

City of Victoria
Mayor and Council
1 Centennial Square
Victoria, BC V8W 1P6

Re: 1737 Rockland

I am aware of the rezoning application of the above referenced property. The zoning application will be for site-specific strata designation.

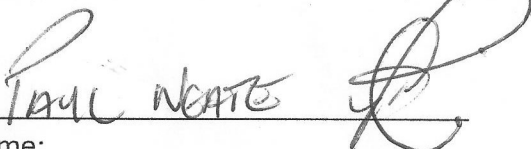
The particulars of this application include:

1. The property is approximately 29,000 square feet.
2. Two additional single-family homes of approx. 2500 sq. ft. each on lots of approx. 7,000 sq. ft. each are proposed. The footprint of each house will be approx. 2,000 sq. ft. The houses will be built slab-on-grade with 1 ½ storeys each.
3. The lane entering the property will be 18 feet wide.
4. The existing heritage home will require construction of a 2-storey outbuilding as the basement in the house is unusable. Garage, storage &/or gym facilities are necessary for a home of this stature.

There are very few opportunities to create new significant homes in this lovely "Rockland Precinct". This proposal meets all the requirements of seclusion and prestige that living in Rockland represents.

Further, the Owner is prepared to designate the existing home as "Heritage" including the spectacular entrance and foyer, thereby ensuring preservation evermore of his beautiful Rattenbury creation. This is vitally important as virtually all the significant homes in the area have been converted to rentals and condos. At last an important historical landmark is being retained as a FAMILY home.

I urge Council to approve this application unconditionally.


Name: _____

Name: _____

Address: 1694 St Francis Wood Victoria BC

City of Victoria
Mayor & Council
1 Centennial Square
Victoria BC V8W 1P6

Re: 1737 Rockland Proposed Development

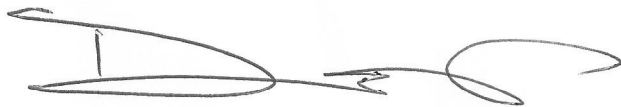
I am the contiguous neighbour to the north of 1737 Rockland Ave. My property borders a length of approximately 250 feet.

I have had the opportunity to examine the proposed development in detail. The overall design and landscaping is very sympathetic to the area in general, and to the neighbours in particular.

There are very few heritage homes in the entire Rockland precinct that have not been turned into condos or rentals. This Rattenbury is a magnificent home, restored internally to its original splendour. Mr. Large's willingness to covenant the fabulous entryway and to put the home on the heritage register is an opportunity that Council must accept.

The addition of two homes on this almost 30,000 sq. ft. lot provides beautiful residences in an otherwise almost totally built-up area. The opportunity for two families to live in this desirable area is very important.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Dan Sharp', with a stylized, flowing script.

Dan Sharp

1745 Rockland
(original owner)

City of Victoria
Mayor & Council
#1 Centennial Square
Victoria, BC V8W 1N9

Re: 1737 Rockland – Proposed development

This is my second letter of support for the project proposed by my neighbour to the south. The entire length of my southern lot line adjoins the northern border of the subject property.

Of significant importance to me of course is how a development will affect my property value. I believe the proposed plan strengthens the value of my home in two ways:

Firstly, the elegant design of the proposed two-storey homes will complement the overall neighbourhood, living up to the Rockland reputation for refinement and grace. It would be a shame to insist on anything less. Rockland is a highly sought after area for families but there is precious little land available to build homes on. Given the relative value of the land, any improvements must not be "under-built" as this would detract from the charm of the neighbourhood.

Secondly, the landscape plan (both hard and soft scapes) will be an immense improvement over the "jungle" of poor quality, valueless trees down our common border. The proponent has consulted with me along the way, and graciously offered to remove the trees that block most of the sunshine to my yard. I would note that removal of these trees does not affect any other landowner in the neighbourhood.

Again, I urge Council to approve the development of Mr. Large's property with two-storey homes in the lower section of the land as proposed.



Daniel Shoup

Sept

1745 Rockland

(original owner)

Mayor Lisa Helps and Victoria City Council,

I write to support Heritage Designation of the house at 1737 Rockland Avenue, and the rezoning application for its property to allow subdivision and construction of two new single-family dwellings.

