



Planning and Land Use Committee Report

For the Meeting of April 30, 2015

To: Planning and Land Use Committee **Date:** April 16, 2015
From: Leanne Taylor, Development Services Division
Subject: Development Permit with Variances Application No. 00467 for 2822 and 2826 Cedar Hill Road.

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00467, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00467 for 2822 and 2826 Cedar Hill Road, in accordance with:

1. Plans date stamped March 31, 2015,
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot A from 2.4m to 0.33m;
 - ii. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot A from 2.4m to 1.77m;
 - iii. Part 1.23(8)(a): Reduce the front yard setback of proposed Lot B from 6m to 3.36m;
 - iv. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot B from 2.4m to 1.5m;
 - v. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot B from 2.4m to 1.79m;
 - vi. Part 1.23(8)(a): Reduce the front yard setback of proposed Lot C from 6m to 4.62m;
 - vii. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot C from 2.4m to 1.5m;
 - viii. Part 1.23(8)(c): Reduce the side yard setback of proposed Lot C from 2.4m to 1.66m;
 - ix. Schedule "C" Section 12(ii): Increase the maximum grade of a parking stall area on proposed Lot A from 8% to 13.5%;
 - x. Schedule "C" Section 12(ii): Increase the maximum grade of a parking stall area on proposed Lot B from 8% to 14.6%.
3. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Assistant Director, Development Services Division, Sustainable Planning and Community Development."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan, 2012*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the properties located at 2822 and 2826 Cedar Hill Road. The proposal is to construct one new small lot house and change the exterior of an existing house.

The following points were considered in assessing this Application:

- The proposal is consistent with the objectives for sensitive infill Development Permit Area 15A: Intensive Residential – Small Lot of the *Official Community Plan, 2012 (OCP)*.
- The proposed design of the new small lot house is consistent with the *Design Guidelines for Small Lot House (2002)*.
- The two existing single family dwellings will be retained. The exterior of the house located at 2822 Cedar Hill Road was recently renovated. The applicant is proposing to replace the siding on the existing house located at 2826 Cedar Hill Road.
- The requested variances for front, rear and side yard setbacks are in part due to the road dedication requirements, and the location and size of the existing buildings on the subject properties.
- The requested variances for the parking stall areas are a result of existing site constraints.

BACKGROUND

Description of Proposal

The proposal is for a small lot house and changing the exterior of an existing house. Specific details include:

- a new two-storey building featuring “arts and crafts” design elements such as a pitched roofline, gabled front entryway with a porch at grade and traditional-style windows
- the exterior materials on the new small lot house include hardi-board and batton, cedar shakes, stone and asphalt shingles
- the new exterior materials on the existing house include hardi-shakes and asphalt shingles
- soft landscaping would be introduced to enhance privacy between the neighbouring properties.

The proposed variances are related to:

- reducing the side yard setbacks of proposed Lot A
- reducing the front and side yard setbacks of proposed Lot B
- reducing the front yard setback of proposed Lot C
- increasing the maximum grade of a parking stall area of proposed Lot A and B.

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.

Existing Site Development and Development Potential

Each of the two properties are currently zoned R1-B, Single Family Dwelling District, and are occupied by single family houses.

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 regarding the rezoning proposals in general at a Community Meeting held on October 27, 2014. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes a variance; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The OCP identifies this property within Development Permit Area 15A: Intensive Residential – Small Lot. The design of the new small lot house incorporates “arts and craft” architectural elements, such as a pitched roofline, gabled front entryway with a porch at grade, and traditional-style windows. Windows are maximized on the front and rear elevations. The windows on the side elevations are smaller and carefully located to respect the privacy of adjacent neighbours. The new small lot house design utilizes materials and finishes that are visually compatible with the existing homes. A single car garage is visible from the street and slightly recessed from the front entrance. The second storey of the house would only be visible from the rear yard due to the slope and topography of the lot and the applicant's desire not to blast the site.

The applicant would also be upgrading the exterior façade of the existing house on proposed lot A by replacing windows, the roof, and existing siding with hardi-shakes.

