housing, and the new home will provide housing. This idea that what is being proposed will provide affordable housing on either of the properties, if the subject property is subdivided, is a FALLACY. The developer is trying to push through this application and build the \$Million+ house on the new lot, and then demolish the existing "affordable rental house" (that BC Assessment assessed at \$27 700 for 2020) and put up another \$Million+ dollar house on the other lot. It is clear that this is the plan, see the drawing below, which shows the new house in the middle, and the existing house to the right that is set disproportionately in the new lot division scheme. There is no way the developer is going to keep the rental as is, it is a dump, and worthless. Why else would they leave so much space between it and the new house? This would be terrible for you politicians to override policy, and approve the project based on the fallacy of affordable housing. Who are we kidding? It's not going to be affordable. This is the rationale being used to support the approval of this application, and it isn't even true. I hope it is not lost on you, the irony of the caller Elle Satok, who on December 10th called in to support the move to a public hearing for this application. While she was likely solicited by the developer to call in, she herself moved to Langford because she cannot afford to live in Oaklands anymore, but for some reason supports this project because it is "affordable."

It is clear from talking with my neighbours that they did not understand what they were consenting to that lazy summer day, 2019, when the smiling lady came to our doors, introduced the project and asked us to sign in support of the project. People signed because they trusted her, and thought some new housing wasn't a bad idea. They did not have the opportunity to really study what was being proposed. Once she left, no one even considered that there may be issues with the applications, and because they did not directly affect us, we forgot about that nice lady and her nice new house.

Affordable development of this property means that it should NOT be approved for a small lot rezoning. It would be better for the existing house to be demolished and rebuilt with a rental suite to help pay down its mortgage, perhaps

with a modest garden suite in the back yard, again, creating more affordable housing, consistent with the needs of the city.



I am prepared for this to go on public record. Also, I have the typescript of my video submission if any of you would like to read it.

Thank you for your consideration.

Sincerely,
Lesia Kuzyk
2737 Roseberry Ave
[REDACTED]

Madison Heiser

From: Michael Angrove
Sent: Wednesday, February 10, 2021 8:01 AM
To: Rosemary Smedley
Cc: Public Hearings
Subject: RE: Rezoning Application REZ00700 - 2700 Avebury Avenue

Hi Rosemary,

By way of cc I am forwarding your letter to Legislative Services, who will ensure it is on tomorrow's agenda for Council's consideration.

Regards,

Mike Angrove
Senior Planner
Sustainable Planning and Community Development City of Victoria
1 Centennial Square, Victoria BC V8W 1P6 T 250.361.0285 F 250.361.0386 Please think before you print

-----Original Message-----

From: Rosemary Smedley [REDACTED]
Sent: February 10, 2021 6:06 AM
To: Michael Angrove <mangrove@victoria.ca>
Subject: Rezoning Application REZ00700 - 2700 Avebury Avenue

Good morning, Michael. I'm not sure if you are the person I should be contacting but as you are listed as the city contact for this submission, I thought I would start with you - please feel free to redirect me if I should be sending this to someone else.

I understand that the above-noted rezoning application will be going to council tomorrow, February 11th. In 2019, I signed my name in support of that development. What I supported was the idea of providing more housing in the form of a small carriage house to be built on the lot, next to the existing house. What I am now seeing is a full sized house that is going to be shoe-horned into a smaller than usual lot. I am, quite frankly, appalled that the developer was allowed to take the list of names supporting a small structure and quietly apply it to a new, much larger structure - I feel that I have been used to further their cause in a very underhanded way. I'm not sure if my name can be removed as a supporter of this project or if I need to write a more formal request for that to happen.

I have lived in this neighbourhood for nearly 48 years. There has been a lot of development on my street, Roseberry Avenue, and surrounding streets. I feel very fortunate to live in this beautiful neighbourhood and certainly don't want to deny others the opportunity to live here; however, there needs to be consideration given to the size of structures that are being erected. This current application for 2700 Avebury feels and looks far too large.

Many thanks for reading this and, again, if there is something else I should do to get my name on record for NOT supporting this application, please let me know.

Regards,

Rosemary Smedley
2730 Roseberry Avenue

From: [REDACTED]
To: [Public Hearings](#)
Subject: Opposition to rezoning of 2700 Avebury Ave to be considered Feb. 11, 2021
Date: February 5, 2021 3:38:28 PM

To the Council and Mayor-

I would like to submit my opposition to the rezoning application for 2700 Avebury Ave, which is set to be considered once again by council on February 11.

My wife and I live in and own a house at 2718 Avebury Ave, two doors down, and we have lived here for 15 years. In that time, the the house at 2700 Avebury has continuously been used as a rental property by the owners and both the house and yard have not been maintained very well. "Abject neglect" would be the phrase I would use to describe how the owners treat this property. They have also, at times, allowed too many people (a family of seven, for example) to live in what can be described as a very modest house. They clearly do not care about the neighbourhood.

To reward their neglect with yet another building on the property would not benefit the neighbourhood, it would only benefit them. To the best of my knowledge, ALL directly adjacent property owners are opposed to this rezoning and that alone should preclude this rezoning from going forward. Additionally, many nearby property owners, such as us, are also opposed.

Please do not approve this rezoning. I understand that we need more housing and density in the Victoria neighbourhoods, but these property owners have shown, in my mind, that they do not care about being good stewards of this property and are, in turn, not good neighbours for the rest of us who actually live here.

Thank you,
Adem Tepedelen
2718 Avebury Ave
Victoria, BC V8R 3W4