

REPORTS OF COMMITTEES

2. Committee of the Whole – July 27, 2016

7. Rezoning Application No. 00564 for 2695 Capital Heights Development Permit & Development Variance Permit Application No. 000564 for 2695 Capital Heights

Motion:

It was moved by Councillor Alto, seconded by Councillor Madoff:

Rezoning Application No. 00564 for 2695 Capital Heights

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and;
2. That prior to the Public Hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.

Development Variance Permit Application No. 000564 for 2695 Capital Heights

3. That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00564, if it is approved, consider the following motions:
 1. That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements.
 - c. The Development Permit lapsing two years from the date of this resolution.
 2. That Council authorize the issuance of a Development Variance Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear setback from 7.50m to 1.01m.
 - c. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

6. LAND USE MATTERS

6.2 Rezoning Application No. 00564, Development Permit and Development Variance Permit Application No. 000564 for 2695 Capital Heights

Committee received reports dated July 13, 2017, from the Director of Sustainable Planning and Community Development regarding an application to subdivide the property, retain the existing single-family dwelling in the R-2 Zone and construct a new small lot house.

Motion:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe:

Rezoning Application No. 00564 for 2695 Capital Heights

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Variance Permit Application No. 000564 for 2695 Capital Heights

2. That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00564, if it is approved, consider the following motions:
 1. That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
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 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear setback from 7.50m to 1.01m.
 - c. The Development Permit lapsing two years from the date of this resolution.

Committee discussed:

- Concerns raised by community association and neighbours regarding the inclusion of the sidewalk.

Amendment: It was moved by Councillor Alto, seconded by Councillor Madoff, that the motion be amended as follows:

Rezoning Application No. 00564 for 2695 Capital Heights

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, **and;**

2. That prior to the public hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

Rezoning Application No. 00564 for 2695 Capital Heights

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and;
2. That prior to the public hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.

Development Variance Permit Application No. 000564 for 2695 Capital Heights

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00564, if it is approved, consider the following motions:

1. That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
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 - i. reduce the rear setback from 7.50m to 1.01m.
 - c. The Development Permit lapsing two years from the date of this resolution.

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of July 27, 2017

To: Committee of the Whole **Date:** July 13, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00564 for 2695 Capital Heights

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as, the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 2695 Capital Heights. The proposal is to rezone a portion of the property from the R-2 Zone, Two Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District in order to subdivide the property, retain the existing single-family dwelling in the R-2 Zone and construct a new small lot house.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan, 2012 (OCP)*
- the proposal is consistent with the Low Density Housing designation within the *Oaklands Neighbourhood Plan*
- the proposal is consistent with the design guidelines specified in the *Small Lot House Rezoning Policy, 2002*, and the applicant would retain the existing single-family dwelling
- the proposal is consistent with the *Tree Preservation Bylaw* in preserving the existing Garry oak trees on site.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the eastern portion of the property from the R-2 Zone, Two Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The proposal is to create two lots, maintain the existing single-family dwelling on the western lot, and construct a new small lot house on the eastern lot. One variance would be required for the western lot with the existing single-family dwelling, which is reviewed in relation to the concurrent Development Permit and Development Permit with Variance Application Report.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

Construction of a curb, gutter, and sidewalk along the south side of Kings Road would be secured as a condition of a separate Subdivision Application, in accordance with Section 506 of the *Local Government Act*.

Accessibility Impact Statement

Proposed accessibility improvements are discussed in association with the concurrent Development Permit with Variance Application associated with this property.

Land Use Context

The area is characterized mainly by single-family dwellings. There are two small lot houses to the northeast of the property along Kings Road. In addition, to the north of the property is multi-residential housing and the Cridge Centre for the Family.

Existing Site Development and Development Potential

The site is presently a single-family dwelling. Under the current R-2 Zone, Two Family Dwelling District, the property could be developed as a single-family dwelling or a duplex.

Data Table

The following data table compares the proposal with the existing Zones. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposed Lot A Existing Dwelling	Existing R-2 Zone	Proposed Lot B New Dwelling	Proposed R1-S2 Zone
Site area (m ²) - minimum	557.22	460.00	306.48	260.00
1 st & 2 nd storey floor area (m ²) – minimum	149.26	280.00	N/A	N/A
Combined floor area (m ²) - minimum	265.70	300.00	N/A	N/A
Density (Floor Space Ratio) - maximum	N/A	N/A	0.54	0.60
Total floor area (m ²) - maximum	N/A	N/A	165.14	190.00
Lot width (m) - minimum	21.79	15.00	14.10	10.00
Height (m) - maximum	4.12	7.60	7.38	7.50
Storeys - maximum	1	2	2	2
Site coverage % - maximum	27.17	40.00	34.00	40.00
Setbacks (m) – minimum:				
Front	7.56	7.50	6.01	6.00
Rear	1.01*	7.50	6.00	6.00
Side on flanking street	6.71	3.50	N/A	N/A
Side	N/A	N/A	1.50 (west)	1.50 / 2.4 (habitable windows)
Side	4.03 (south)	2.18	1.61 (east)	1.50 / 2.4 (habitable windows)
Combined side yards	10.74	4.50	N/A	N/A
Parking - minimum	1	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on October 25, 2016. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 85% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) designates the property within the Traditional Residential urban place designation. The proposed small lot would be subject to Development Permit Area 15A: Intensive Residential - Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

Local Area Plans

The Oaklands Neighbourhood Plan identifies the property as Low Density Housing. Within this designation, small lot developments are permitted based on their own merits at the time of application.

Tree Preservation Bylaw and Urban Forest Master Plan

There are four trees protected by the Tree Preservation Bylaw on the subject property. One is a healthy Garry Oak on the rear of the proposed Lot B, and the other is a declining Dogwood on the same lot, which the consulting arborist recommends be removed. Two replacement Dogwood trees are proposed in the landscape plan of Lot B. On Lot A there are two mature Garry Oaks on the front of the property facing Capitals Heights. There is a proposed driveway from Kings Road that could potentially affect the critical root zone of these two Oaks. The project arborist would review the driveway excavation on site during construction. There is a net gain of one replacement tree on private property.

There are three public trees (mature Garry Oaks) on the City boulevards on Kings Road and Capital Heights. One of two Garry Oaks on Kings Road may be impacted by the driveway construction to Lot B. The project arborist would supervise the driveway construction and its impacts on the tree's critical root zone.

There is a proposed greenway on Kings Road adjacent to the two protected Garry Oaks on the boulevard. These trees will be protected during construction and the project arborist will be present to supervise the path's excavation and construction methods for this public pathway. There are no gains or losses of public trees on this proposed project.

CONCLUSIONS

The proposal to subdivide and rezone the subject property, retain the existing single-family dwelling, and construct one new small lot dwelling is consistent with the objectives in the OCP, *Oaklands Neighbourhood Plan* and the *Small Lot House Rezoning Policy*.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00564 for the property located at 2695 Capital Heights.

