

REPORTS OF COMMITTEES

1. Committee of the Whole – December 7, 2017

2. Rezoning, Development Permit with Variances Application, Development Variance Permit Application No. 00583 for 3110 Doncaster Drive (Oaklands)

Motion:

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

Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00583 for 3110 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application and Development Variance Permit

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. 00583, if it is approved, consider the following motions:

1. "That Council authorize the issuance of a Development Permit with Variances Application for the west portion of 3110 Doncaster Drive, in accordance with:
 - a. Plans date stamped October 5, 2017.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front setback from 6.00m to 5.11m
 - ii. reduce the rear setback from 6.00m to 3.94m.
 - 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 the east portion of 3110 Doncaster Drive, in accordance with:
 - a. Plans date stamped October 5, 2017.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the rear setback from 6.00m to 5.70m.
 - c. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

3.4 Rezoning Application No. 00583 for 3110 Doncaster Drive (Oaklands)

Committee received a report dated November 23, 2017, from the Director of Sustainable Planning and Community Development regarding recommendations for the rezoning of the property located at 3110 Doncaster Drive from the R1-B Zone to the R1-S2 Zone in order to subdivide the property and construct a new small lot dwelling.

Motion: It was moved by Councillor Alto, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00583 for 3110 Doncaster Drive, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of December 7, 2017

To: Committee of the Whole **Date:** November 23, 2017

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

Subject: Rezoning Application No. 00583 for 3110 Doncaster Drive

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00583 for 3110 Doncaster Drive, 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 3110 Doncaster Drive. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District in order to subdivide the property and construct a new small lot dwelling.

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 Areas of Greatest Stability designation within the *Oaklands Neighbourhood Plan*
- the proposal is consistent with the *Small Lot House Rezoning Policy, 2002*, as the existing building on-site is being retained and there is 100% support through the neighbour petition.

BACKGROUND

Description of Proposal

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

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized mainly by one to two-storey single-family dwellings. Multi-residential buildings and the Cedar Hill Recreation Centre are located to the northwest, and Hillside Mall is located to the east.

Existing Site Development and Development Potential

The site is presently a one-storey single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling with either a secondary suite or a garden suite up to a height of 7.5m and a total floor area of 280m².

Data Table

The following data table compares the proposal with the R1-S2 Zone, Restricted Small Lot (Two Storey) District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal-Lot 1 (new building)	Proposal-Lot 2 (existing building)	Zone Standard R1-S2, Small Lot (Two Storey)
Site area (m ²) - minimum	260.20	360.80	260.00
Density (Floor Space Ratio) - maximum	0.55	0.20	0.6 to 1
Total floor area (m ²) - maximum	143.20	72.10	190.00
Lot width (m) - minimum	16.02	16.24	10.00
Height (m) - maximum	6.00	3.73	7.50
Storeys - maximum	2.00	1.00	2.00
Site coverage % - maximum	35.90	20.80	40.00
Setbacks (m) – minimum:			
Front	5.11* (Clawthorpe)	8.52 - Doncaster	6.00
Rear	3.94* (north)	5.70* (west)	6.00
Side	1.52 (east)	n/a	1.50 (non-habitable) 2.40 (habitable)
Side	1.50 (west)	3.08 (north)	1.50 (non-habitable) 2.40 (habitable)
Side on flanking street	n/a	3.02 (Clawthorpe)	2.40
Parking - minimum	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 January 31, 2017. The minutes from the meeting are attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% 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, which envisions ground-oriented single-family dwellings. The proposed small lots 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 and further analysis related to the design will be provided in the accompanying Development Permit Application report.

Local Area Plans

The *Oaklands Neighbourhood Plan* identifies the property within the Areas of Greatest Stability designation. Within this designation, small lot developments will be considered on their own merits at the time of application, and should conform to established City criteria. The proposal meets the overall housing objectives in maintaining the low-scale, family-oriented housing character found in much of the Oaklands.

Tree Preservation Bylaw and Urban Forest Master Plan

The two city owned boulevard trees are proposed for removal and replacement due to the proximity of the proposed new sidewalk. The applicant will plant two new replacement trees on the Clawthorpe boulevard at their expense. Tree species and planting will be done by the Parks Department after the project is completed. There are no bylaw protected trees with this application.

CONCLUSIONS

The proposal to subdivide and rezone the subject property, retain the existing commercial building, and construct one new small lot dwelling is consistent with the objectives in the *Official Community Plan*, *Oaklands Neighbourhood Plan* and the *Small Lot House Rezoning Policy*. Staff recommend Council consider supporting this application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00583 for the property located at 3110 Doncaster Drive.

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:


Nov 29, 2017

List of Attachments:

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans dated/date stamped October 5, 2017
- Attachment D – Letter from applicant to Mayor and Council dated September 22, 2017
- Attachment E – Community Association Land Use Committee Minutes dated January 31, 2017
- Attachment F – Small Lot Petition House Rezoning Petition



