

NOV 06 2017

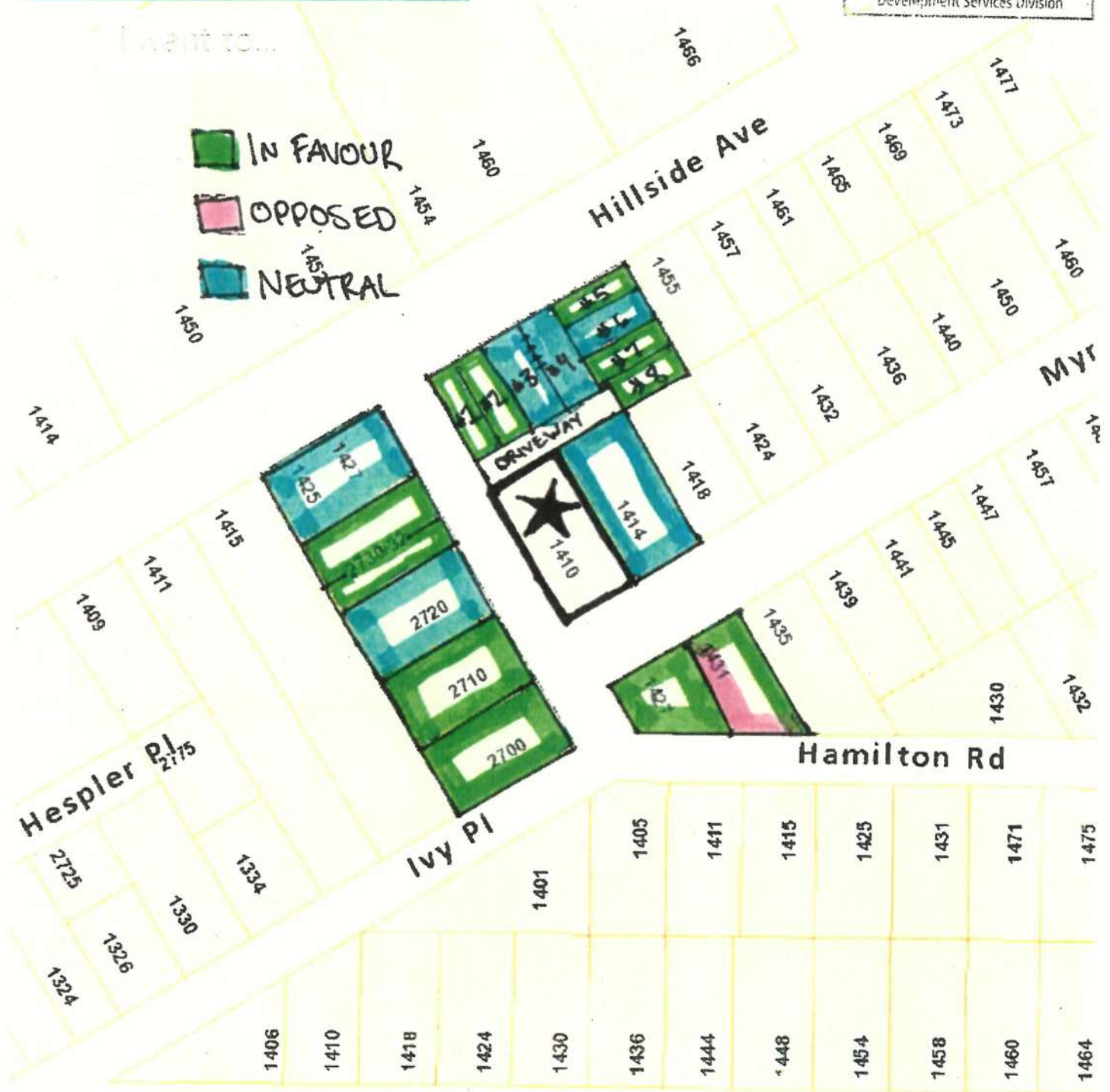
Planning & Development Department  
Development Services Division



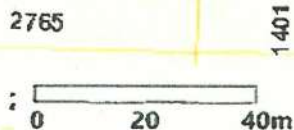
Search...