Respectfully submitted,



Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: July 18, 2017

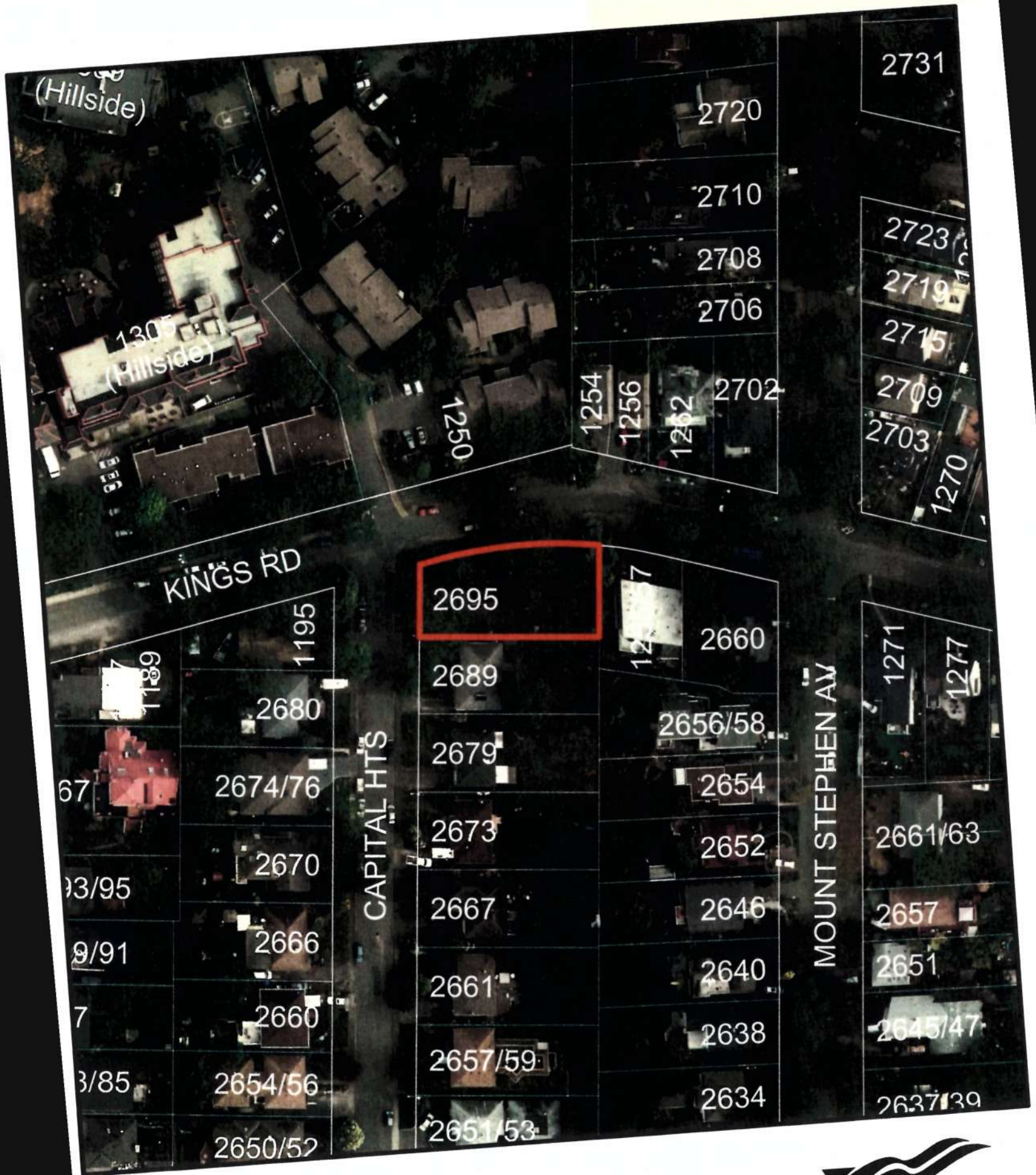
List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans dated/date stamped June 9, 2017
- Attachment D – Letter from applicant to Mayor and Council dated June 9, 2017
- Attachment E – Community Association Land Use Committee Minutes dated October 25, 2016
- Attachment F – Arborist Report



2695 Capital Heights
Rezoning No.00564





2695 Capital Heights
Rezoning No.00564



Received
City of Victoria
JUN 09 2017
Planning & Development Department
Development Services Division





Year	Number of cases	Number of deaths	Number of cases per 100,000	Number of deaths per 100,000
1990	1,000	100	10.0	1.0
1991	1,100	110	11.0	1.1
1992	1,200	120	12.0	1.2
1993	1,300	130	13.0	1.3
1994	1,400	140	14.0	1.4
1995	1,500	150	15.0	1.5
1996	1,600	160	16.0	1.6
1997	1,700	170	17.0	1.7
1998	1,800	180	18.0	1.8
1999	1,900	190	19.0	1.9
2000	2,000	200	20.0	2.0
2001	2,100	210	21.0	2.1
2002	2,200	220	22.0	2.2
2003	2,300	230	23.0	2.3
2004	2,400	240	24.0	2.4
2005	2,500	250	25.0	2.5
2006	2,600	260	26.0	2.6
2007	2,700	270	27.0	2.7
2008	2,800	280	28.0	2.8
2009	2,900	290	29.0	2.9
2010	3,000	300	30.0	3.0
2011	3,100	310	31.0	3.1
2012	3,200	320	32.0	3.2
2013	3,300	330	33.0	3.3
2014	3,400	340	34.0	3.4
2015	3,500	350	35.0	3.5
2016	3,600	360	36.0	3.6
2017	3,700	370	37.0	3.7
2018	3,800	380	38.0	3.8
2019	3,900	390	39.0	3.9
2020	4,000	400	40.0	4.0

Project Information Table for Proposal Let II

[illegible]

JUN 09 2017



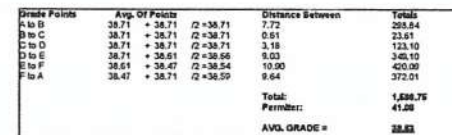
SCALE: 1/32" = 1' - 0"

JAVA DESIGNS

WHERE LINES ON PAPER BECOME WALLS ON SITE
250.590.2468 250.590.4577 www.javadesigns.ca



SCALE: 1/32" = 1' - 0"



NOT TO SCALE

 **JAVA DESIGNS**
WHERE LINES ON PAPER BECOME WALLS ON SITE
250.590.2468 250.590.4577 www.javadesigns.ca

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City of Victoria

JUN 09 2017

Planning & Development Department
Development Services Division

CUSTOMER:
CAMERON BROWN

ADDRESS:
2895 CAPITAL HEIGHTS, VICTORIA, B.C.

ISSUE DATE:
JUNE 09, 2017

ISSUE NAME:
EXISTING SITE PLAN

DRAWN BY:
KYLE LEGGITT

DRAWING SCALE:
1:100

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
250.590.2468 250.590.4577 www.javadesigns.ca

SHEET
NUMBER

A1

CAPITAL HEIGHTS

KINGS

ROAD

LOT 12
Area = 863.7 m²

11117

PLAN

11

1
PLAN 25949

EXISTING SITE PLAN



NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa

1. The existing site plan shows the layout of the property and the location of the existing structures. The plan is based on the information provided by the owner and the existing site plan. The plan is not a guarantee of the accuracy of the information provided.

2. The existing site plan shows the layout of the property and the location of the existing structures. The plan is based on the information provided by the owner and the existing site plan. The plan is not a guarantee of the accuracy of the information provided.

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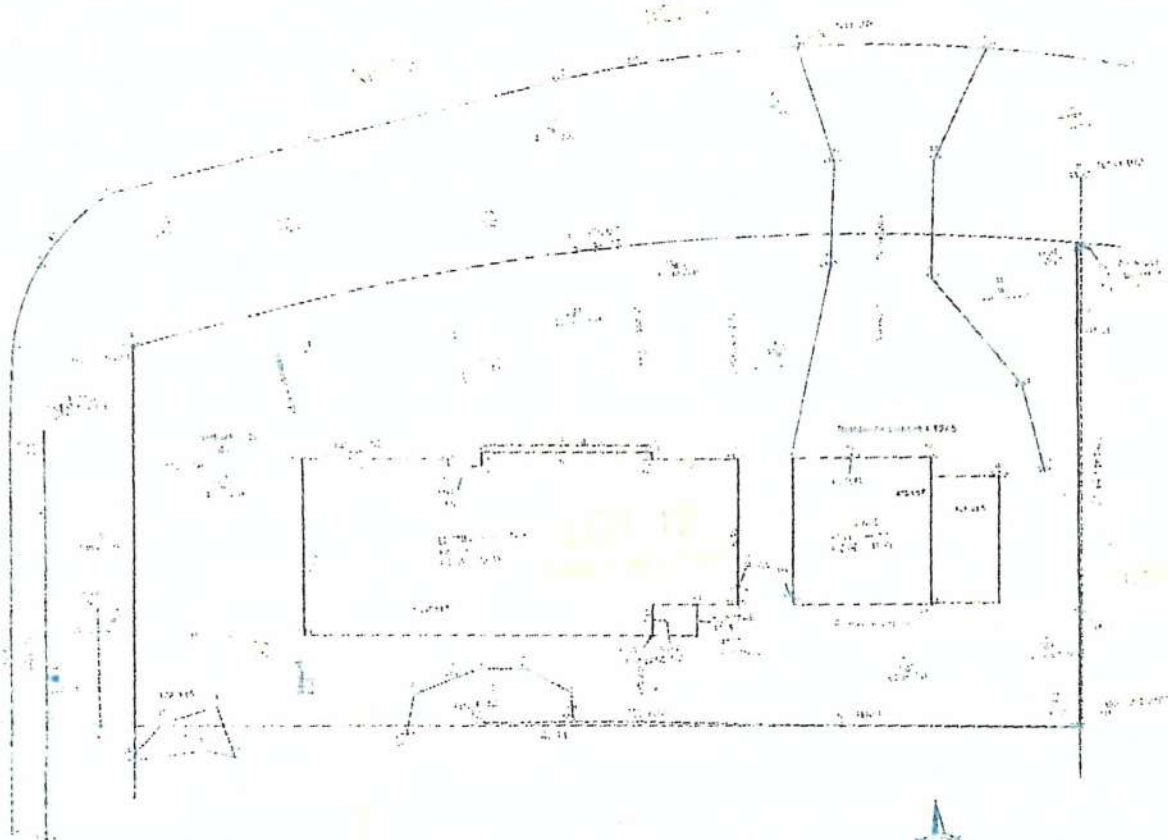
4. The existing site plan shows the layout of the property and the location of the existing structures. The plan is based on the information provided by the owner and the existing site plan. The plan is not a guarantee of the accuracy of the information provided.