3110 Doncaster Drive
Rezoning No.REZ00583





SITE DATA - 3110 DONCASTER DRIVE LOT 1			
LEGAL - LOT 1, SECTIONS 29-30, VICTORIA DISTRICT, PLAN 7274			
PARCEL IDENTIFIER: 005-685-176 IN CITY OF VICTORIA			
PROPOSED ZONING: R1-S2			
CURRENT ZONING: R1-B			
	ZONING STANDARD FOR R1-S2	PROPOSED	CALCULATE VARIANCE
SITE AREA	260 m ² MINIMUM	260.2 m ²	
LOT WIDTH	10 m	16.02 m	
LOT DEPTH		16.24 m	
SITE COVERAGE	40% MAXIMUM	35.9%	
TOTAL FLOOR AREA	190 m ² MAXIMUM	143.2 m ²	
FLOOR SPACE RATIO	0.6:1	0.55:1	
HEIGHT OF BUILDING	7.5 m MAXIMUM	5.995 m	
NUMBER OF STOREYS	2 PLUS BASEMENT	2	
SETBACKS			
FRONT YARD	6.0 m	5.105 m	0.895 m
REAR YARD	6.0 m	3.942 m	2.058 m
SIDE (WEST)	1.5 m	1.5 m	
SIDE (EAST)	1.5 m	1.316 m	
PARKING	1 SPACE	1 SPACE	

AVERAGE GRADE			
GRADE POINTS			
GRADE POINT A	22.8		
GRADE POINT B	22.8		
GRADE POINT C	22.8		
GRADE POINT D	22.8		

POINT A & B	$((22.8 + 22.8) / 2) \times 13.004 \text{ m}$	= 296.49
POINT B & C	$((22.8 + 22.8) / 2) \times 7.188 \text{ m}$	= 163.89
POINT C & D	$((22.8 + 22.8) / 2) \times 13.004 \text{ m}$	= 296.49
POINT D & A	$((22.8 + 22.8) / 2) \times 7.188 \text{ m}$	= 163.89
TOTAL		920.76
		13.004 m
		7.188 m
		13.004 m
		7.188 m
PERIMETER TOTAL		40.384 m

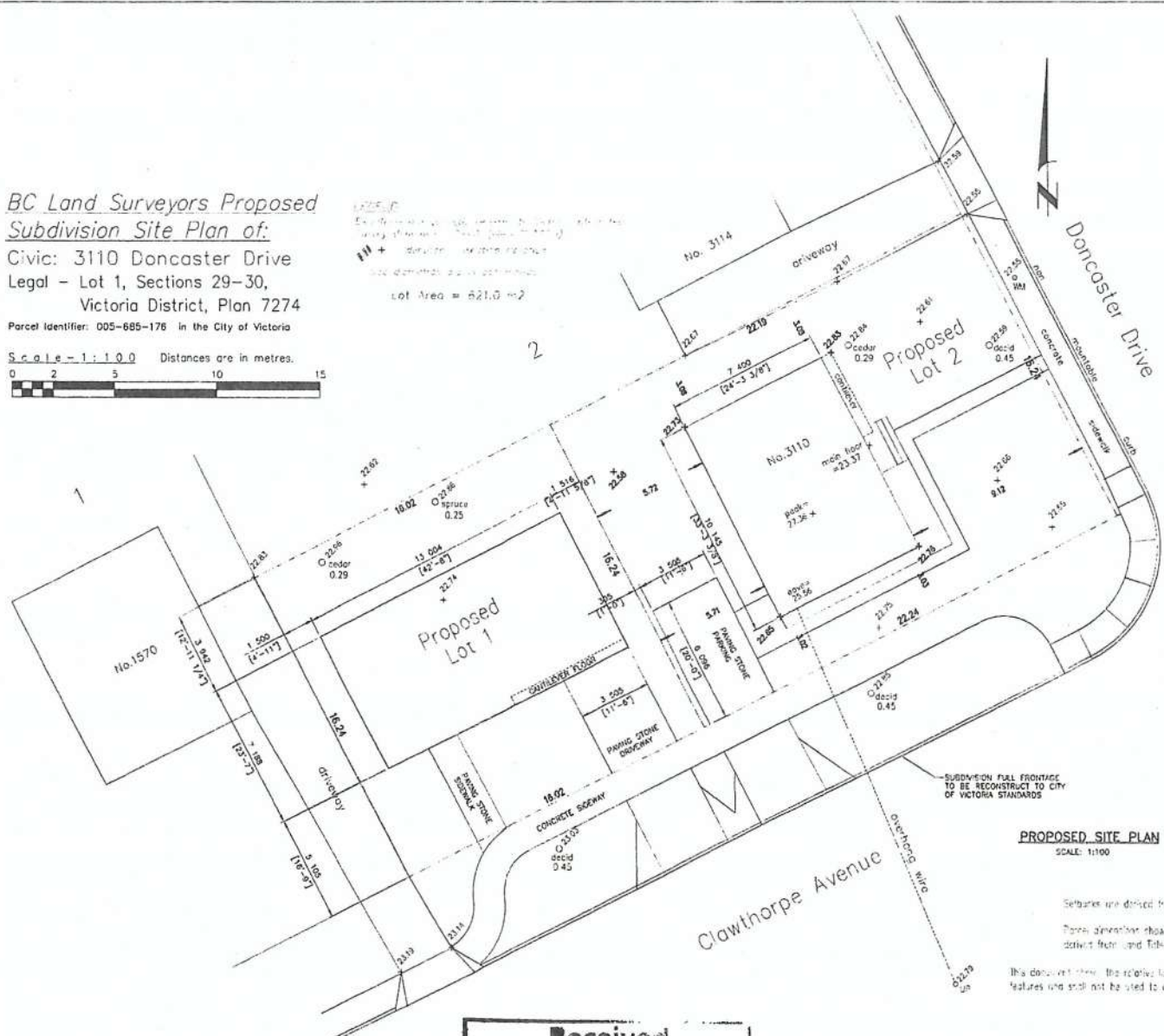
GRADE CALCULATION
 $920.76 / 40.384 \text{ m} = 22.8 \text{ m} = 74.0'$