Regulatory Considerations

Setback Variances

The applicant is requesting several setback variances in order to facilitate a small lot subdivision. The proposed variances are detailed in the following data table below.

Lot/Zoning Criteria	Required	Proposed (Variances Required)
Lot A - Setbacks		
Side Yard (NW)	2.4m	0.33m
Side Yard (SW)	2.4m	1.77m
Lot B - Setbacks		
Front Yard	6m	3.36m
Side Yard (NW)	2.4m	1.5m
Side Yard (SE)	2.4m	1.79m
Lot C – Setbacks		
Front Yard	6m	4.62m
Side Yard (NW)	2.4m	1.5m
Side Yard (SE)	2.4m	1.66m

The proposed front yard setback variances for Lot B and C are in part due to the road dedication requirement. The proposed north west side yard setback for the existing house on Lot A and the south west side yard setback for the existing house on Lot C would have been considered legally non-conforming under the existing R1-B Zone. However, rezoning the existing lots to the small lot zone

triggers variances as the existing legal non-conformities would no longer be applicable according to the *Local Government Act*.

Each lot has side yard setbacks of at least 1.5m or greater (except for the existing NW side yard setback on Lot A), which is the minimum side yard setback permitted in the R1-S2 zone. However, in the zone, the minimum side yard setback is increased to 2.4m for any portion of a dwelling used as habitable space (e.g. bedroom, living room), which also has a window. Even with a reduction in the side yard setbacks and the addition of a new small lot, each lot would still have adequate yard space and landscaping.

Parking Variance

The applicant is requesting to increase the maximum grade of a parking stall area for Lot A from 8% to 13.5% and Lot B from 8% to 14.6%. These proposed grades, although not ideal, are still considered acceptable given the limitations of the lot.

CONCLUSIONS

The proposal to construct a new small lot house and renovate the exterior of the existing house on proposed Lot A are consistent with Development Permit Area 15A: Intensive Residential – Small Lot. The small lot house is a form of sensitive infill development and fits in with the existing neighbourhood. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Application No. 00467 for the properties located at 2822 and 2826 Cedar Hill Road.