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MAES REQUIREMENTS
 Performance Grade of 30
 Iter Test Pressure of 250 Pa



○ EXISTING SITE PLAN



CUSTOMER
 CAMERON BROWN

ISSUE DATE
 13 DEC 2018

JAVA DESIGNS
 WHERE LINES ON PAPER BECOME WALLS ON SITE
 250.590.2468 250.590.4511 www.javadesigns.ca

DATE
 13 DEC 2018

DESIGNED BY
 KYLE EGOROV

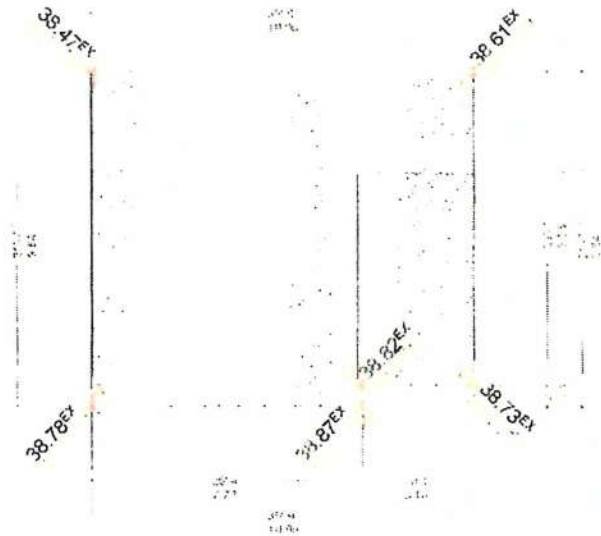
DRAWN BY
 KYLE EGOROV

EXISTING SITE
 13 DEC 2018

13 DEC 2018



LANDSCAPE PLAN



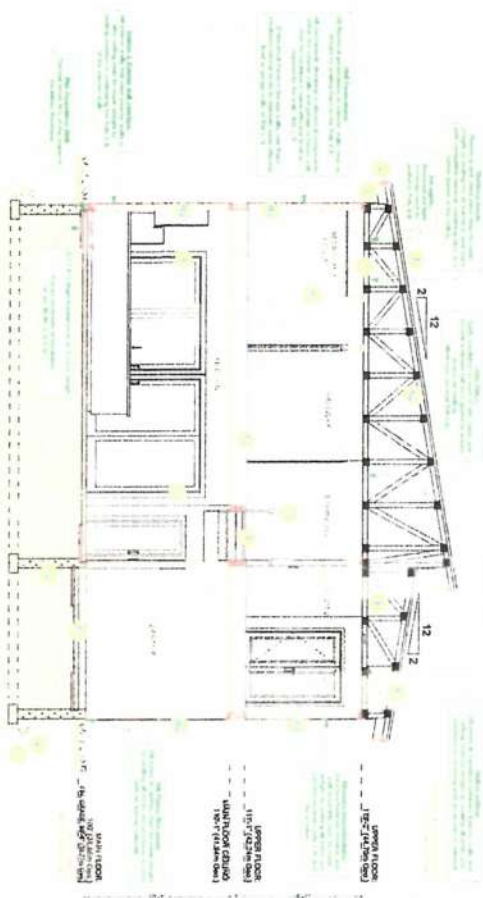
☐ GRADE PLAN (LOT B)

Grade Points	Old Pass/Fail	Old C+ or Below	New C+ or Below	Grade
A (4.0)	2.75 - 3.49	4.0	4.0	4.00
A- (3.7)	3.50 - 3.74	3.75	3.75	3.75
B+ (3.3)	3.75 - 3.99	3.50	3.50	3.50
B (3.0)	4.00 - 4.24	3.25	3.25	3.25
B- (2.7)	4.25 - 4.49	3.00	3.00	3.00
C+ (2.3)	4.50 - 4.74	2.75	2.75	2.75
C (2.0)	4.75 - 4.99	2.50	2.50	2.50
C- (1.7)	5.00 - 5.24	2.25	2.25	2.25
D+ (1.3)	5.25 - 5.49	2.00	2.00	2.00
D (1.0)	5.50 - 5.74	1.75	1.75	1.75
D- (0.7)	5.75 - 5.99	1.50	1.50	1.50
F (0.0)	6.00 - 6.24	1.25	1.25	1.25
F- (0.0)	6.25 - 6.49	1.00	1.00	1.00
	6.50 - 6.74	0.75	0.75	0.75
	6.75 - 6.99	0.50	0.50	0.50
	7.00 - 7.24	0.25	0.25	0.25
	7.25 - 7.49	0.00	0.00	0.00
	7.50 - 7.74	0.00	0.00	0.00
	7.75 - 7.99	0.00	0.00	0.00
	8.00 - 8.24	0.00	0.00	0.00
	8.25 - 8.49	0.00	0.00	0.00
	8.50 - 8.74	0.00	0.00	0.00
	8.75 - 8.99	0.00	0.00	0.00
	9.00 - 9.24	0.00	0.00	0.00
	9.25 - 9.49	0.00	0.00	0.00
	9.50 - 9.74	0.00	0.00	0.00
	9.75 - 9.99	0.00	0.00	0.00
	10.00 - 10.24	0.00	0.00	0.00
	10.25 - 10.49	0.00	0.00	0.00
	10.50 - 10.74	0.00	0.00	0.00
	10.75 - 10.99	0.00	0.00	0.00
	11.00 - 11.24	0.00	0.00	0.00
	11.25 - 11.49	0.00	0.00	0.00
	11.50 - 11.74	0.00	0.00	0.00
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	12.25 - 12.49	0.00	0.00	0.00
	12.50 - 12.74	0.00	0.00	0.00
	12.75 - 12.99	0.00	0.00	0.00
	13.00 - 13.24	0.00	0.00	0.00
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	14.50 - 14.74	0.00	0.00	0.00
	14.75 - 14.99	0.00	0.00	0.00
	15.00 - 15.24	0.00	0.00	0.00
	15.25 - 15.49	0.00	0.00	0.00
	15.50 - 15.74	0.00	0.00	0.00
	15.75 - 15.99	0.00	0.00	0.00
	16.00 - 16.24	0.00	0.00	0.00
	16.25 - 16.49	0.00	0.00	0.00
	16.50 - 16.74	0.00	0.00	0.00
	16.75 - 16.99	0.00	0.00	0.00
	17.00 - 17.24	0.00	0.00	0.00
	17.25 - 17.49	0.00	0.00	0.00
	17.50 - 17.74	0.00	0.00	0.00
	17.75 - 17.99	0.00	0.00	0.00
	18.00 - 18.24	0.00	0.00	0.00
	18.25 - 18.49	0.00	0.00	0.00
	18.50 - 18.74	0.00	0.00	0.00
	18.75 - 18.99	0.00	0.00	0.00
	19.00 - 19.24	0.00	0.00	0.00
	19.25 - 19.49	0.00	0.00	0.00
	19.50 - 19.74	0.00	0.00	0.00
	19.75 - 19.99	0.00	0.00	0.