SITE DATA - 3110 DONCASTER DRIVE LOT 2			
LEGAL - LOT 1, SECTIONS 29-30, VICTORIA DISTRICT, PLAN 7274			
PARCEL IDENTIFIER: 005-685-176 IN CITY OF VICTORIA			
PROPOSED ZONING: R1-S2			
CURRENT ZONING: R1-B			
	ZONING STANDARD FOR R1-S2	PROPOSED	CALCULATE VARIANCE
SITE AREA	260 m ² MINIMUM	310.8 m ²	
LOT WIDTH	10 m	18.24 m	
LOT DEPTH		22.24 m	
SITE COVERAGE	40%	20.8%	
TOTAL FLOOR AREA	190 m ² MAXIMUM	72.1 m ²	
FLOOR SPACE RATIO	0.6:1 MAXIMUM	0.2:1	
HEIGHT OF BUILDING	7.5 m MAXIMUM	3.749 m	
NUMBER OF STOREYS	2 PLUS BASEMENT	1	
SETBACKS			
FRONT YARD	6.0 m	8.52 m	
REAR YARD	6.0 m	5.10 m	0.3 m
SIDE (NORTH)	1.5 m	3.08 m	
SIDE (SOUTH)	1.5 m	3.02 m	
PARKING	1 SPACE	1 SPACE	
NUMBER OF STOREYS	2 PLUS BASEMENT	1	

LIST OF DRAWINGS	
DWG. No.	TITLE
1	SITE PLAN AND DATA
2	LANDSCAPE PLAN
3	LOT 1 PLANS
4	LOT 1 ELEVATIONS
5	LOT 1 SECTION
6	LOT 2 PLANS AND ELEVATIONS
7	STREETSCAPES

BC Land Surveyors Proposed
 Subdivision Site Plan of:
 Civic: 3110 Doncaster Drive
 Legal - Lot 1, Sections 29-30,
 Victoria District, Plan 7274
 Parcel Identifier: 005-685-176 in the City of Victoria

Scale - 1:100 Distances are in metres.



PROPOSED SITE PLAN
 SCALE: 1:100

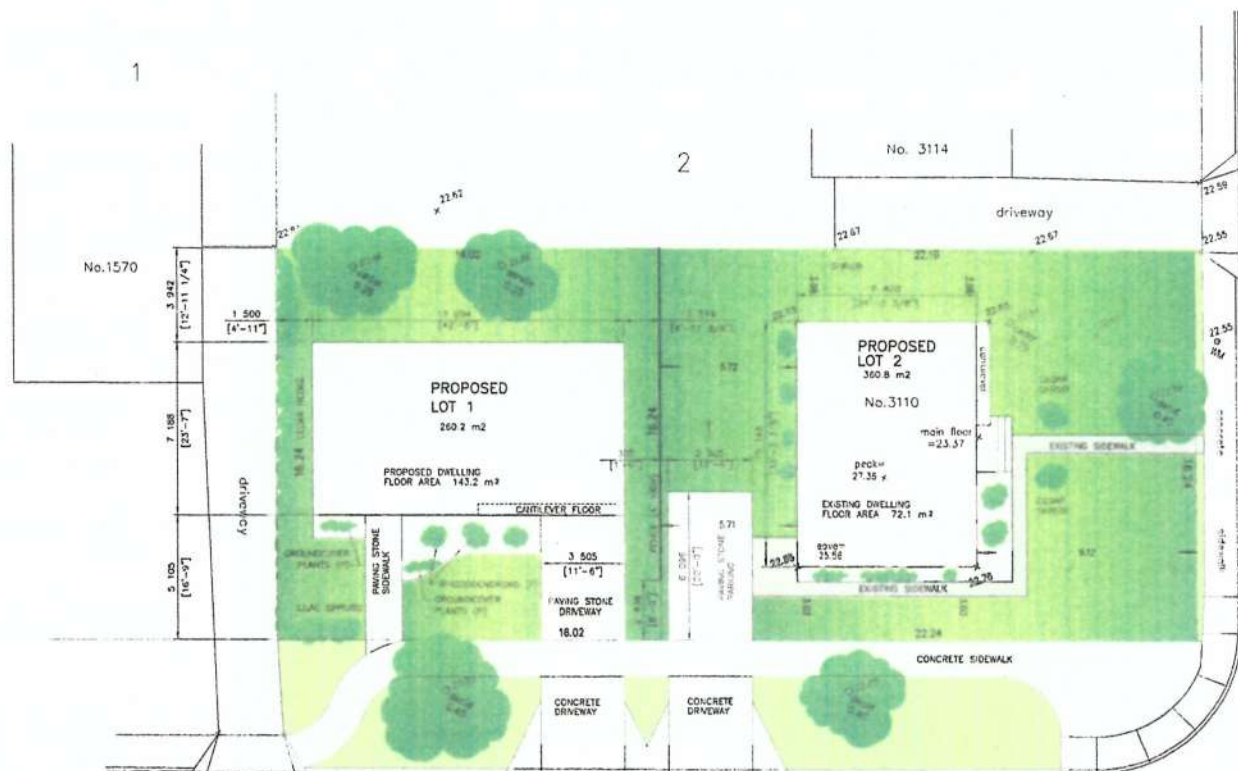
Setbacks are derived from title survey.
 Trees, driveway, phase, garden etc.
 derived from Land Title Office records.
 This document shows the relative location of the named
 features and shall not be used to define property boundaries.