Built in 1899 and known over the years as The Chalet and Tredinnock, 1737 Rockland Avenue is an excellent example of the chalet style of architecture, most often associated in Victoria with its architect, Samuel Maclure. Heritage Designation of the existing house, including protection of the interior of the main entrance hall and conservation of the original stone wall, will preserve this substantial home now and into the future.

The house has a strong early connection with the Bank of Montreal and the family of its first Victoria manager, Archibald Galletly, who lived next door at 1715 Rockland from 1892-1912. Archibald had 1737 Rockland built for his sisters, Alice and Amy, who lived here 1899-1904, then 1905-1914. It was they who named the house The Chalet.

The social history of 1737 Rockland also includes such early occupants Robert and Jenny Butchart, who rented here 1904-05 while their house, Benvenuto (also designed by Maclure), was being built at what is now Butchart Gardens. Jenny Butchart was well known for her entertainments and fundraising events, including during her time here.

Subdivision of this property can allow for sensitive infill and expansion of housing stock, while conserving the historic architectural and landscape character of the Rockland neighbourhood. Granting Heritage Designation to 1737 Rockland as part of the rezoning process will add an extra layer of protection to an essentially unaltered 120-year old home.

Sincerely,

Jennifer Nell Barr

Former Executive Director (retired)

Victoria Heritage Foundation

October 25, 2021

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

For the past 2 ½ years we have been working with City staff and the community to bring you a proposal that retains and designates this 1899 Samuel McClure home as well as its grand foyer and stairwell, adds an accessory building to its rear yard and allows construction of 2 new, 2 storey homes on the remaining land.

Our proposal is going to come forward to Committee of the Whole without staff support, and a 'soft denial'. Why? Because staff are constrained by current policy that obliges 'comparison' to a panhandle zone. Had we applied for a full strata subdivision, staff may not have been trapped by policy. However there is a need to protect the importance of this significant home by having it on its own fee simple lot, and subdividing the remaining land for the 2 new homes.

No matter what this unique zone becomes, there can be no dispute this is good planning for the Rockland neighbourhood. This proposal preserves and designates the Maclure home (and entry/stairwell), which is consistent with the Rockland Neighbourhood Plan to conserve significant heritage. It also provides modest, gentle densification with 2 new homes each on approximately 7,000ft², that will have minimal impact on existing neighbours.

And...our neighbour to the south did a similar thing years ago – a significant home on Rockland subdividing its land for 3 homes behind.



We are meeting with neighbours and many are supportive – some letters were submitted prior to Committee of the Whole which you should have, and others will follow.

It is a challenge balancing any new development with the values of heritage retention. However, we have fully embraced this challenge with a practical and respectful proposal. Together we have an opportunity to preserve and protect a significant heritage asset for the community, *and* provide reasonable infill housing in a neighbourhood that values its history and single family character.

I respectfully ask Mayor and Council to forward this application to a Public Hearing for a full presentation and opportunity for public input.

More detail about the proposal is included in subsequent pages.

Sincerely,

Kim Colpman
Applicant

1 Background

1737 Rockland is an 1899 Samuel Maclure home that has been lovingly restored and its original character well maintained. It is the private residence of Earl Large, Founder of Large & Co. – a family owned business in Victoria since 1962.

Earl's home remains a single-family residence - probably one of the few in Rockland that has not been broken into smaller units. It is truly a community treasure which is why, as part of this rezoning process, we are proposing to designate the home as well as the interior foyer and stairwell areas.

Designation can be a difficult decision since heritage designated homes result in significant decreases in market value. Owners are restricted in what they are allowed to do to their home and have an ongoing financial commitment to maintain its heritage standard and quality.

But, because these heritage assets are so important to everyone in the community, these decisions are often made in partnership with the City where additional housing density is granted to support the designation and offset some of the costs.

Our goals for this proposal are to:

- Create a historical landmark for the community.
- Provide more housing knowing there is a crisis at *all* levels of consumption.
- Meet both these goals with a design that positively integrates with the surroundings and is sensitive to neighbours, the community and to the significance of this home.



Front Entrance



Rear View



Foyer and Stairwell

2 Description of Proposal

2.1 Buildings

This magnificent home sits on 2,713 m² (29,202 ft²) of land, high in the top south-west corner facing Rockland Avenue, leaving a large part of the property in the rear 'unused'.

Note: lines are not exact and provided only for context.