I want to...

- IN FAVOUR
- OPPOSED
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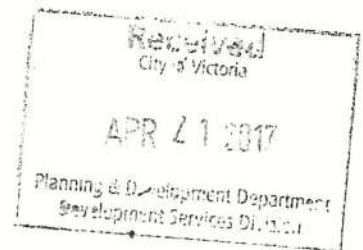
Street & ... Ave



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Ryan

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**SUMMARY  
SMALL LOT HOUSE REZONING PETITION**

I, Cara Keck (applicant), have petitioned the adjacent neighbours\* in compliance with

the *Small Lot House Rezoning Policies* for a small lot house to be located at 1410 (location of proposed house)

Myrtle Ave and the petitions submitted are those collected by \_\_\_\_\_ (date) \*\*

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
1441 - UNIT 1 Hillside	✓		
1441 - UNIT 2 Hillside	✓		
1441 - UNIT 3 Hillside			✓
1441 - UNIT 4 Hillside			✓
1441 - UNIT 5 Hillside	✓		
1441 - UNIT 6 Hillside			✓
1441 - UNIT 7 Hillside	✓		
1441 - UNIT 8 Hillside	✓		
1427 UNIT A Hillside			✓
1427 UNIT B Hillside			✓
1425 Hillside			✓
2732 Hamilton	✓		
2730 Hamilton	✓		
2720 Hamilton			✓

SUMMARY	Number	%
IN FAVOUR	12	92
OPPOSED	1	8
TOTAL RESPONSES	13	100%

\* MORE ON BACK.

\*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.

	In Favou	Opposed	Neutral.
2710 Hamilton	✓		
2710 Hamilton	✓		
2700 Hamilton	✓		
1427 Myrtle Ave	✓		
1431 Myrtle Ave	✓		
1431 Myrtle Ave		✓	
1414 Myrtle Ave			✓



Nov. 27/16

### SMALL LOT HOUSE REZONING PETITION

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

CARA KEEK, am conducting the petition requirements for the  
(print name)

property located at 1410 MYRTLE 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) 279300 TAYLOR (see note above)

ADDRESS: #1-1410 MYRTLE 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:

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Nov 27/16  
Date

Cara Keek  
Signature

Nov. 27/16.

### SMALL LOT HOUSE REZONING PETITION

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

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Please review the plans and indicate the following:

NAME: (please print) Brad Helmerington (see note above)

ADDRESS: 2 - 1441 HILLSIDE 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:

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29 NOV 16

Date



Signature

NOV 27 / 16

# SMALL LOT HOUSE REZONING PETITION

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

CARA KECK  
(print name), am conducting the petition requirements for the

property located at 1410 MYRTLE AVE

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Sierra Eddison (see note above)

ADDRESS: #5 1411 Hillside Ave Victoria, BC

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:

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27 / NOV / 2016  
Date

  
Signature



### SMALL LOT HOUSE REZONING PETITION

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

Cara Keck, am conducting the petition requirements for the  
(print name)

property located at 1410 Myrtle Ave

to the following Small Lot Zone: R1S2.