Received
 City of Victoria

OCT 05 2017

Planning & Development Department
 Development Services Division

C D B A	PROPOSED HOUSE FOR MR. AND MRS. THANH CHI HUYNH 3110 DONCASTER DRIVE * VICTORIA, B.C. SITE PLAN AND DATA	DATE: JULY 22, 2017 DWG. No 1 OF 7	REV:
	PROJECT:	DATE:	REV:
	DRAWN:	DATE:	REV:



Doncaster Drive

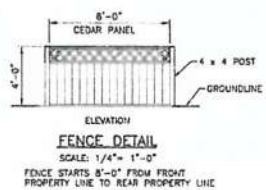
LANDSCAPE PLAN LEGEND



Clawthorpe Avenue

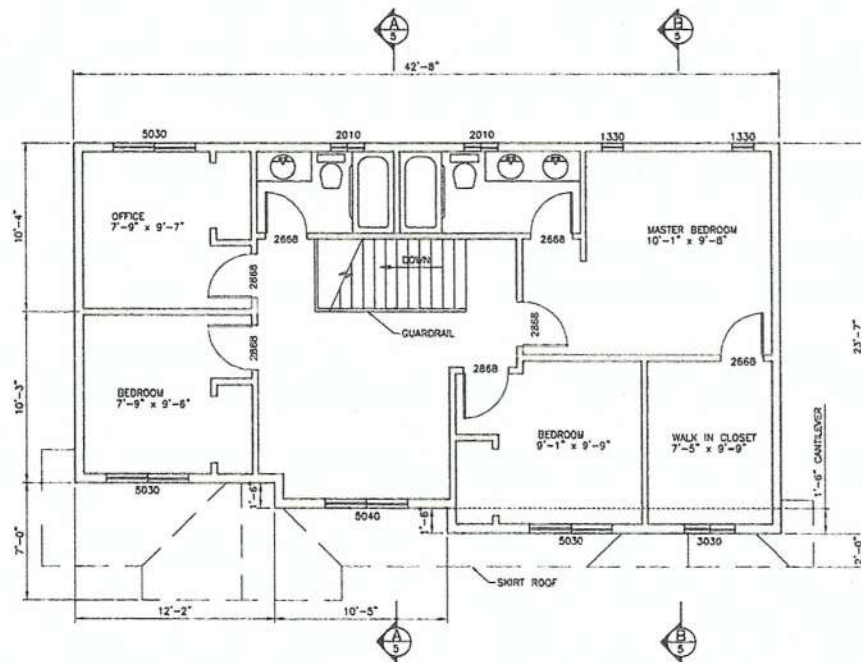
PROPOSED LANDSCAPE PLAN

SCALE: 1:100



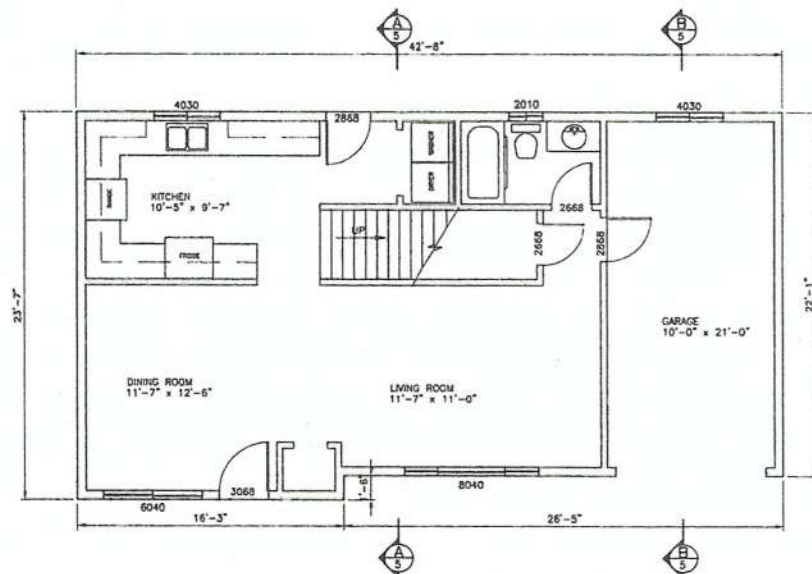
Received
City of Victoria
OCT 05 2017
Planning & Development Department
Development Services Division

E D C B A		PROPOSED HOUSE FOR MR. AND MRS. THANH CHI HUYNH	
		3110 DONCASTER DRIVE • VICTORIA, B.C.	
		LANDSCAPE PLAN	
	REVISIONS	DATE	REV
		SEP. 22, 2019	DWG. No 2 OF 7



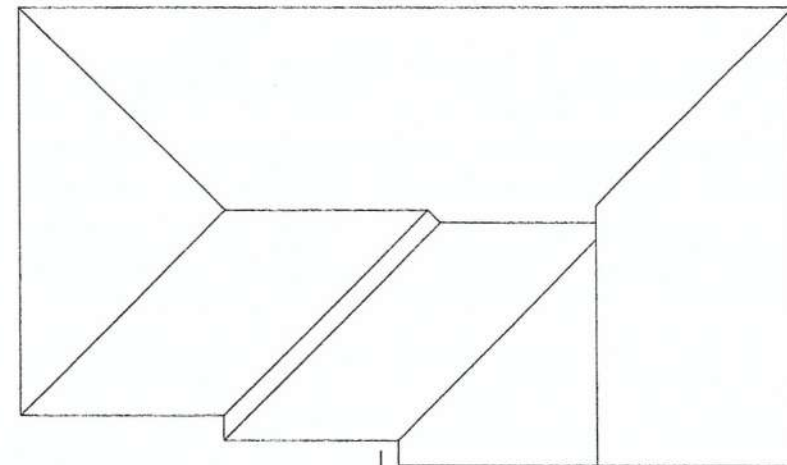
UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"