Received
City of Victoria

JUN 09 2017

Planning & Development Department
Development Services Division



CROSS SECTION A-1

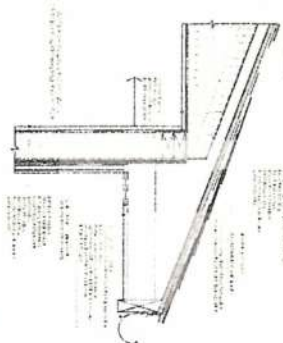
DIAPHRAGM HEAT PUMP AND
BASEBOARD HEATERS TO BE INSTALLED

CONSTRUCTION NOTES:

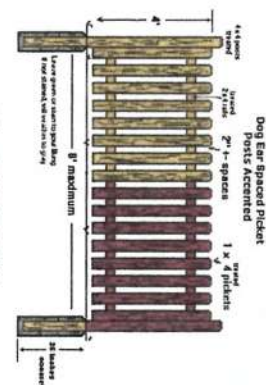
- 1. All construction to meet or exceed current BC Building Code requirements.
- 2. Foundation to be poured concrete on compacted fill.
- 3. All exterior walls to be constructed of 8" thick concrete masonry units (CMU) with 1/2" thick exterior finish.
- 4. All interior walls to be constructed of 5/8" thick gypsum board over 2x4 studs.
- 5. All floors to be constructed of 4" thick concrete on compacted fill.
- 6. All roofs to be constructed of 2x12 rafters with 1/2" thick plywood sheathing and 2" thick insulation.
- 7. All windows to be installed in accordance with manufacturer's instructions.
- 8. All doors to be installed in accordance with manufacturer's instructions.
- 9. All electrical work to be installed in accordance with the BC Electrical Code.
- 10. All plumbing work to be installed in accordance with the BC Plumbing Code.
- 11. All mechanical work to be installed in accordance with the BC Mechanical Code.
- 12. All finishes to be installed in accordance with manufacturer's instructions.

CONSTRUCTION ASSEMBLIES:

- 1. Foundation: 12" thick concrete on compacted fill.
- 2. Exterior Wall: 8" thick CMU with 1/2" thick exterior finish.
- 3. Interior Wall: 5/8" thick gypsum board over 2x4 studs.
- 4. Floor: 4" thick concrete on compacted fill.
- 5. Roof: 2x12 rafters with 1/2" thick plywood sheathing and 2" thick insulation.
- 6. Window: Installed in accordance with manufacturer's instructions.
- 7. Door: Installed in accordance with manufacturer's instructions.
- 8. Electrical: Installed in accordance with the BC Electrical Code.
- 9. Plumbing: Installed in accordance with the BC Plumbing Code.
- 10. Mechanical: Installed in accordance with the BC Mechanical Code.
- 11. Finish: Installed in accordance with manufacturer's instructions.



SOFFIT DETAIL



FENCE DETAIL

Received
City of Victoria

JUN 09 2017

Planning & Development Department
Development Services Division

CUSTOMER:
CAMERON BROWN

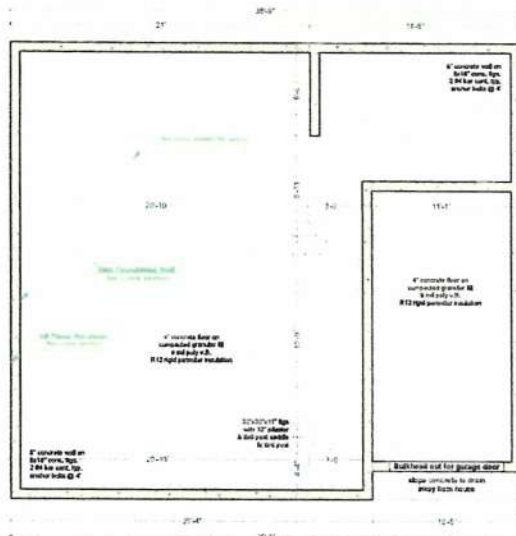
ADDRESS:
2895 CAPITAL HEIGHTS, VICTORIA, B.C.

ISSUE DATE:
JUNE 09 2017
DRAWING NAME:
FOUNDATION, MAIN FLOOR
AND UPPER FLOOR PLAN
DRAWN BY:
KYLE LEGGETT
DRAWING SCALE:
1/8"=1'-0"

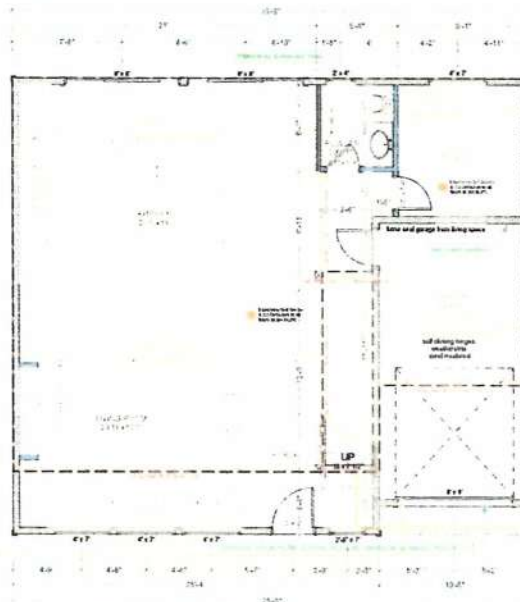
JAVA DESIGNS
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A5

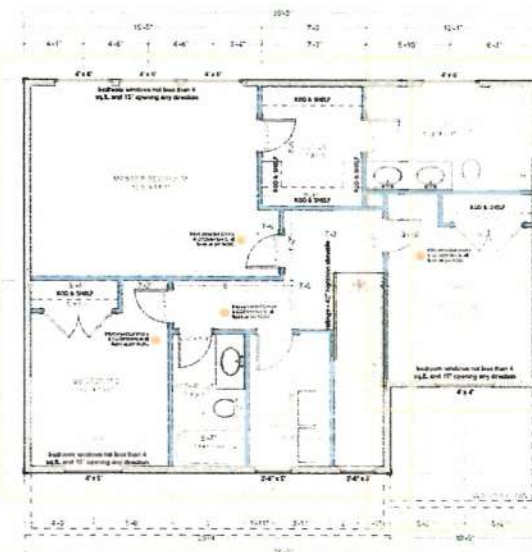


FOUNDATION (ON SLAB)



MAIN FLOOR PLAN (10'-0 3/4" WALLS)

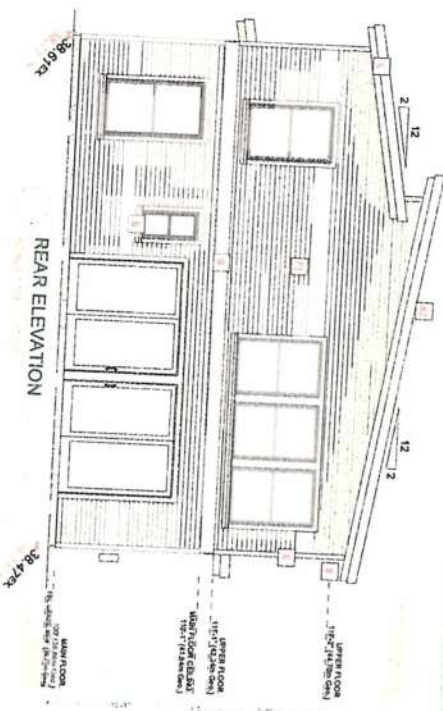
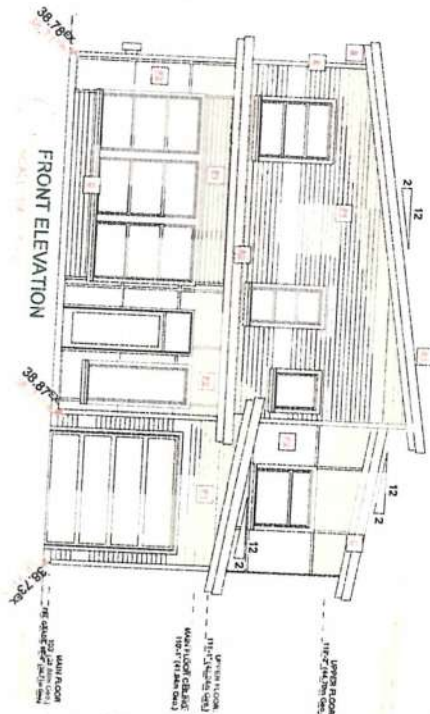
MAIN FLOOR AREA: 893 Sq Ft (82.99 Sq M)
GARAGE AREA: 217 Sq Ft (20.15 Sq M)
ALLOWED GARAGE AREA: 200 Sq Ft (18.60 Sq M)
TOTAL MAIN FLOOR AREA: 910 Sq Ft (84.54 Sq M)



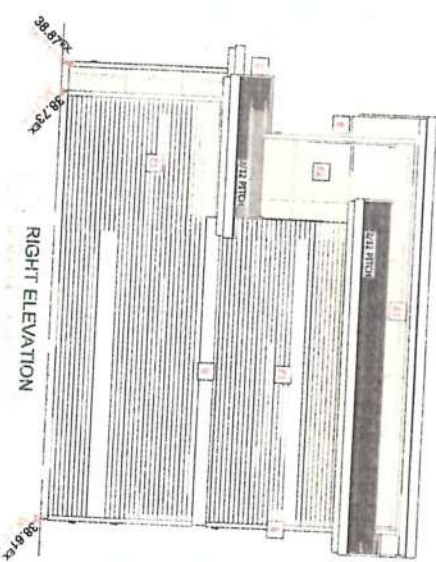
UPPER FLOOR PLAN (8'-0 3/4" WALLS)