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Please review the plans and indicate the following:

NAME: (please print) STEVE WILCOX (see note above)

ADDRESS: 7-1441 HILLSIDE 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:

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05.29/2013  
Date

Steve Wilcox  
Signature

## SMALL LOT HOUSE REZONING PETITION

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

Cara Keek, am conducting the petition requirements for the  
(print name)

property located at 1410 Myrtle Ave.

to the following Small Lot Zone: R1S2

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Please review the plans and indicate the following:

NAME: (please print) Jenna Steinberg (see note above)

ADDRESS: 8-1441 Hillside 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:

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Oct 27, 2016  
Date

Jenna Steinberg  
Signature



## SMALL LOT HOUSE REZONING PETITION

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

Cara Keck  
(print name), am conducting the petition requirements for the

property located at 1410 Myrtle Ave.

to the following Small Lot Zone: R1S2

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Please review the plans and indicate the following:

NAME: (please print) Bikram Grewal (see note above)

ADDRESS: 2732 Hamilton 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:

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Oct. 29/16  
Date

B. Grewal  
Signature

### SMALL LOT HOUSE REZONING PETITION

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Cara Keck, am conducting the petition requirements for the  
(print name)

property located at 1410 Myrtle Ave.

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Sandra Govender (see note above)

ADDRESS: 2130 Hamilton Rd, Victoria, BC

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:

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Oct 29/16  
Date

[Signature]  
Signature

## SMALL LOT HOUSE REZONING PETITION

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

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(print name)

property located at 1410 Myrtle Ave.

to the following Small Lot Zone: RSZ

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) TON JENKINS (see note above)

ADDRESS: 2710 HAMILTON 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:

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Oct 29/2016  
Date

[Signature]  
Signature



### SMALL LOT HOUSE REZONING PETITION

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

Cara Keck  
(print name), am conducting the petition requirements for the

property located at 1410 Myrtle Ave

to the following Small Lot Zone: R1S2.

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Please review the plans and indicate the following:

NAME: (please print) CONNIE THOMAS (see note above)

ADDRESS: 2710 HAMILTON 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:

IT WILL BE A GOOD INFILL  
PROJECT.

Nov. 1 2016  
Date

[Signature]  
Signature

## SMALL LOT HOUSE REZONING PETITION

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

Cara Veck  
(print name), am conducting the petition requirements for the

property located at 1410 Myrtle Ave.

to the following Small Lot Zone: R1S2.

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Please review the plans and indicate the following:

NAME: (please print) ANDREW SHAND (see note above)

ADDRESS: 2706 HAMILTON 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:

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Oct 29 / 16.  
Date

Andrew Shand  
Signature

NOV. 27 / 16

### SMALL LOT HOUSE REZONING PETITION

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

CARA KECK

(print name)

, am conducting the petition requirements for the

property located at 1410 MYRTLE AVE

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) BERNICE HUTTON (see note above)

ADDRESS: 1427 MYRTLE 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:

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NOV 27 / 16

Date

B. Hutton

Signature



### SMALL LOT HOUSE REZONING PETITION

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

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(print name)

property located at 1410 Myrtle Ave

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Please review the plans and indicate the following:

NAME: (please print) Laura Warwick (see note above)

ADDRESS: 1431 Myrtle 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:

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Nov 2, 2016  
Date

  
Signature

## SMALL LOT HOUSE REZONING PETITION

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

Cara Kuck  
(print name), am conducting the petition requirements for the

property located at 1410 Myrtle Ave

to the following Small Lot Zone: R1S2

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Please review the plans and indicate the following:

NAME: (please print) Devin Warwick (see note above)

ADDRESS: 1410 Myrtle 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:

I would prefer the road Hamilton be come the width that it  
is at the town houses at the corner of Myrtle Hamilton  
and Hillside. It is very narrow at Myrtle and Hamilton

2016/11/02  
Date

[Signature]  
Signature



**From:** Jessica Lea [REDACTED]  
**Sent:** Friday, April 28, 2017 7:57 PM  
**To:** Victoria Mayor and Council  
**Subject:** Concerns with 1410 Myrtle Development

Dear Mayor and Council,

Please find this letter of opposition, expressing concerns about the proposed development at 1410 Myrtle Avenue (in the Oaklands neighbourhood).