Respectfully submitted,



Leanne Taylor, Planner
Development Services Division



Alison Meyer, Assistant Director
Development Services Division

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

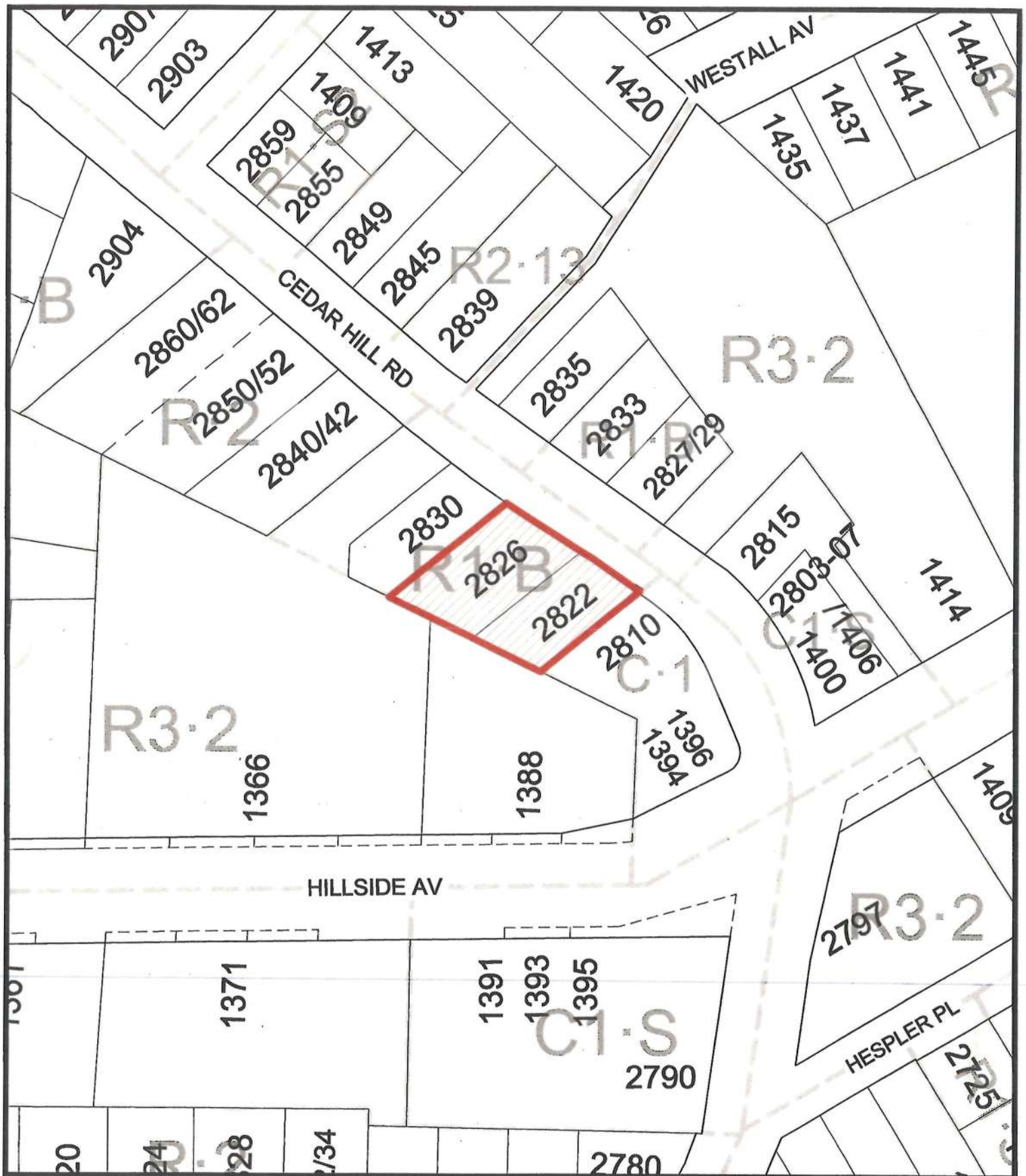
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List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated March 31, 2015
- Arborist report dated February 4, 2015
- Small Lot Housing Rezoning Petition
- Plans dated March 18, 2015.