UPPER FLOOR AREA: 865 Sq Ft (80.60 Sq M)

NOTES/REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 250 Psi



EXTERIOR FINISHES SCHEDULE			
NO.	DESCRIPTION	FINISH	NOTES
1	ROOFING	Asph/Flt Shingles	Asph/Flt Shingles
2	WALLS	Horizontal Siding	Horizontal Siding
3	CEILING	Horizontal Siding	Horizontal Siding
4	DOORS	Horizontal Siding	Horizontal Siding
5	WINDOWS	Horizontal Siding	Horizontal Siding
6	TRIM	Horizontal Siding	Horizontal Siding
7	SKYLIGHTS	Horizontal Siding	Horizontal Siding
8	CHIMNEYS	Horizontal Siding	Horizontal Siding
9	DECKING	Horizontal Siding	Horizontal Siding
10	PAVING	Horizontal Siding	Horizontal Siding
11	LANDSCAPING	Horizontal Siding	Horizontal Siding
12	LIGHTING	Horizontal Siding	Horizontal Siding
13	SCREENING	Horizontal Siding	Horizontal Siding
14	STAIRS	Horizontal Siding	Horizontal Siding
15	RAILINGS	Horizontal Siding	Horizontal Siding
16	DRIVEWAYS	Horizontal Siding	Horizontal Siding
17	WALKWAYS	Horizontal Siding	Horizontal Siding
18	SCREENING	Horizontal Siding	Horizontal Siding
19	SCREENING	Horizontal Siding	Horizontal Siding
20	SCREENING	Horizontal Siding	Horizontal Siding



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JUN 09 2017
Planning & Development Department
Development Services Division

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ISSUE DATE: JUNE 09, 2017
DRAWING NAME: ELEVATIONS
DRAWN BY: KYLE LEGGETT
DRAWING SCALE: 1/4"=1'-0"

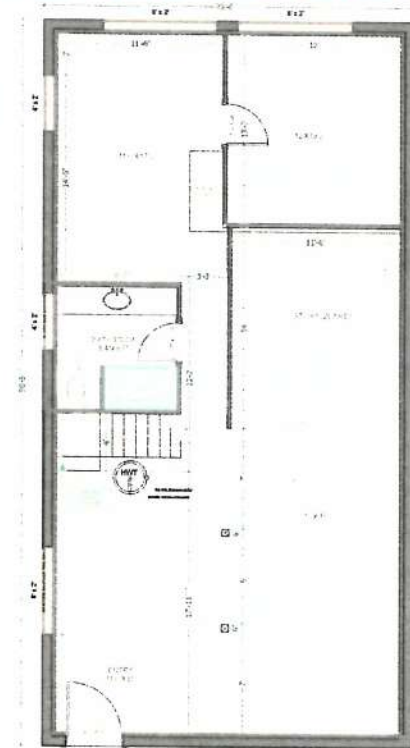
CUSTOMER: CAMERON BROWN
ADDRESS: 2695 CAPITAL HEIGHTS, VICTORIA, B.C.

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City of Victoria

JUN 09 2017

Planning & Development Department
Development Services Division

2695 CAPITAL HEIGHTS PROPOSED SCOPE OF WORK TO EXISTING UNFINISHED LOWER FLOOR



EXISTING UNFINISHED LOWER FLOOR (7'-6" WALLS)

ALL DIMENSIONS TO BE CONFIRMED ON SITE
EXISTING LOWER FLOOR AREA: 1279 Sq Ft (118.82 Sq M)

NOTES: PROPOSED SCOPE OF WORK TO EXISTING LOWER FLOOR

- 1. INDICATE EXISTING WALLS AND DOORS WITH DASHED LINES.
- 2. EXISTING DOORS TO BE REMOVED AND REINSTALLED TO EXISTING DOOR THRESHOLDS.
- 3. EXISTING DOORS TO BE REMOVED AND REINSTALLED TO EXISTING DOOR THRESHOLDS.



EXISTING MAIN FLOOR (8'-0 3/4" WALLS)

ALL DIMENSIONS TO BE CONFIRMED ON SITE
EXISTING MAIN FLOOR AREA: 1324 Sq Ft (123.00 Sq M)

NO WORK BEING DONE TO
EXISTING MAIN FLOOR

CUSTOMER:
CAM BROWN
ADDRESS:
2695 CAPITAL HEIGHTS

DRAWING NAME:
EXISTING MAIN FLOOR
AND LOWER FLOOR PLAN
DRAWING SCALE:
SEE DRAWINGS

ISSUE DATE:
09 JUN 2017
DRAWN BY:
KYLE LEGGETT

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ISSUE DATE:
JUNE 09, 2017

DRAWN BY:
KYLE LEGGETT

DRAWING NAME:
CONTEXT SCHEME






DRAWING SCALE:
NOT TO SCALE

CUSTOMER:
CAMERON BROWN

ADDRESS:
2695 CAPITAL HEIGHTS, VICTORIA, B.C.

AERIAL SUPPORT MAP



-  SUPPORTS PROJECT
-  DOES NOT SUPPORTS PROJECT
-  COULD NOT CONTACT
-  APPLICANT
-  EXISTING SMALL LOT HOME

Received
City of Victoria

JUN 09 2017

Planning & Development Department
Development Services Division

CUSTOMER:
CAMERON BROWN

ADDRESS:
2695 CAPITAL HEIGHTS, VICTORIA, B.C.

DRAWING NAME:
AERIAL SUPPORT MAP

ISSUE DATE:
JUNE 09, 2017

DRAWN BY:
KYLE LEGGETT

DRAWING SCALE:
NOT TO SCALE

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A9



Letter to Mayor and Council

Purpose:

The following sets out the proponent's response to the Small Lot Subdivision Guidelines, and is provided to assist Mayor and Council in their consideration of the rezoning application to create one small lot (R1-S2) while retaining the parent property's R2 (Duplex) zoning, on a site where currently one single family house zoned (R2, Duplex) exists.

Government Policies:

The existing home at 2695 Capital Heights is in a neighbourhood where the adjacent dwellings include single family homes, duplexes, two existing small lot homes and a multi-purpose subsidized housing complex (The Cridge Centre). The proposal to create a R1-S2 small lot, while retaining the existing R-2 (Duplex) zoning of the parent/donor parcel known as 2695 Capital Heights is representative of the goals outlined in the official community plan. This proposal meets all of the City's requirements from the Engineering and the Greenway/ Parks perspectives. After receiving feedback from the various City of Victoria Departments involved in the small lot rezoning application process, it has been determined one setback variance would be required for the retention of the R2 (Duplex) zoning of the parent property. The required variance would be for a rear yard set back. This variance is required due to the siting of the existing structure and the determination of what is the front yard by the city of Victoria. The parent property's actual address is 2695 Capital Heights, however the front entrance to the home and the front façade of the house is facing Kings Rd. Two small lot subdivision homes are located directly across the street (1254 and 1256 Kings Rd.) from the proposed development and there are several other examples of successful small lot subdivisions in the area.

Relevant Experience:

I am a local builder, living in the Oaklands catchment area with my family. I have completed two similar small lot subdivisions in the Oaklands catchment area. One on the corner of Doncaster Dr. and Burton Ave. where the feedback from the community regarding the finished product was very positive, and the other on Cedar Hill Rd. near Hillside Ave. which is actively under construction.

Neighbourhood feedback:

The petition in which the adjacent neighbours were polled for their support or lack of support for the proposal has been completed (20 in support and 1 in opposition). The response has been almost entirely positive. Provided in the proposed set of plans is an aerial view outlining the support for the proposal. The support for the project is unanimous with the exception of the owner of 2689 Capital Heights who refuses to discuss his concerns around the project with the proponent and was unwilling to sign the petition. The owner of 2689 Capital Heights did however contact the planning department, noting his concerns and opposition to the project. The proponent contacted the planning department who shared

the concerns of the owner of the property. The proponent made one additional attempt to communicate with the owner of 2689 Capital Heights and it was made clear there was no interest in further discussion. The proponent has attempted to implement changes reflecting the concerns of the neighbor (passed on from the planning Dept.), namely increasing the size of the rear yard from what was originally proposed. The owner of 2689 Capital Heights did not attend the CALUC meeting on Oct. 25th.