Our proposal is to subdivide the land into two parcels. Lot 1 for the existing home would be 921m² (9,913ft²). An accessory building for a gym and storage would be added to the rear of this property. This is needed as the basement is rocky and essentially not useable. Lot 2 would be divided into two strata lots: Lot A = 628m² (6,759ft²); Lot B = 660m² (7,104ft²). Two storey homes are proposed.

As part of the rezoning process, the existing home, as well as the interior foyer and stairwell would be designated and protected for the community. The home is in excellent condition with only a few exterior repairs and upgrades required. (*A Conservation Plan* is included with our submission).

Through collaboration with City staff, we are able to maintain the character-defining heritage rock wall along the Rockland frontage in its current position and further protect this home's history.

Our proposal honours the beauty and importance of this Samuel Maclure home by creating designs that compliment its heritage style, character and scale, but does not detract from its significance. The sloping topography allows the principal residence to be a focal point at Rockland Avenue with the two new homes sited unobtrusively below.



Two storey homes are proposed for several reasons:

- Single storey homes would feel insignificant and diminish the grandeur of the main house.
- It is the highest and best use of the property for Rockland neighbourhood, which is a sustainable design approach.
- The topography allowed for designs and siting that assure privacy for neighbours.
- The lots are large enough to accommodate this size.



2.2 Landscape and Storm Water Management

All off-site trees close to the property line and the mature on-site conifer located just off the north property line near the northeast corner will be retained. Our design team recognize the value of mature trees in terms of wildlife food/habitat, carbon absorption, shade, stormwater management, and beauty and neighbourhood character, and although 7 on-site trees must be removed in the course of development, 27 will be planted (**better than 4:1 ratio**).

Of the 2,713 m² site (including the proposed ROW), approximately 1,035 m², or 38% of the site, comprises planting beds or lawn area, natural stone outcrops that drain to permeable landscape and decorative porous aggregate borders. The porous asphalt driveway which the adjacent concrete walk drains to is approximately 475 m² or 17.5% of the site, meaning that the porous driveway and absorbent landscape alone cover approximately 55.5% of the site.

It should also be noted that approximately 109 m² concrete sidewalk (4% of site), the existing house patios/walkways and the lot 2 patios (collectively approximately 180 m² or 6.6% of the site), all drain to absorbent landscape and have no impact on the storm system. That is an additional 10.6% of the site that benefits from the 55.5% absorbent landscape.

Plant selections reflect a commitment to resiliency, biodiversity, native and adaptive species, seasonal interest, and low maintenance.

3 Community Engagement

Included with this submission is the start of our community contact plan which includes some letters of support mailed directly to Mayor and Council. More are coming.

Two meetings were held with the Rockland CALUC Executive (May 06, 2020 and June 11, 2020). Comments from the first meeting resulted in a complete redesign of the exterior by Zebra Design Group to ensure the new homes were more complimentary to the heritage aspects of the existing home. This was presented favorably at the second meeting. As well, a Heritage Consultant has reviewed and approved the designs and color choices.

A meeting was held on Sept 11, 2020 by neighbours on Lyman Duff. We attended and answered questions as required.

4 City Planning Engagement

Since the original submission, many changes have been made to satisfy City requirements. At the time of writing, my understanding in discussions with Planning staff, the only sticking point now revolves around privacy for the existing neighbours.

This comes up because our proposal is being vetted against a panhandle zone that asks for single storey where a single storey is meant to address potential privacy issues when building in a panhandle zone. *Note that we are seeking site specific zoning.*

We have addressed this privacy concern and staff have asked we outline this in detail for Council.

1. Lot Sizes for New Homes: A lot size of 850 m² (9,149ft²) is required to subdivide for a panhandle lot. Because we have more than 29,000 ft², we are able to create larger, more 'regular' single family lots of 628m² (6,759ft²) and 660m² (7,104ft²). This generates opportunity for optimum siting.
2. Setbacks between Buildings: 7.5m (25') is desirable to ensure privacy to existing neighbours. The distance between our building(s) and neighbours is ample to mitigate any privacy issues ranging from 30' - 65'.
3. Design Modifications: To further assure privacy and mitigate overlooks we made the following design changes:
 - Strata Lot A - reduced upper floor height to 8'.
 - Strata Lot A - removed all upper windows facing south neighbour except bathroom window which is obscured glass.
 - Strata Lot B – minimized bedroom windows on upper floor and all are obscured glass.
 - Both lots – additional landscaping.