ROOF PLAN

SCALE: 1/4" = 1'-0"

TOTAL FLOOR AREA
 MAIN FLOOR 896.0 SQ FT
 UPPER FLOOR 653.5
 GARAGE 200.2
 STAIR 37.6
 TOTAL 1541.7 SQ FT = 143.2 m²

CITY OF VICTORIA

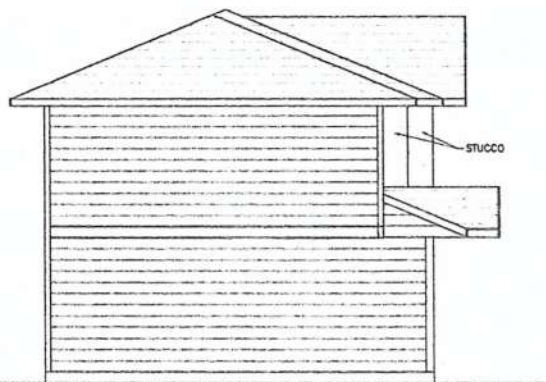
RECEIVED

DEEMED

NOV 07 2017

OCT 05 2017

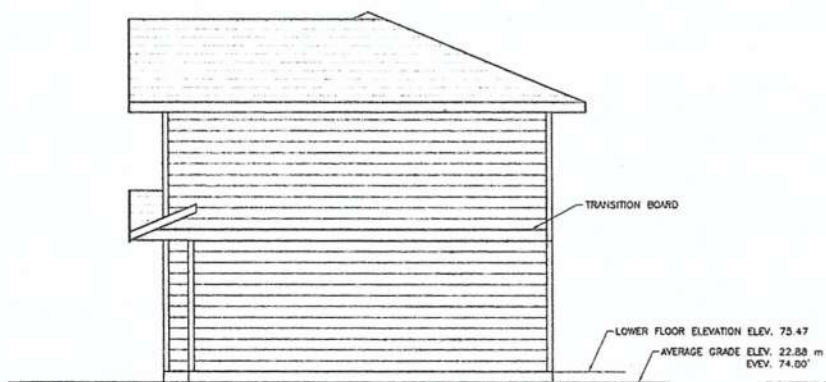
E		PROPOSED HOUSE FOR MR. AND MRS. THANH CHI HUYNH	
D		3110 DONCASTER DRIVE * VICTORIA, B.C.	
C		LOT 1 PLANS	DATE NOV. 1, 2017 DWG. No 3 OF 7
B			
A			
REVISIONS		DATE	REV.



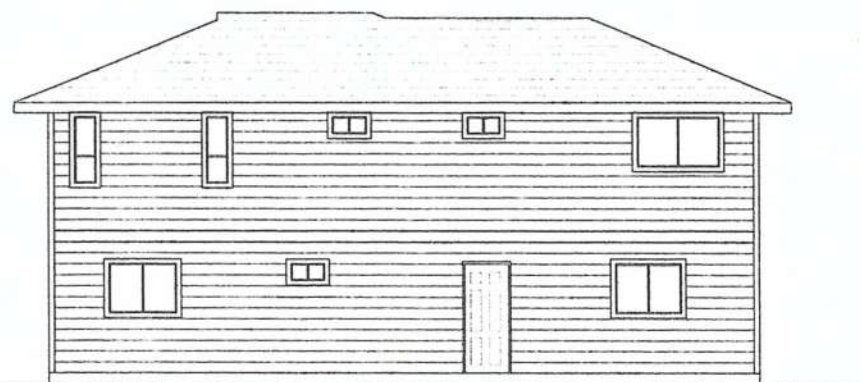
EAST ELEVATION -- LOOKING EAST
SCALE: 1/4" = 1'-0"



NORTH ELEVATION -- LOOKING NORTH
SCALE: 1/4" = 1'-0"