Extensive consultation with the adjacent neighbours and several nearby but not adjacent neighbours did reveal there is strong objections to the city of Victoria's (Engineering Dept.) desire to develop the frontage of the property with sidewalks. The majority of the properties in Kings Rd. area have undeveloped frontage and the undeveloped nature of the area is a feature prized by the residents of the neighbourhood. At the CALUC meeting there was strong support for the project. During the CALUC meeting many of the attendees again voiced strong opposition to the possibility of developing the frontage of the property. The general desire of the local community is that the frontage remain undeveloped, the rationale being the undeveloped frontage in our area is unique and highly desirable providing a rarely seen rural feel in our community. It is the proponents hope that the city of Victoria is willing to work with the neighbourhood stake holders and find a compromise that considers the feedback from the community.

Project Benefits:

The creation of a new R1-S2 small lot will provide much needed density in a manner which will have minimal impact on the neighbourhood. By approving the R1-S2 lot and retaining the R2 (Duplex) zoning of the parent property an additional dwelling can be created in the future through development of a duplex structure on the parent property. From an economic perspective, the project will create numerous construction jobs from all areas related to the construction of the proposed home. The additional lot will provide new property tax revenue. The proposed new home will greatly increase the aesthetic appeal of the neighbourhood by providing a new contemporary home where currently a detached two car garage that is essentially unused and in poor condition sits. Additionally, improved landscaping will increase the visual appeal of the surrounding area.

Need and Demand:

The creation of the new R1-S2 small lot while retaining the donor properties R2 (Duplex) zoning will ultimately allow for three single family dwellings where formerly only one dwelling existed. The property (2695 Capital Heights) located on the corner of Capital Heights and Kings Rd. is large enough to easily exceed the 260 square meter minimum (the proposed site size is 306.5 square meters) requirement for a small lot while still meeting the 555 square meter minimum to retain its R2 (Duplex) zoning. This will provide much needed density at a minimal impact to the community..

Services:

The subject property is located within walking distance of the Cedar Hill Recreation Centre, numerous children's parks, schools, Cedar Hill Golf Course, and Hillside Mall. The mall offers grocery shopping, dental service, numerous boutiques, insurance services, restaurants, and several major department stores. As a result potential occupants can have virtually any daily need accommodated simply by walking a few blocks to the mall. The effect of this is virtually no commuting for day to day requirements. In addition, the lots are within a block of Hillside Avenue with its extensive transit services.

Neighbourhood:

The existing house at 2695 Capital Heights has a dilapidated two car garage occupying the site of the proposed R1-S2 small lot. Nearly all of the adjacent neighbours are supportive of the proposed design and layout of the development. The consensus at the community (CALUC) meeting was also supportive of the proposal's design and layout.

Impacts:

This small lot subdivision will make considerable improvements to the neighbourhood. The creation of the new home will improve the streetscape and the implementation of effective landscaping will dramatically improve the site from its current state. Upon consulting the Parks Division of the City of Victoria, we learned there is a protected tree on the property. After discussion with Brook Daital (City of Victoria Parks Dept.) and consultation with Talbot Mackenzie & Associates (certified ISA arborists), it has been determined that a Dogwood tree will have to be removed. Talbot Mackenzie & Associates have found the tree to be in declining health with dieback and indications of canker in the crown (as described in the tree report, Dogwood number 954). Recently Jane Waters who is now the key tree contact for the city of Victoria parks division made a site visit to the proponents property. Shortly after, several welcomed and creative suggestions were made around minimizing impacts on the trees for this project. All of the suggestions were incorporated into the proponents landscaping plan.

The largest impact of concern to the community is the City of Victoria's (Engineering Dept) desire to develop the frontage of the property as outlined under Neighbourhood Feedback.

At one point in the application process it was noted by engineering that the parking proposal for the parent property (existing home) was not supported by the engineering department. After a meeting with area planner Michael Angrove the proponent believes the issue has been resolved by relocating the off street parking space.

Other possible impacts on neighbouring properties are construction noise during the building process, and occasional deliveries during the construction process.

Design:

The design of houses in the Oaklands catchment area is eclectic and varied. We have chosen a design with elements that can be found in nearby homes and taken particular care to select finishes that are complementary to and reflective of homes on our street. The contemporary design fits well within the context of the adjacent properties. The neighbourhood response to the proposed design and the materials selection was very positive.



Mission

Strengthening the Oaklands community by providing programs, services and resources for its residents, businesses and visitors.

Oaklands Community Association Land Use Committee

October 25th Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

6:30pm – 8:30pm Oaklands Neighbourhood House

Number of community member attendees: 28

Agenda:

1. 1461 Finlayson Place
2. 1539 Pearl Street
3. 2695 Capital Heights
4. Oaklands Neighbourhood Plan

Minutes:

1. 1461 Finlayson Place
 - Converting existing garage to garden suite (it is a standalone garden suite – separate building)
 - No major changes expected other than needing to replace the garage door
 - No conflict with property lines
 - Developer spoke with neighbours and so far there is minimal conflict with those neighbours
 - Plan to complete the project over winter (2016-2017)
 - Plan to rent out the garden suite upon completion, not to use as a B&B
2. 1539 Pearl Street
 - The proposed plan is to rezone the property from R1-B to site-specific zoning with the same guidelines as an R1-B zone, as the small lot infill zoning does not allow for the desired use.
 - Developer states this property was originally 2 lots
 - 6 metre setback (3 m on each side of building)
 - Designed to avoid direct views to neighbours' windows
 - Developer will not need to apply for variance

- Currently there is a c1950's bungalow on the lot that is not in good shape, the plan is to tear the bungalow down and build 2 houses on the lot
- Canvassed 25 neighbours
 - Developer has not heard any complaints although aware of concerns with Garry Oak on city property at front
- Concerns from residents include:
 - cutting down of the Garry Oak tree on the property
 - developer will work with arborist regarding the Garry Oak and any other trees on the property
 - the plan is to keep driveways away from the tree as much as possible
 - There are some other Garry Oaks on the west side – trying to keep them as much as possible
 - increased parking on street
 - there will not be any increase in parking on the street as the driveway is designed to accommodate parking for a secondary suite
 - there was discussion of neighbours valuing the more informal feel of the street without sidewalks
 - blasting impacts to neighbouring houses
 - developer noted there will be some blasting
 - blasting will occur during work hours
 - blasting company's insurance provider will come and assess neighbouring houses before blasting occurs (i.e., take pictures)
 - any issues to the houses would be covered by the blasting company's insurance
 - the fir tree will probably have to be cut down
- Proposed timeline for project
 - 6-9 months for rezoning application
 - 6-7 months to build
 - Hoping to start construction June 2017

3. 2695 Capital Heights

- Small lot subdivision (R1-S2) proposed plus retain existing zone on second property
- Property is currently zoned R2 on a large corner lot
- Requesting one variance
 - 0.5 metre variance between the two structures – new small-lot house & a garage that will replace existing garage
- Questions from residents included:
 - height – the closest neighbour's house is higher than planned building but there will be some impact on light
 - privacy and size of the backyard
 - developer working to address those concerns – already replaced fencing

- project will be compliant with city's sight guidelines
- there will be no windows on the side of the structure facing neighbours
- potential for sidewalk in front of the lot
 - neighbours want to maintain character of street along Kings Rd and Mt. Stephen and do not want a sidewalk (there was strong feelings and unanimous agreement among attendees); neighbours see seniors from the Cridge, bikers, strollers & walkers sharing the road without problems
 - a neighbour cited a vote among residents and an agreement from the city from the 1960's rejecting a sidewalk
 - discussions included installing greenspace (e.g. native garden) instead of a sidewalk
- developer will work with the city to avoid having to put in a sidewalk
- potential for 3 houses in future if R2 zone remains intact (i.e. duplex to replace existing home)
 - discussions highlighted the unlikelihood of a duplex due to an existing Garry Oak on the property; & long term lease (10 yrs) with existing residents
- blasting
 - No proposed blasting
- affect on parking on Kings Road
 - lot has a garage (parking spot)
 - there is also a spot in front of the garage
 - there will be no potential affect on parking on Kings Road
- parking during construction
 - not anticipating additional cars/construction vehicles during construction
- Proposed timeline for project
 - 4-5 months for construction
 - Developer will do what he can for green building, (e.g. permeable pavers)

4. Oaklands Neighbourhood Plan

- City of Victoria is in the process of updating all neighbourhood plans
- The last plan for Oaklands Neighbourhood was done in 1993
- The neighbourhood planning process for Oaklands is anticipated to start in spring 2018 and last one year
- OCA would potentially have 12 months to come up with the plan, which is shorter than past processes
- OCA would like to get a head start on the planning by engaging neighbours on visions, values now in order to get the most out of this coming opportunity

- OCA will engage residents through the Land Use Committee in 2017 to gauge the support for many of the guidelines set out in the 2012 Official Community Plan for Victoria
- Residents can look at the City of Victoria website to see the process currently going on for other neighbourhoods



Talbot Mackenzie & Associates

Consulting Arborists

January 23, 2017

Cam Brown
2676 Capital Heights
Victoria, BC V8T 3M2



2695 Capital Heights – proposed lot B

Assignment: To review the proposed construction plans for the above-mentioned property and comment on how the proposal may impact the existing bylaw protected trees on the property. Prepare a tree retention and construction damage mitigation plan for those trees deemed suitable to retain.