5 Government Policies

The OCP is looking to balance the need for new housing and retention of heritage assets. This proposal fully supports this initiative.

Because of Rockland's notable historic architectural and landscape character, the OCP asks us to:

- Support the maintenance of existing dwellings and character through sensitive infill that preserves green space and estate features.
- Continue to conserve the historic architectural and landscape character of the Rockland neighbourhood.
- Encourage a diversity of population and housing in consideration of the Rockland neighbourhood's heritage and estate character.
- Create designs that relate to the land's topography.
- Achieve a high quality of architecture in the design of new dwellings, as well as a high quality of landscape and urban design to enhance the neighbourhood.

The location is ideal being close to goods and services as well as transit which reduces reliance on cars. By including electric car chargers for each home, we are furthering sustainable and climate initiatives.

6 Project Benefits

1. Preservation and designation of an 1899 Samuel McClure historical home, its foyer and stairwell, and maintaining it as a single-family residence.
2. Responsible use of a large piece of available land to provide additional housing.
3. Building housing in a central, walkable location.
4. Introduction of 27 new trees, over 300 adaptive and native species shrubs and hundreds of adaptive and native species groundcovers and perennials.

7 Green Building

The following features are proposed for this project:

- Retaining and designating the existing heritage home.
- New homes constructed under Step 3 building code requirements.
- Electric car chargers for each new home.
- Permeable driveway.
- Onsite rain water management.
- Native and adaptive vegetation throughout the landscape.
- Rear yard space available for vegetable gardens and fruit trees as desired.
- Water conservation through low flow faucets, showerheads and toilets.

Mayor Lisa Helps and Victoria City Council,

This letter is to support the rezoning application for 1737 Rockland Avenue to allow subdivision of the property and the construction of two new single family dwellings in the former rear yard of the existing Heritage Registered house. Constructed in 1899, the house at 1737 Rockland Avenue, known originally as The Chalet, and later called Tredinnock, is valued as an excellent example of the chalet style of architecture, designed by Samuel Maclure, one of Victoria's most significant residential architects of the early twentieth century. An application for the heritage designation of the existing house and the protection of the interior of the main entrance hall is being made in conjunction with the rezoning.

The voluntary protection of this significant heritage dwelling and, in particular, the original ground floor entry hall, will ensure that this outstanding example of Samuel Maclure's architectural legacy will be enjoyed in the future by the citizens of Victoria. There have been previous examples of the City granting zoning concessions in exchange for the preservation of significant heritage interiors elsewhere in the Rockland neighbourhood such as 1041 St. Charles Street. (Also designed by Samuel Maclure, the ground floor entry hall was protected by heritage designation in exchange for Council approval of a new coach house on the property). There are other examples of the City's approval sensitive infill development in the rear yard of Samuel Maclure mansions in Rockland such as 942 St. Charles Street (Wilmar) and 1770 Rockland (Biggerstaff Wilson House), in exchange for the heritage designation of the heritage house.

The modestly scaled new development is sensitively inserted into the rear yard of the existing property and does not impact existing views of the heritage house on Rockland Avenue. The proposal adds additional density to the Rockland neighbourhood in accordance with City objectives in its Official Community Plan, while preserving the heritage character of the area. In particular, the Rockland Neighbourhood Plan objectives which are met are as follows:

- *Support the maintenance of existing dwellings and character through sensitive infill that preserves green space and estate features.*
- *Continue to conserve the historic architectural and landscape character of the Rockland neighbourhood.*

The height of the proposed two storey new homes complements the adjacent massing of similar heritage homes in the immediate context, and further conserves the value of the historic place.

The conservation of the existing heritage stone fence along the street frontage ensures the continuation of one of the most character defining features of the Rockland neighbourhood.

The Conservation Plan accompanying the submission will ensure that proper exterior repairs and restoration of the house will be secured to guarantee the future preservation of one of Samuel Maclure's finest architectural commissions.

The heritage designation of the Samuel Maclure house at 1737 Rockland Avenue in conjunction with this rezoning will significantly advance the City's heritage conservation program and benefit its citizens by its contribution to the stability of the Rockland neighbourhood.

Yours truly,

Steve Barber

Heritage Consultant

738-203 Kimta Rd.