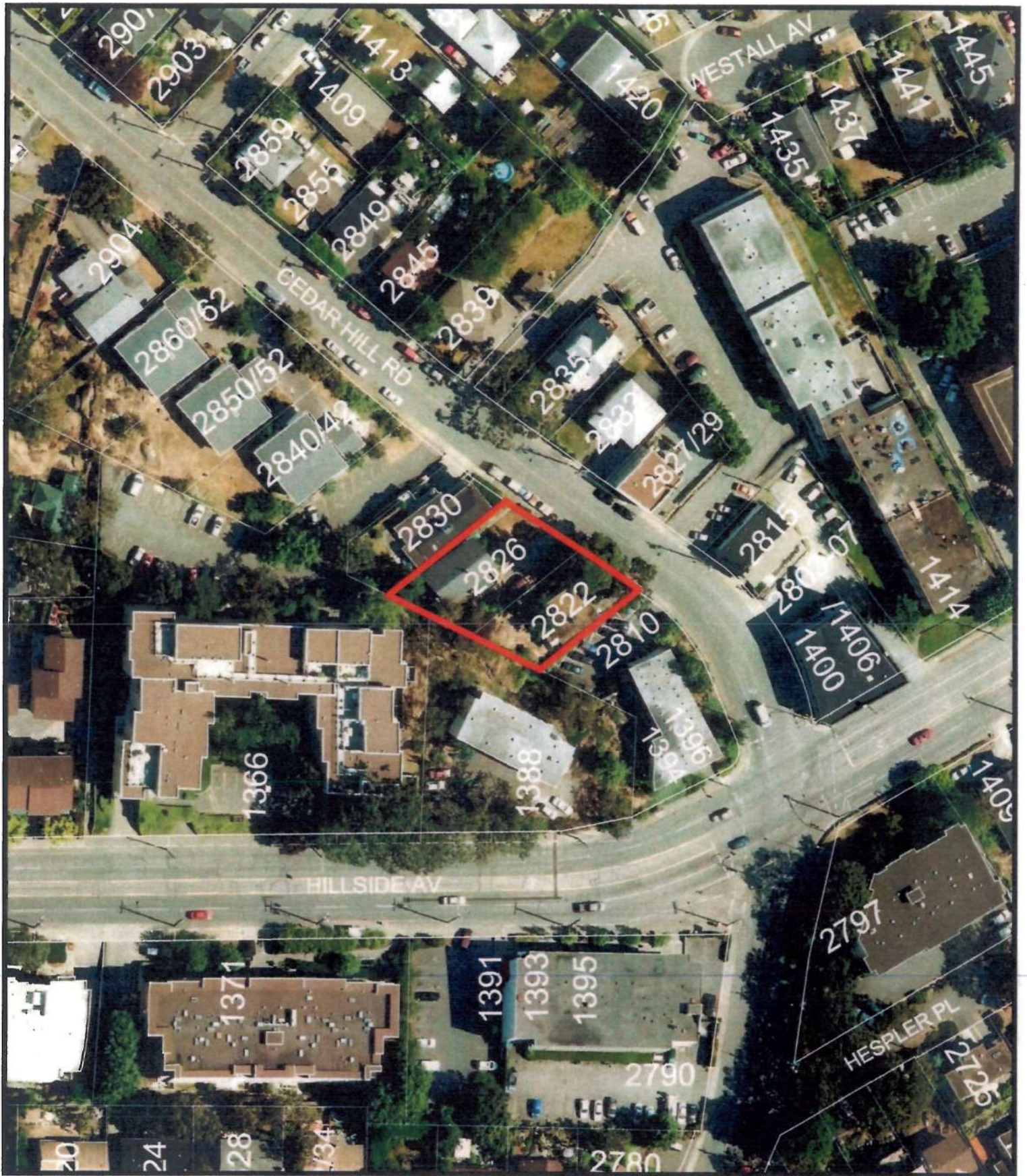


2822-2826 Cedar Hill Road

Rezoning #00467

Bylaw #

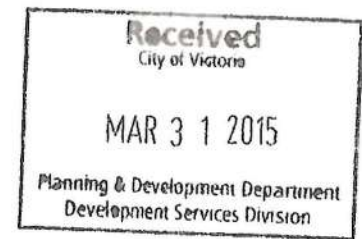




2822-2826 Cedar Hill Road
Rezoning #00467
Bylaw #



Letter to Mayor and Council



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 three small lots (R1-S2, Restricted Small Lot (Two Storey) District) on a site where currently two single family houses zoned (R1-B, Single Family Dwelling District) exist.

Government Policies:

Located on a collector roadway designated street, the existing houses at 2822 and 2826 Cedar Hill Road are in a neighborhood where the adjacent dwellings include one single family home, some duplexes, a triplex, a 4 unit apartment, a 12 unit rental apartment, two mixed-use commercial/residential buildings, and a 50 unit condominium. The proposal to rezone 2822 and 2826 Cedar Hill Rd. from two R1-B lots into three R1-S2 (small lot) dwellings is representative of the goals outlined in the official community plan. This proposal meets all of the City's requirements from Engineering and the Greenway/ Parks perspective. After receiving feedback from the various City of Victoria Departments involved in the small lot rezoning application process, setback and driveway/parking slope variances would be required to facilitate a small lot subdivision and construct a new small lot house. The front yard setback variances are in part due to the road dedication requirement. Small lot subdivisions have been successfully integrated into the neighborhood on several neighboring blocks.

Relevant Experience:

I am a local house builder, living in the Fernwood area with my family. I have recently completed a similar small lot subdivision on the corner of Doncaster Dr. and Burton Ave. where the feedback from the community regarding the finished product was very positive.