Methodology: Using the plans provided, we inventoried the trees on the property. Information such as tree species, size (dbh), crown spread, critical root zone (crz), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet. The trees located on the subject property are identified by their tag number and the offsite trees are identified by the numbers shown on the attached site plan.

Tree Resource: (see attached tree resource spreadsheet.)

Observations: There are three bylaw protected trees that could potentially be impacted by the proposed new house construction on proposed Lot B, municipal Garry oak tree number 4, Dogwood 954 and Garry oak number 956.

Garry oak number 4 – The retention of municipal Garry oak number 4 will depend on the ability to protect its critical root zone during the construction of the proposed new driveway. Based on the plans provided it appears that the section of existing asphalt within the critical root zone of the tree on municipal property will be retained. If the asphalt in this area is to be removed and replaced or if any proposed new services are located within the critical root zone of this tree, the project arborist must be consulted.

Dogwood number 954 – Dogwood number 954 appears to be in declining health with dieback and indications of canker in the crown. While it may be possible to work around this tree, in our opinion it would be a better option to remove it and replant with a healthy young tree that can better adapt to the new growing conditions.

.../2

Garry oak number 956 – The retention of Garry oak number 956 will depend on the extent of excavation that must happen within the trees critical root zone for the proposed new building and perimeter drains. As there is an existing garage in approximately the same area as the proposed new house foundation, the root growth may already have been previously pruned or may be restricted by the existing foundation in this area. Once the existing foundation is removed it will be easier to determine the feasibility of retaining the tree. If this tree must be retained the proposed house foundation may have to be moved further away from the tree or may have to be designed and constructed in such a way that it bridges the trees root system using pad footings and grade beam design or something similar. Alternatively, if alternative foundation design is not an option and the tree must be retained, its ability to be retained can be determined through exploratory excavations along the existing foundation.

Recommendations:

- **Barrier fencing:** The areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.
- **Arborist supervision:** Any excavation that is proposed within the critical root zone of the trees to be retained, must be supervised by the project arborist. Any roots critical to the trees survival must be retained and any non-critical roots in direct conflict with the excavation must be pruned to sound tissue to encourage new root growth. It may be necessary to excavate using a combination of hand digging, small machine excavation and hydro excavation to expose roots in conflict with the proposed excavation, and determined then if they can be pruned or not without having a significant impact on the trees. If it is found that large structural roots must be pruned to accommodate the proposed construction, it may be necessary to remove additional trees to eliminate any risk associated with them.

.../3

- **Driveway:** Where the proposed driveway encroaches in to the critical root zone of Garry oak 4, we recommend that it be constructed in such a way that any proposed excavation is minimized and the driveway is constructed over the existing grades where possible. We have attached a specification for a floating permeable driveway surface. If the existing asphalt is to be left in place, we do not anticipate any significant impacts to the critical root zone of this tree.
- **Servicing:** Although there are no servicing details on the drawing supplied, we anticipate that there is sufficient room to locate any proposed servicing outside of the critical root zones of trees to be retained. If services must be located within the critical root zones of trees to be retained, it must be reviewed with the project arborist. Installing services within critical root zones will likely require a combination of hand digging, small machine or hydro excavation. If significant roots are encountered that are critical to the health and stability of the trees and they cannot be retained, it may be necessary to remove additional trees.
- **Patio area within critical root zones of trees to be retained:** On the plans provided there is a patio area with pavers shown within the critical root zone of Garry oak number 956. We have attached a specification that will reduce the impacts that this surface may have on the tree if it is to be retained. This patio surface must be designed in such a way that it is permeable to both air and water and does not significantly change the existing hydrology within the critical root zone of the tree.
- **Concrete work:** Provisions must be made to ensure that no concrete wash or left over concrete material be permitted to wash into the root zone of the trees. This may involve using plastic or tarps or similar methods to temporarily isolate the root zones of the trees from any of the concrete installation or finishing work.
- **Arborist Role:** It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:
 - Locating the barrier fencing
 - Reviewing the report with the project foreman or site supervisor
 - Locating work zones, where required
 - Supervising any excavation for the road upgrades and service footprints that are within the critical root zones of trees to be retained.
 - Reviewing and advising of any pruning requirements for machine clearances.

.../4

- **Review and site meeting:** Once the project receives approval, it is important that the project arborist meet with the principals involved in the project to review the information contained herein. It is also important that the arborist meet with the site foreman or supervisor before any demolition, site clearing or other construction activity occurs.

Please do not hesitate to call us at (250) 479-8733 should you have any further questions.
Thank You.

Yours truly,
Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists
Encl. 1-page plans

Disclosure Statement

Arborists are professionals who examine trees and use their training, knowledge and experience to recommend techniques and procedures that will improve their health and structure or to mitigate associated risks.

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an Arborist to identify every flaw or condition that could result in failure or can he/she guarantee that the tree will remain healthy and free of risk.

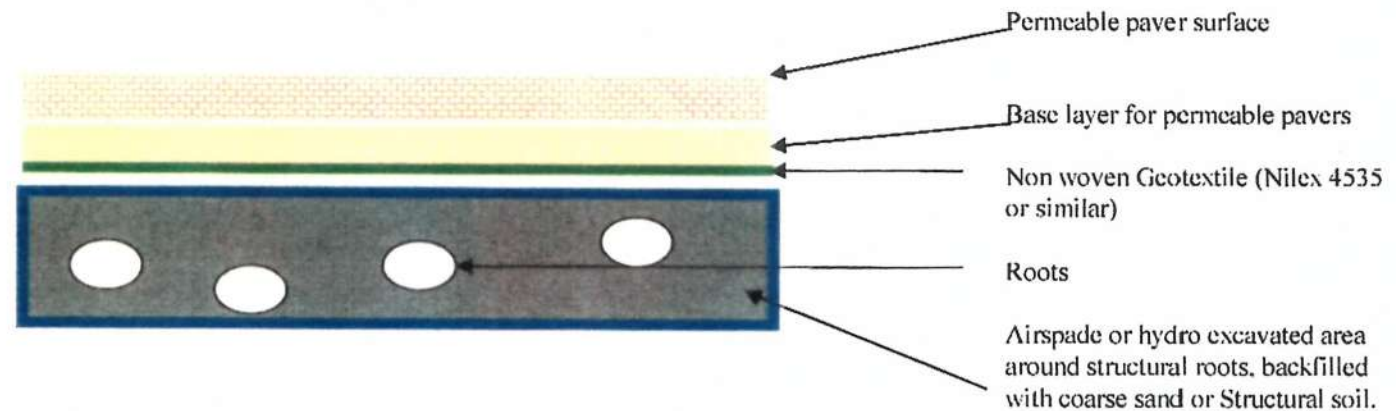
Remedial care and mitigation measures recommended are based on the visible and detectable indicators present at the time of the examination and cannot be guaranteed to alleviate all symptoms or to mitigate all risk posed.

Tree Resource
2695 Capital Heights

1

Tree #	d.b.h. (cm)	C.R.Z. (m)	Species	Crown Spread	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
1	69.0	7.0	Garry oak	17.0	Good	Fair	Good	Municipal tree. Some decay in old pruning wounds, deadwood.
2	22.0	4.0	Hawthorn	9.0	Fair	Fair	Moderate	Municipal tree
951	45.0	5.0	Garry oak	11.0	Good	Fair	Good	Ivy, co-dominant stem previously removed, end weighted.
952	50.0	5.0	Garry oak	12.0	Good	Fair	Good	Ivy, co-dominant stem previously removed, end weighted.
3	46.0	5.0	Garry oak	14.0	Good	Fair	Good	Municipal tree, compacted soil, decay in old pruning wounds. Some endweight, some deadwood.
4	45.0	5.0	Garry oak	10.0	Good	Fair	Good	Municipal tree, compacted soil. Some endweight, some deadwood.
953	72.0	7.0	Deodar Cedar	14.0	Good	Fair	Moderate	Some deadwood, deflected top.
954	33.0	4.0	Dogwood	6.0	Fair/Poor	Fair	Poor	Canker, dieback in top.
5	20.0	3.0	Golden cedar	5.0	Good	Good	Moderate	Neighbours tree within 3 meters of the property line.
956	65.0	6.5	Garry oak	16.0	Good	Fair	Good	Small deadwood, some endweight. Seam in lowest limb on the East side.

