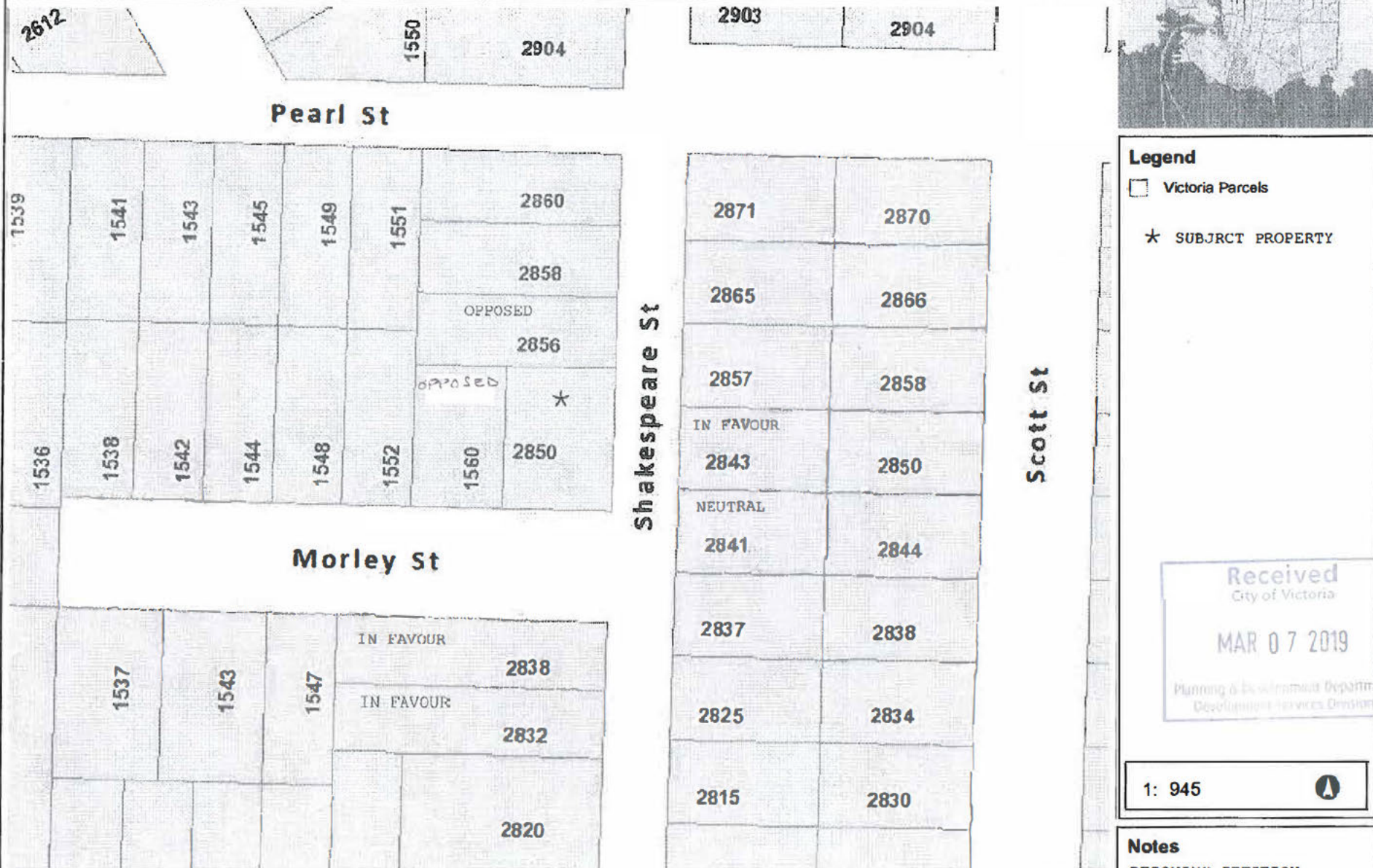




Printed from VicMap

03/03/2019

**Legend**
☐ Victoria Parcels

★ SUBJRCT PROPERTY

Received
City of Victoria

MAR 07 2019

Planning & Development Department
Development Services Division

1: 945

**Notes**

REZONING PETITION

48 0 24 48 Meters

NAD 1983_CSRS UTM_Zone 10N

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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 MAP IS NOT TO BE USED FOR NAVIGATION