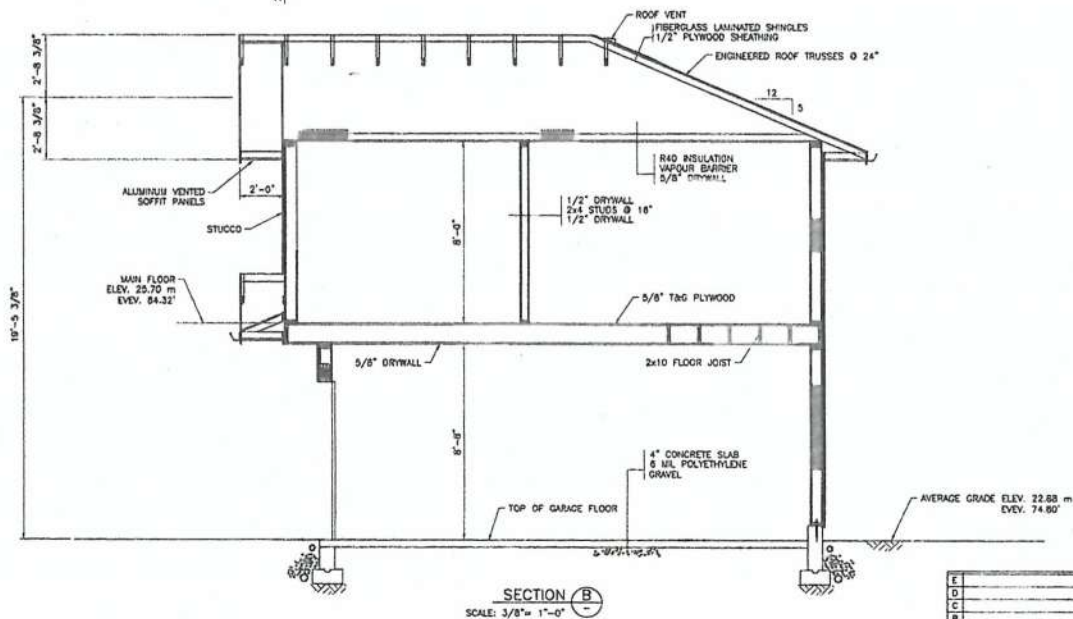
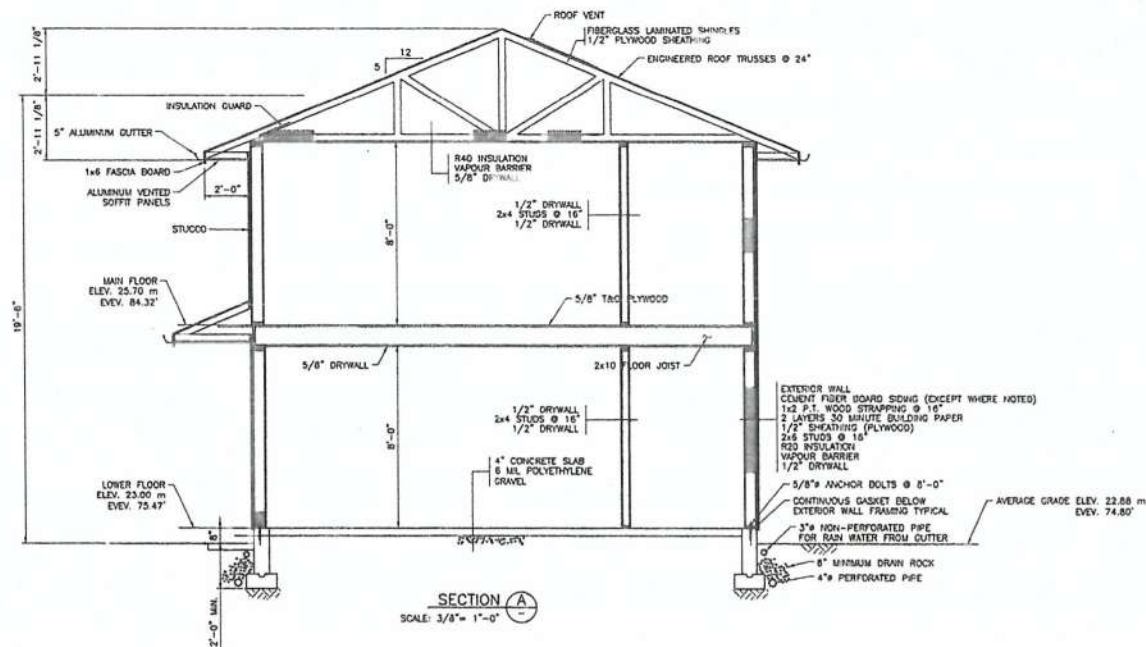
WEST ELEVATION -- LOOKING WEST
SCALE: 1/4" = 1'-0"



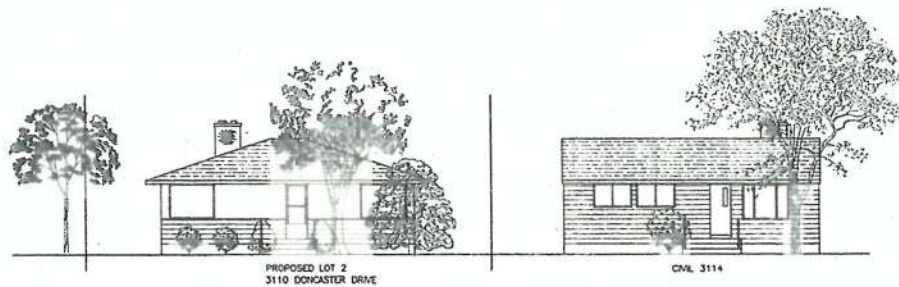
SOUTH ELEVATION -- LOOKING SOUTH
SCALE: 1/4" = 1'-0"

CITY OF VICTORIA
 RECEIVED DEEMED
 NOV 07 2017 OCT 05 2017

E D C B A		PROPOSED HOUSE FOR MR. AND MRS. THANH CHI HUYNH			
		3110 DONCASTER DRIVE VICTORIA, B.C.			
		LOT 1 ELEVATIONS			
	REVISIONS	DATE	DATE: NOV. 1 2017	DWG. No 4 OF 7	REV.



E		PROPOSED HOUSE FOR MR. AND MRS. THANH CHI HUYNH	
D		3110 DONCASTER DRIVE * VICTORIA, B.C.	
C		SECTIONS	
B		DATE	DEPT. 22 2017
A		DWG. No 5 OF 7	REV.