The proposal is for the subdivision of a property (equally sized to majority of Myrtle addresses), resulting in two very small lots, along with a new home. This property shares our property line. We are long-term owners of 1414 Myrtle Avenue. At the community meeting on March 20, 2017, concerns were raised by multiple neighbours - these concerns included privacy, parking, density, building height, shadowing, lot size. Many of these apply directly to us, as the immediate neighbor.

Our concerns are as follows:

**Lot size.** This subdivision introduces a much smaller lot, as compared to all adjacent properties, especially properties located at our end of the 1400 block of Myrtle Avenue street.

**Lack of consultation.** The owner, Cara Keck, has at no time over the last 4 years mentioned the plans to subdivide and build. There has been no consultation up unto this point. The first we heard of this plan was through the mail notice of a community meeting, which was held March 20, 2017. The owner had already prepared house plans, and lot plans, and did not seem responsive to feedback whatsoever.

**Privacy** – our personal privacy will be negatively impacted by the introduction of a new 2-story house in (what is now) their backyard (proposed to be the new lot). The new home will look directly into our backyard. This will essentially eliminate privacy in our backyard and patio. Two full stories of living space will create multiple windows and doors, at varying heights, will create the feeling of a “fishbowl” backyard.

- There was no mention at the community meeting, of ANY consideration to privacy. In fact, when the concern was raised, the homeowner Cara began a personal attack towards us, which is of no relevance.
- The applicant made no effort to contribute towards resolution of the privacy concerns, or even to acknowledge our concerns.

**Shadowing** – The proposed height of the house will introduce shadowing of natural sunlight. The sun that shines into the rear-facing windows of our house will be blocked by the proposed structure, especially in winter months when the sun is low. In particular, we have concern about the height. A lower height would not be as imposing.

- At the community meeting, we asked if they had considered building 1.5 stories (half-subterranean basement) and they said No. They only have a crawlspace underneath, then two full stories above ground.
- At the community meeting, Cara challenged our concern of height because (as she says) the proposed house height was “similar to that of [our] garage”. I’m not sure why she made the comparison, since our garage is uninhabited, only has a loft space (used for storage) with a single small window on the end,





and the structure has a very steep roof pitch; much different than if the sides went straight up to accommodate full-height 2nd story and living space. It also does NOT block sunlight to anyone's home.

**View** – the two story house height will block our only view of the sunset from our back-facing windows, and blocking the sunlight on our back patio. Daily, I can be found looking out our dining room windows, checking the weather, watching the birds, and feeling connected to the outdoors.

It should be noted, that as an effort to work with the applicant, we advised our support for a 1.5 story house (with half basement below grade) which aligns nicely with the neighbourhood – nearly all homes are built this way. There was no comment from the applicant.

There was also no information provided at the community meeting as to how the applicant will address the aesthetic of the current property. We have made considerable aesthetic improvements to our home, as have many nearby neighbours. This homeowner has not. Building a brand new home next door is a good opportunity for the applicant to also address deficiencies in the current home, either by updated exterior materials or at least modern paint colours.

Other considerations regarding this proposal - and specifically the applicant - would be the general lack of respect for their neighbours. Multiple residents in the area have been significantly disrupted by Cara and her roommates – whether it be from a late-night rave, many loud backyard parties, incessantly barking dogs, or frequent outdoor smoking of marijuana - the list goes on. Fortunate for Cara (perhaps unfortunately now for us, as her neighbours), we never called in bylaw complaints. But there have been multiple occasions where we did discuss the issues directly with the owner (Cara) or whoever was home at that time. (Multiple tenants have resided over the years.)

In closing, it may be worth sharing, that if this proposed 2-story house existed at the time we purchased, we would not have bought 1414 Myrtle. We feel it reduces the value of our home. It is also probable that future potential buyers of our property will be considering things like sunlight, privacy, proximity to neighbouring homes, etc. and this development negatively impacts those factors.

We appreciate your consideration of these concerns regarding a 2-story house being built in the adjacent property to ours.

Sincerely,  
Jessica Lea  
Owner, 1414 Myrtle Ave