Victoria, B.C. V9A 6T5

Commented [SB1]:

City of Victoria
Mayor and Council
1 Centennial Square
Victoria, BC V8W 1P6

Re: 1737 Rockland

I am aware of the rezoning application of the above referenced property. The zoning application will be for site-specific strata designation.

The particulars of this application include:

1. The property is approximately 29,000 square feet.
2. Two additional single-family homes of approx. 2500 sq. ft. each on lots of approx. 7,000 sq. ft. each are proposed. The footprint of each house will be approx. 2,000 sq. ft. The houses will be built slab-on-grade with 1 ½ storeys each.
3. The lane entering the property will be 18 feet wide.
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There are very few opportunities to create new significant homes in this lovely "Rockland Precinct". This proposal meets all the requirements of seclusion and prestige that living in Rockland represents.

Further, the Owner is prepared to designate the existing home as "Heritage" including the spectacular entrance and foyer, thereby ensuring preservation evermore of his beautiful Rattenbury creation. This is vitally important as virtually all the significant homes in the area have been converted to rentals and condos. At last an important historical landmark is being retained as a FAMILY home.

I urge Council to approve this application unconditionally.

Barry Bieller
Name:

Barry Bieller
Name:

Address: 1730 Rockland Ave

Mayor and Members of Council – City of Victoria

Re: Development Application for 1737 Rockland Ave

As of May 1, 2021, we have purchased and have occupied #1 – 928 Richmond Ave. We are extremely pleased with our strata home that was built within Victoria's panhandle development guidelines.

We have been informed of a development proposal for 1737 Rockland Ave which abuts our strata to the west. We have reviewed the proposal on the City of Victoria's development tracker website and have obtained further information from Rob Bateman, Senior Process Planner, City of Victoria. As well, we have reviewed Schedule H – Panhandle Lot Regulations.

As we are in a new development ourselves, we are certainly not opposed to similar projects in our neighbourhood. However, we do have a number of comments/concerns on the Rockland Ave proposal. As our home faces south, directly into the back half of the north side of proposed Strata Lot B house it would have a significant impact on us. This is especially true considering the extent and number of variances that are being asked for in this application. Most significantly, the setback from the north property line would only be 1.5m not the 7.5m as set out in Schedule H. It is difficult to determine the actual height of the northeast corner of this house from the application plans, but it appears to be at least 5m from ground to the eaves with the roof rising above this, again well over the allowed height in Schedule H. This setback and height variance would allow no privacy for the front of our house. Of note, is that further significant variances are requested with respect to the site area (R1-A Zone) and floor area.

The developer of our strata (Parry Street Developments) had indicated to us the process that they went through for the building of 3 single storey homes on this lot. In their application 3 years ago, they were held strictly to the Schedule H -Panhandle Lot Regulations for height, density and setbacks. We believe 1737 should be held to the same regulations.

Hopefully you will take into consideration our comments when reviewing this application at your meetings.

Thank you for attention to this matter.

George Dundas
Grant Townsend
1 – 928 Richmond Ave
Victoria, BC V8S 3Z3

Dear Mayor and Members of Council

In July 2021, Jennifer and I purchased and moved our family into 3-928 Richmond Ave. 928 Richmond Ave is a collection of three standalone, single storey homes that were built in strict accordance to existing panhandle lot regulations in terms of height, setbacks, and density. Our home (House 3) is directly adjacent to a new development being proposed at 1737 Rockland Ave and, while we understand and respect the need for development (after all, we purchased a home in a new development ourselves), the variances being applied for by 1737 Rockland Ave are concerning to us in their scope and impact.

As I'm sure the Council will note when reviewing the application, 1737 Rockland Ave seeks numerous variances related to height, number of storeys, and setbacks. Of particular significance and concern to us are three requested variances specific to Building B that directly impact our property:

- The proposed decrease in the east setback from 7.50m to 5.00m
- The proposed increase in height from 5.00m to 5.49m
- The proposed increase in the number of storeys from 1 to 2

If granted, these variances will greatly reduce our family's privacy. The height and proximity of Building B's proposed site to the west side of our home will allow Building B occupants to overlook our side and back yards where our son plays. Additionally, occupants of Building B will have a clear view from the rear (east) side of their home into our primary bedroom and en suite windows.

Again, while we understand and respect the need for development, we ask that the Council take our concerns into account and consider the impact the current proposal will have on our family and the other neighbours surrounding 1737 Rockland Ave. Further, we respectfully ask that the proposed development at 1737 Rockland Ave be held to existing regulations, as was the case for 928 Richmond Ave.