STREETSCAPE - DONCASTER DRIVE
SCALE: 1/8"=1'-0"



STREETSCAPE - CLAWTHORPE AVE.
SCALE: 1/8"=1'-0"

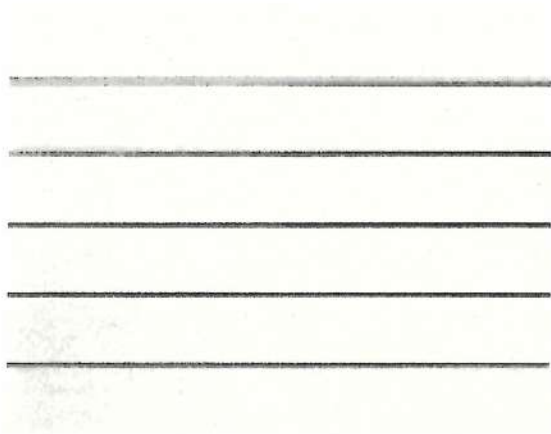
Received
City of Victoria

OCT 05 2017

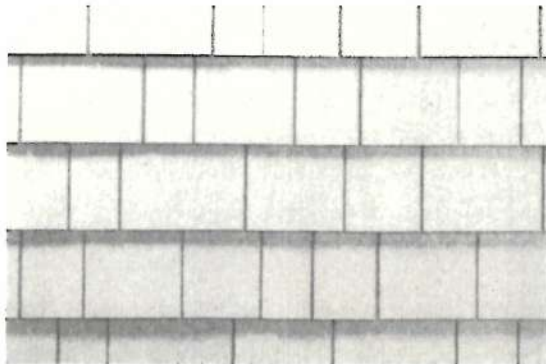
Planning & Development Department
Development Services Division

E		PROPOSED REZONING FOR MR. AND MRS. THANH CHI HUYNH	
D		3110 DONCASTER DRIVE * VICTORIA, B.C.	
C		STREETSCAPES	
B			
A			
REVISIONS		DATE	DATE: 02.02.2017
			DWG. No 7 OF 7
			REV

PAINT COLOUR FOR CEMENT BOARD SIDING AND SHINGLES



Horizontal cement fiber board siding with wood grain finish



Cement fiber shingles with wood grain finish

The horizontal siding and shingles will be paint with Cloverdale Paint colour Navajo White.

Colour sample as shown below



July 20, 2017

Mayor and Council,
City of Victoria,
1 Centennial Square,
Victoria, B.C.,
V8W 1P6

Dear Mayor Helps and Council,

Re: 3110 Doncaster Drive, Victoria, BC

We are applying for Rezoning and for a Development Permit with variances, for 3110 Doncaster Drive, on behalf of our clients. The corner lot, currently zoned R1-B, would be rezoned to two R1-S2 restricted small lots, retaining the existing home on the corner, facing Doncaster Drive, with a new small lot home proposed for the new lot, facing Clawthorpe Avenue. The owners will be living in the proposed new home.

Neighbours were consulted about the proposed rezoning and new small lot house before the Community Meeting. While at the Community Meeting, there was concerns about street parking, that the house would be converted into a duplex and the variances required. We have revised the floor plans.

The rear setback variance requested for the existing house (Doncaster Drive) on Lot 2, is 0.3 m.

The front setback variance requested for the proposed house (Clawthorpe Avenue) on Lot 1, is 2.038 m and the rear setback variance is 0.910 m.

The proposed house main floor has a kitchen, dining room, living room, laundry room, bathroom and a garage. The upper floor has 3 bedrooms, office, walk in closet and two bathrooms.

The exterior finish of the proposed 2 storey house will be horizontal cement fiber board siding on all four elevations, cement fiber board shingles at the top of side walls (gable ends) and stucco on the second story of the front elevation. We will enhance the front entrance by offsetting 3' back and the second story offset will be 1'-6" and 3'-0" and a skirt roof between the lower horizontal siding and stucco above.

There will be a 4' high fence between Lot 1 and Lot 2.

We are utilizing a shared driveway between the two dwellings to reduce the number of curb crossings and driveways fronting Clawthorpe Avenue.

Transportation

This project meets the vehicle parking standards of Schedule C, which requires that each single family dwelling has a parking space. The area is served by bus routes nearby on Cedar Hill Road, North Dairy

Road and Shelbourne Street. It is within walking distance to shopping malls and there is a bicycle lane very close by.

Green Building Features

- Cement fiber board siding rather than cedar wood
- Using Rock Wool insulation rather than fiberglass will allow the building to have a slightly higher R value
- Minimum 30 year manufacturer warranty on roofing material
- Water conservation:
 - Faucets with flow rate of 8 l/min or less
 - Shower heads with flow rate of 8 l/min or less
 - Flush toilets with ultra-low (4.5 l per flush or less)
- Landscaping, with existing trees to be protected during construction
- Energy efficiency:
 - All appliances to be Energy Star labeled
 - All windows and doors to be Energy Star labeled

Yours truly,



Raymond Yan
Vitech Construction Ltd.
Cell.: 250-744-6022

Thanh Chi Huynh
Owner





Mission

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

Oaklands Community Association Land Use Committee January 31, 2017 Meeting Minutes

Location: Oaklands Neighbourhood House - 2629 Victor Street

In attendance

Kim Walker (OCA President), Ben Clark (OCA Land Use Co-Chair), David Angus (OCA Land Use Co-Chair), 8 proponents, 28 members of the public attending the community/preliminary meetings, and representatives from the North Jubilee, South Jubilee and Fernwood Land Use Committees

