

SUMMARY
SMALL LOT HOUSE REZONING PETITION (RE-PETITION)

I, Joseph A. Calenda, have petitioned the adjacent neighbours* in compliance with
(applicant)
the Small Lot House Rezoning Policies for a small lot house to be located at 1905 Lee
(location of proposed house)
Avenue and the petitions submitted are those collected by August 2022
(date)

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
1928 Lee Avenue	✓		
1764 Lee Avenue			X
1761 Bouchier Street	✓		
1909 Lee Avenue		X	
1904 Lee Avenue		X	
1942 Bouchier Street		X	

SUMMARY	Number	%
IN FAVOUR	3	60
OPPOSED	2	40
TOTAL RESPONSES	5	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.

September 12, 2022

MOLTO BENE ENTERPRISES

Joseph A. Calenda, MCIP, RPP (Rt'd), DTM
Cell: 1-250-589-8430 E-mail: moltobene@telus.net

1905 Lee Avenue - Small Lot House Proposal

Hello Neighbour,

We are once again contacting you for comments on our proposal at 1905 Lee Avenue. Attached is a Petition Letter for your review. Any voting age resident, tenant, owner is eligible to fill out the letter(s). Please fill it out and contact me by email or cell above. We will pick it up from your mailbox no later than June 30, 2022.

Our plan has been revised since we first petitioned you in September 2018. We have repositioned the new house, modified the rear wall to include smaller windows, reduced the second floor ceiling height and other changes to accommodate the privacy of 1909 Lee Avenue; our neighbour to the north.

We are attaching our plans dated May 2022.

I look forward to your comments and Petition Letter. Thank you and ciao for now,



Joe Calenda

* This is the letter left with the 6 neighbouring properties. Also included was an 8 1/2" x 11" coloured copy of the Revised Plan.

F: MBE 1905 Lee Avenue – Petition Request Letter – Delivered Version – June 1, 2022

* We received 3 objections, 2 support and 1 no response to re-petition.
* See attached Map, and 6 petition letters including no response from 1764 Lee Avenue.

1905 LEE AVENUE SMALL LOT PETITION MAP (2022)

04/25/2021



Legend

-  City Boundary
-  Parcels (Folio based)
-  Parcels (PID based)
-  Ferries
-  Water
-  Parks and Open Space
-  Blocks