Thank you for your consideration and best regards,

Chris and Jennifer Thomson
3-928 Richmond Ave

4, 1765 Rockland Avenue,
Victoria, V8S 1X1
October 23, 2021

Mayor and Council
City Hall, Victoria,

Re: rezoning application, 1737 Rockland Ave.

Dear Mayor and Council,

We are the owners and residents of a nearby home at 1765 Rockland Ave., and have reviewed the proposed design for the development with the Owners. We would sum up the project as follows:

- i. the proposal includes designation of the Maclure residence, thus ensuring its preservation
- ii. the proposed new construction has minimal impact on the house or its neighbours, employing sympathetic design elements and the slope of the site, while utilizing the existing driveway access
- iii. the proposal is providing modest additional density through the use of infill, in accordance with Official Community Plan objectives
- iv. the project is consistent with the objectives of the Rockland Neighbourhood Plan, supporting the conservation of a significant heritage residence

In our opinion this project continues the gentle densification of the Rockland neighbourhood which has been ongoing. This has resulted in this neighbourhood contributing to the housing supply in the community while providing for the conservation of significant heritage resources and a rich landscape.

We have no objection to the proposed development, and look forward to its contribution to the Rockland community

Yours truly,

A handwritten signature in black ink, appearing to be 'John and Anne Keay', written over a circular stamp or seal.

John and Anne Keay

cc: Kim Colpman

Mayor & Council
Victoria

We would like to express our guarded relief at the Director of Planning's report recommending that Council reject this application. The report upholds the importance of panhandle regulations in preventing new developments from unduly impacting the privacy of the neighbours.

This application is not only inappropriate in terms of its lack of respect for the panhandle regulations and the Rockland Neighbourhood Plan, but it was also facilitated by the illegal removal of several significant mature trees along the northern property line, some of which were bylaw protected. These trees would have helped to mitigate the impact of any panhandle development. The owner was fined for their removal; however, this did not deter him from pushing forward with a proposal that has consistently been met with strong opposition from the neighbours.

The last thing these neighbours, in particular, and the general neighbourhood need is another 4-year battle similar to the one on the adjoining property, in which numerous tweaks to an unacceptable proposal wasted a considerable amount of time for the neighbours, Planning, and Council, not to mention the expenses. What was finally approved fits the panhandle regulations, which the proponent had refused to acknowledge.

It is with this in mind that we ask Council to support Planning's recommendation to reject the application. Proponents who insist upon submitting proposals which flagrantly ignore existing zoning and panhandle regulations must not be accommodated to the exhaustion of the neighbours and the integrity of staff and Council.

Sincerely,

Bob June, Co-chair RNA LUC
Janet Simpson, LUC member

cc Development Services

City of Victoria
Mayor & Council
1 Centennial Square
Victoria, BC V8W 1P6

Re: 1737 Rockland Ave., Victoria BC

I am aware of the rezoning application regarding the above-referenced property. The application is for subdivision and strata designation, which means Council is being asked to approve a unique zone for this particular application.

The centerpiece of the application is the restoration of an 1899 Samuel Maclure mansion under the guidance of a Heritage Consultant and the City's Heritage Department. The applicant will put the home, including its spectacular entrance, on the Heritage Registry. This Maclure home is a twin to a home in Rockland that was destroyed. Most heritage homes in the area have been turned into condos and rentals. This will be one of the few preserved for its original intent – "single-family". This is a prize for the entire City of Victoria.

Additionally, two 2-storey homes in the rear of this 29,000 sq. ft. property will be constructed to provide housing in a much sought after area. This is a very reasonable density for our neighbourhood and for this amount of land.

The two new homes are designed to complement the heritage home. They are approximately 3,000 sq. ft. on two floors, each situated on 7,000⁺ sq. ft. lots. The 6m. lane entering the property adds to the feeling of luxurious privacy and meets the high standards of the Rockland area.

Do not pass up this opportunity to approve this proposal that will restore and save a beautiful Maclure mansion for all time and provide two much needed, 2-storey, luxurious homes in our up-scale neighbourhood.

KIRSTEN MARION

RENÉ MARION

Name

Signature

1745 ROCKLAND AVE

VICTORIA V8S 1W6

Address

JULY 12, 2021

Date