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**



I, Raymond YAN (applicant), have petitioned the adjacent neighbours* in compliance with the Small Lot House Rezoning Policies for a small lot house to be located at 2850 (location of proposed house) Shakespeare ST and the petitions submitted are those collected by 2019-3-1 (date) **

Address	In Favour	Opposed	Neutral (30-day time expired)
2843 Shakespeare ST	✓	✓	✓
2838 Shakespeare ST	✓		
2832 Shakespeare ST	✓		
2841 Shakespeare ST			✓
1560 Morley ST		✓	
2856 Shakespeare ST		✓	

SUMMARY	Number	%
IN FAVOUR	3	50%
OPPOSED	1	20%
TOTAL RESPONSES	6	100%

*Do not include petitions from the applicant or persons occupying the property subject to rezoning.

**Note that petitions that are more than six months old will not be accepted by the City. It is the applicant's responsibility to obtain new petitions in this event.

SMALL LOT HOUSE REZONING PETITION

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

RAYMOND YAN
(print name)

petition requirements for the

property located at 2850 Shakespeare St

to the following Small Lot Zone: R1-S2 ZONE

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) Margaret Eckdahl (see note above)

ADDRESS: 2843 Shakespeare

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:

Feb 19 / 19
Date

M Eckdahl
Signature

JUL 11 2019

SMALL LOT HOUSE REZONING PETITION

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

RAYMOND YAN
(print name)

am petition requirements for the

property located at 2850 Shakespeare St

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) Jude Marleau (see note above)

ADDRESS: 2838 Shakespeare 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:

Feb 17 / 19
Date

Jude Marleau
Signature

RECEIVED
CITY OF VICTORIA

JUL 11 2019

SMALL LOT HOUSE REZONING PETITION

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

RAYMOND YAN (print name), am conducting the petition requirements for the

property located at 2850 Shakespeare ST
to the following Small Lot Zone: R1-S2 ZONE

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) Bryan Van Der Horst (see note above)

ADDRESS: 2832 Shakespeare 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:

July 2 2019
Date

[Signature]
Signature

Received

JUL 11 2019

SMALL LOT HOUSE REZONING PETITION



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

RAYMOND YAN (print name) [redacted] cti [redacted] petition requirements for the

property located at 2850 Shakespeare ST

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) Johanna Hatherley + Lyle Berzins (see note above)

ADDRESS: 1560 Morley 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:

See attached

2018.03.14
Date

[Signature]
Signature

I'm the owner of the neighboring property on Morley St. We share the longest lot line with the proposed development. We are opposed to the rezoning and the variance to zoning requirements on the proposed properties, for the following reasons:

- The rear setback allowance on both proposed lots is significantly less than the minimum required.
- The density of the proposed parcel size is not consistent with the neighborhood. The proposed lot will be smaller than any other in the neighborhood.
- What is the height of the proposed building compared to the requirement? Plans provided do not indicate this accurately.
- What is the site coverage compared to the requirement? Plans provided do not specify this.
- The current rental property is not maintained to the standard of neighborhood properties and the property owner does not live in the community.



SMALL LOT HOUSE REZONING PETITION



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

RAYMOND YAN
(print name)

[REDACTED], am conducting the petition requirements for the

property located at 2850 Shakespeare ST

to the following Small Lot Zone: R1-S2 ZONE

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) Hanna Mathewley (see note above)

ADDRESS: 1500 Morley 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:

See attached.

2019.03.19
Date

[Signature]
Signature

I am writing in opposition to the rezoning petition on 2850 Shakespeare St. I am the owner of the neighboring property and oppose the petition for the following reasons:

- The rear setback allowance on both proposed lots is significantly less than the minimum requirement. Specifically, the rear variance on lot 1 is 3.114m, meaning the structure would be only 2.6m from our property. This would effect our enjoyment of our space through lack of privacy and light.
- The site area zoning variance is also significantly less than the minimum requirement. The variance is 37.1m sq. The density of the proposed parcel size is not consistent with the neighborhood. This could lead to a decreased property value to us.
- We are opposed to the proposed sidewalk. We would prefer that it stay in its current position along Shakespeare St. We are opposed to a sidewalk along Morley St. through the driveways and would prefer that it ran along the street.
- The current rental property at 2850 Shakespeare is not maintained to the standard of the neighboring properties. The home is in poor condition and there are a number of bylaws not being adhered to primarily related to waste and uninsured vehicles on the property. The property owner does not live in the community and does not do work to maintain the current home. We feel that he will not maintain the proposed property.