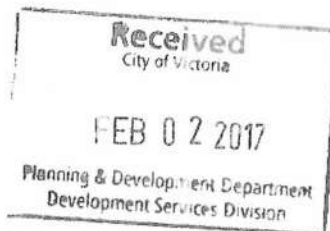
Diagram –Permeable paver driveway crossing over Critical Root Zone



Specifications for permeable paver driveway crossing over critical root zone

1. Excavate to a 6-8 inch depth, for the required permeable driveway surface, under the supervision of an ISA Certified Arborist.
2. Excavation for area around structural roots with an Airspade or by Hydro Excavation to bearing layer of soil if required.
3. Backfill area around roots with coarse sand or a structural soil mix
4. A layer of medium weight non woven Geotextile (Nilex 4535 or similar) is to be installed over the backfilled area of the driveway.
5. Construct base layer and permeable surface over Geotextile layer to required grade.

SMALL LOT HOUSE REZONING PETITION



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

Cam Brown, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

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) JOHN JAMES O'BRIEN (see note above)

ADDRESS: 1262 KING 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. with the proviso noted below.

☐ I am opposed to the application.

Comments:

No sidewalks are wanted in this neighborhood which has
a uniquely rural aspect beneath a garry oak
canopy. Instead, suitable plantings are
suggested. We will not support a transition of this
area to a typical urban neighbourhood.

June 5th, 2016

Date

[Signature]

Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown
(print name)

, am conducting the petition requirements for the

property located at 2695 Capital Heights

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) ROBERT WERNACK (see note above)

ADDRESS: 2702 MT STEPHEN 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. with the condition that no sidewalks are installed in the neighbourhood / street
- ☐ I am opposed to the application.

Comments:

suggest garden plantings that fit with the
Oakland Community Association initiative.
Sidewalks will hamper the neighborhood community
and desires

JUNE 5th 2016
Date

Robert Wernack
Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

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) LESLIE MCARTHUR (see note above)

ADDRESS: 2673 CAPITAL HTS, 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:

JUNE 1st, 2016

Date

Leslie McArthur
Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown
(print name)

, am conducting the petition requirements for the

property located at 2695 Capital Heights

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) ERIC BEENDT (see note above)

ADDRESS: 2-2670 Capital Heights

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:

JUNE 1st, 2016

Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Car Brain, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

to the following Small Lot Zone: RL 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) Alexandra Blinova (see note above)

ADDRESS: 2658 Mt. Stephen 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:

May 10, 2016
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown
(print name), am conducting the petition requirements for the

property located at 2695 Capital Heights

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) Barbara Middleton (see note above)

ADDRESS: 1257 Kings Road Victoria BC V8T4X2

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:

MAY 13, 2016
Date

Barbara Middleton
Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

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) WAHEED CHAUDHRY (see note above)

ADDRESS: 2-1250 King Road, VICTORIA, BC. V8T 1X7

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:

MAY 10th 2010
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN (print name), am conducting the petition requirements for the

property located at 2695 Capital Heights

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) Steven Rubin (see note above)

ADDRESS: 2674 Capital Hts.

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:

MAY 10th 2016
Date

Steven Rubin
Signature

SMALL LOT HOUSE REZONING PETITION

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

Car Brown, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

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) Shawn Jefferson (see note above)

ADDRESS: 1195 Kings Rd. Victoria, BC V8T 1X6

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:

May 10th 2016
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN
(print name)

, am conducting the petition requirements for the

property located at 2695 Capital Heights

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) ARSENIO MARIANO (see note above)

ADDRESS: _____

Are you the registered owner? Yes ☐ No ☒

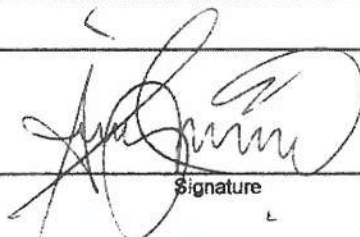
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments:

May 10th 2016
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

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) Crystal White (see note above)

ADDRESS: 2676 Capital Hts V8T 3M2

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:

Welcome addition to our neighbourhood. This
guy does great work and is community-minded.

May 10th 2016
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

to the following Small Lot Zone: R1-SZ

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) Nick & Heather (see note above)

Geerdink.
ADDRESS: 2680 Capital Heights

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 project!

May 10th, 2016
Date

Heather Geerdink
Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown
(print name)

, am conducting the petition requirements for the

property located at 2695 Capital

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) Andrew Nicholls (see note above)

ADDRESS: 2660 Mount Stephen 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:

May 10th, 2016
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown
(print name)

am conducting the petition requirements for the

property located at 2695 Capital Heights

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) Queen Shikwambi (see note above)

ADDRESS: 2-1190 King road

Are you the registered owner? Yes ☐ No ☒

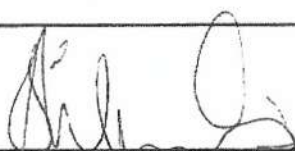
I have reviewed the plans of the applicant and have the following comments:

☒ I support the application.

☐ I am opposed to the application.

Comments: Great!

May 10th 2016
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN (print name), am conducting the petition requirements for the

property located at 2695 Capital Heights

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) John Sumner (see note above)

ADDRESS: 2656 MT Stephen 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:

May 10 / 2016
Date

John Sumner
Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

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) _____ (see note above)

ADDRESS: 91250 Kings Rd Victoria BC V8T X7

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:

May 10, 2016
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

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) ALLAN NEEDIN (see note above)

ADDRESS: #3 - 1250 KING S 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:

Looks good!

MAY 10, 2016
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights
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) PETER & LEAN FREEDMAN (see note above)

ADDRESS: 1256 KINGS ROAD, VICTORIA V8T 1X7

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:

SUPPORT THE APPLICATION. PREFER
REAR YARD SETBACK TO BE 4 TO 5 METERS.

12 July 2015
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

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) N. PATRICE MARTIN HOLMAN (see note above)

ADDRESS: 1254 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:

SUPPORT THE APPLICATION AS LONG AS
HOUSE IS MOVED BACK TO 4 METERS FROM
BACK YARD PROPERTY LINE. WANT TO ALSO
SEE ELEVATIONS FOR APPROVAL.

JULY 12TH
Date

[Signature]
Signature
P. Le. Holman

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown (print name), am conducting the petition requirements for the

property located at 2695 Capital Heights

to the following Small Lot Zone: R1-SZ

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) Martin Lowman (see note above)

ADDRESS: 1256 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:

SAME REQUIREMENTS AS 1254 KINGS RD.

July 12/16
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Cam Brown, am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights

to the following Small Lot 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) Michelle Fairbairn (see note above)

ADDRESS: 1255 Kings Road, Victoria, BC V8T 4X2

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:

May 13, 2016
Date

Michelle Fairbairn
Signature

SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN (print name), am conducting the petition requirements for the

property located at 2695 Capital Heights

to the following Small Lot Zone: R1-S2 (small lot)

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) SUSAN STREGA (see note above)

ADDRESS: 1255 Kings Road

Are you the registered owner? Yes ☒ No ☐

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

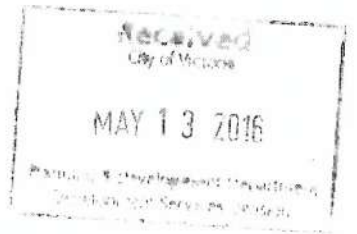
☒ I support the application.

☐ I am opposed to the application.

Comments:

May 16 / 16
Date


Signature



SMALL LOT HOUSE REZONING PETITION

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

CAM BROWN am conducting the petition requirements for the
(print name)

property located at 2695 Capital Heights
to the following Small Lot Zone: RI-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) HARRY COLLINS (see note above)

ADDRESS: 2689 CAPITAL HTS

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 have privacy concerns w. the 12m. backyard
as it is directly beside my garden space
- the plans aren't finalized so I can't make an informed
decision
- Applicant removed fence between our properties and
hasn't completely replaced it in the time ^{that} he told me would
May 11, 2016
Date

Signature