Agenda

1. Development Proposal Community Meeting(s): 1432 Holly St.; 3110 Doncaster St; and 1663 Oakland St
2. Preliminary Development Proposal: 2700 Avebury St.
3. 3055 Scott St. – Rezoning for Cannabis Retail
4. City CALUC Training session

Meeting Minutes

1. 1432 Holly St – Proposal for rezoning to R1-B-GS to include single story garden suite (new building)
 - Proposed new building would be 684.75 sq.ft. with no variance requests
 - Questions were asked regarding window placements on Hamilton, parking, potential impacts on light aspect in relation to building height and position with adjacent homes
 - The developer has spoken with all the neighbours
 - Participants raised concerns about the size and height relative to the neighbouring properties. It was noted that large R1-B zoned lots may allow for increased floor space
 - There was also discussion and concerns regarding the proposed changes to the garden suite bylaw
2. 3110 Doncaster St. – Rezoning R1-B to two R1-S2 small lots.
 - Lot would be created toward rear of existing lot. Proposal would require variances at front and back of property.
 - Proposed house for small lot is 1680 sq.ft. on two floors
 - Participants suggested replacing the unkempt hedge with a fence
 - Participants raised concerns about:
 - i. Size of the building and variances required

- ii. Based on plans submitted, participants were concerned that the house would be converted into a split level duplex
 - iii. Street parking is limited and there was concern this development would worsen the situation
- 3. 1663 Oakland St. – Proposal for R1-S2 small lot infill development
 - Small lot infill with 1800 sq. ft. two story single detached house
 - Building intended for family member of current owner
 - Participants raised concerns about:
 - i. Size of the house not in keeping with neighbourhood character and size of a small lot
 - ii. Proposed home would be used as rental property
 - iii. Parking. The Proponent committed to pursuing a variance to the current restrictions (i.e. change from no parking to residential parking) across the street with the City to alleviate concerns but noted the development is not contingent upon the variance.
- 4. 3055 Scott Rd – rezoning for existing cannabis dispensary
 - OCA Land Use Committee Chair noted that comments regarding the rezoning application may be sent directly to council
- 5. Preliminary Development Proposal: 2700 Avebury St.
 - A developer representing the proponent reviewed a preliminary development proposal for a small lot infill development with a 730 sq.ft. home with no variances.
 - Questions were asked about parking along Kings Road, sidewalk vs greenway, blasting and shading adjacent homes
 - Residents expressed concerns about the siting of the house on the small lot and how the proposed home may affect the neighbourhood character.
 - The Proponent expressed interest in working with the neighbours to address their concerns.
- 6. City CALUC Training Session
 - Two planners from the City of Victoria presented an overview of the revised CALUC Terms of Reference and development processes. Representatives from North Jubilee, South Jubilee, Fernwood and Oaklands Land Use Committees attended, and two residents.

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**



I, RAYMOND YAN, have petitioned the adjacent neighbours* in compliance with
(applicant)

the Small Lot House Rezoning Policies for a small lot house to be located at 3110 Doncaster Dr
(location of proposed house)

and the petitions submitted are those collected by MAY 2017.**
(date)

Address	In Favour	Opposed	Neutral (30-day time expired)
3114 DONCASTER	✓	✓	✓
3145 DONCASTER	✓		
3095 DONCASTER	✓		
1570 CLAWTHORPE	✓		
1581 CLAWTHORPE	✓		
1575 CLAWTHORPE			✓
1569 CLAWTHORPE			✓

SUMMARY	Number	%
IN FAVOUR	5	100
OPPOSED	0	0
TOTAL RESPONSES	5	100%

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

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

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 3110 Doncaster DR

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) Jenny Parkins (see note above)

ADDRESS: 3114 Doncaster DR

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:

Please Don't cut the trees along our yards.

MAY 2017
Date

Jenny Parkins
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 3110 Doncaster Dr

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Raymond Yan (see note above)

ADDRESS: 3145 Doncaster Dr

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 14 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

property located at 3110 Doncaster Dr

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Suzanne D. Lunn (see note above)

ADDRESS: 3095 Doncaster Dr

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 8 2017
Date

Suzanne D. Lunn
Signature

SMALL LOT HOUSE REZONING PETITION

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

property located at 3110 Doncaster DR

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Joel Friesen (see note above)

ADDRESS: 1570 Clawthorpe 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:

Support w/ addition of privacy fence
G' please.

MAY 8 2017
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 3110 Doncaster DR

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) GINETTE JESSE (see note above)

ADDRESS: 1581 Clawthorpe 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.

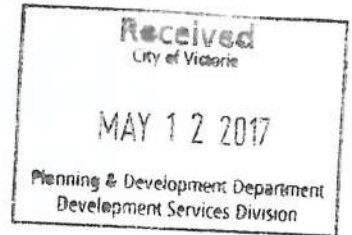
☐ I am opposed to the application.

Comments:

MAY 8 2017
Date

Ginette Jesse
Signature

SMALL LOT HOUSE REZONING PETITION



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

RAYMOND YAN
(print name)

, am conducting the petition requirements for the

property located at 3110 Doncaster DR

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Shari Winter/Phil Winter (see note above)

ADDRESS: 1575 Clawthorpe 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:

This is a better plan than the previous one.
Our concern was size, parking and the
previous design looked like a duplex - it
appeared the owner was going to build +
then rent to two families. The builder's assurance
that it will be owner occupied + only one
family makes us feel better.

MAY 2017
Date

Signature