SECOND PETITION
July 2022
3- Opposed
2- In Favour
1- No response
Neutral
6

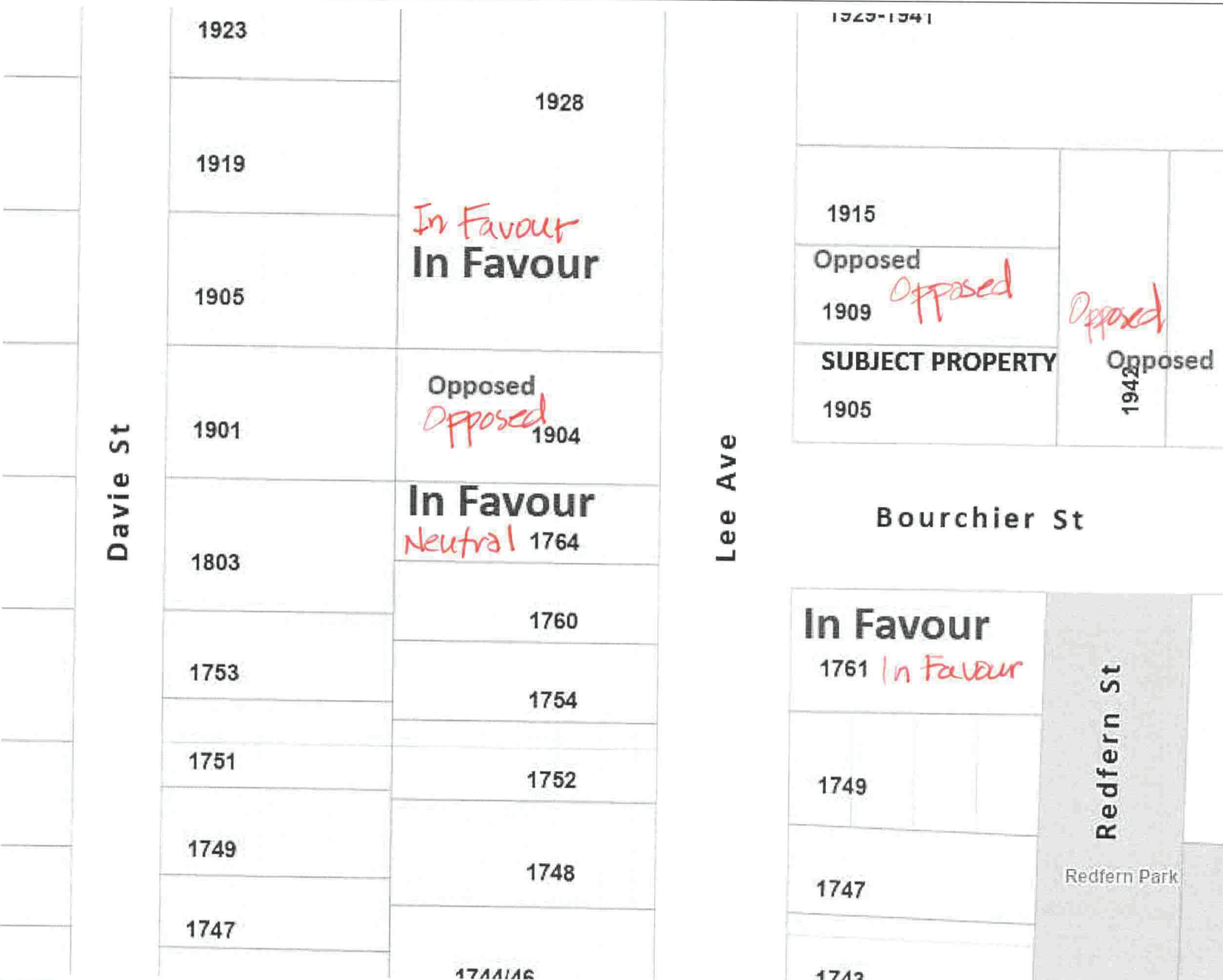
1: 800



Notes

Properties beyond the petition area indicated support including 1931 Bouchier Street.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



41 0 20 41 Meters

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. For internal use only. Do not distribute.

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

Joe Calenda

(print name)

, am conducting the petition requirements for the

property located at 1905 Lee Avenue

to the following Small Lot Zone: R1-S2 or similar

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) Luz Cabrera & Lyle Grant (see note above)

ADDRESS: 1761 Lee 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:

Jan 19 / 2019
Date

July 10th, 2022

[Signature]
Signature

[Signature]

CITY OF VICTORIA

SMALL LOT HOUSE REZONING PETITION

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

Joe Calenda (print name), am conducting the petition requirements for the

property located at 1905 Lee Avenue

to the following Small Lot Zone: R1-S2 or similar

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) Justin Filuk (Agent of Owner) (see note above)

ADDRESS: 1928 Lee Avenue (Cranmere Apartments)

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 application, the street has an existing mix of
different building forms (i.e. apartments, single family homes) and this
application seems appropriate to the area and will add much needed
housing.

August 11, 2022

Date



Signature

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

Joe Calenda

(print name)

, am conducting the petition requirements for the

property located at 1905 Lee Avenue (corner house),

to the following Small Lot Zone: R1-S2 or similar.

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) Andrea May (see note above)

ADDRESS: 1764 Lee Ave VIC BC V8R 4W8

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:

NO RESPONSE IN 2022

NEUTRAL

Sept 30/2018

Date

Andrea May

Signature

SMALL LOT HOUSE REZONING PETITION

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

Joe Calenda
(print name), am conducting the petition requirements for the

property located at 1905 Lee Avenue

to the following Small Lot Zone: R1-S2 or similar

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Please review the plans and indicate the following:

NAME: (please print) Tony Cheong (see note above)

ADDRESS: 1909 Lee 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:

Proposed house is much too large for a small lot.
Request: increase distance from rear property line,
reduce floor space, and slope roof.

June 10, 2021
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Joe Calenda, am conducting the petition requirements for the
(print name)

property located at 1905 Lee Avenue

to the following Small Lot Zone: RL-S2 or similar

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Please review the plans and indicate the following:

NAME: (please print) Nareesh Dewett (see note above)

ADDRESS: 1942 Bouchier St Victoria

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

Prefer the same density as at present!

2022.06.02
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

Joe Calenda
(print name)

, am conducting the petition requirements for the

property located at 1905 Lee Avenue

to the following Small Lot Zone: RL-S2 or similar

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) R. Nichol (see note above)

ADDRESS: 1904 LEE 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:

It is my understanding that this 'home' is too large for the lot and that even this 'revised' proposal will greatly impact it's direct neighbours.

June 6th 2022

Date

[Signature]

Signature