Neighborhood Feedback:

The petition in which the adjacent neighbors were polled for their support or lack of support for the proposal has been completed, and 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 2830 Cedar Hill Rd. who has not signed the petition. He expressed concerns before the community meeting and disagreement at the meeting, but thus far has not responded to further attempts to contact him. On one occasion prior to the community meeting I spoke with the owner at his home about his concerns regarding the project, and said I was very willing to find a mutually agreeable solution to his concerns by redesigning the landscaping and driveway layout.

The concerns the owner of 2830 Cedar Hill Road raised at the (CALUC) meeting on October 27th, 2014, included: the possibility of headlights shining into his home, dust created from lawn mowing

between the two homes entering his windows, having no control over the type of vehicle any possible new owner might have meaning that the proposed new driveway for 2826 Cedar Hill Road could allow for sufficient pollutants from vehicles to seriously harm occupants in his home.

I made several changes to the plans in an attempt to address his concerns prior to the community meeting. At the community meeting, he stated that I wasn't listening to him and that the primary concern was the possibility of vehicle pollutants harming his family. Since the community meeting I have taken additional measures to mitigate his concerns: the driveway was moved as far away from 2830 Cedar Hill Road as City's Bylaw will allow; trees were added to the landscaping plan as a light and sound barrier; and the area between the houses will be covered with paving stones in an effort to mitigate dust. These changes are shown on the revised plans. It is worth noting the existing house located at 2826 Cedar Hill Road is not being significantly altered or moved and has been in close proximity to 2830 Cedar Hill Road for many decades. Of further note is the fact that the proposed lot is over thirty five feet away from the shared property line of 2826 and 2830 Cedar Hill Road as it is located between 2822 Cedar Hill Road and 2826 Cedar Hill Road.

Project Benefits:

This small lot rezoning will provide many economic benefits to the City of Victoria. The city will receive substantial road dedication from the two properties involved as a condition of approval to improve active transportation (walking and cycling) infrastructure along this portion of the roadway. Currently City of Victoria infrastructure does not provide storm drains servicing the properties at 2822 and 2826 Cedar Hill Road. Engineering has requested that storm drains be provided as a condition of the development as well, meaning the City's storm system would be extended along Cedar Hill Road to reach the proposed lots, allowing for street-side storm drains.

From an economic perspective, the project will create numerous construction jobs from all relevant areas related to the development. The additional lot will provide new property tax revenue. The proposed new home will greatly increase the aesthetic appeal of the neighborhood by providing a new Arts and Crafts style home, while the existing home on 2826 Cedar Hill Road will receive a much needed exterior update and significant interior improvements. Additionally, improved landscaping will increase the visual appeal of the surrounding area.

Need and Demand:

The creation of three small lots from the existing two lots will allow for three single family dwellings where formerly there were only two as the proposed home fits right in between the two existing ones.

Services:

The proposed lots are located within walking distance of the Cedar Hill Recreation Center, Cedar Hill Golf Course, several parks, 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 houses at 2822 and 2826 Cedar Hill Road are situated in a manner that allows a small lot subdivision which will have minimal impact on the neighboring properties. The proposed lot is located in between two existing properties owned by the proponents. Over 90% of the adjacent neighbors are supportive of the proposed design and layout of the development. The consensus at the community meeting was supportive of the proposal's design and layout.

Impacts:

This small lot subdivision will make considerable improvements to the neighborhood. 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 are no protected trees on the property. After discussion with Brook Daital from the City of Victoria Parks Dept. and consultation with ISA certified arborist Mark Logtenberg, it has been determined two trees on the property require removal. The first tree a Douglas fir (#2 on the ISA arborist report), has existing root damage due to an uneven grade between the old driveway and the lawn, due to the proximity of the existing house and the new construction removal of this tree is recommended. The second tree a Fir tree (#3 on the ISA arborist report) is in POOR condition, the top is dead and the arborist recommends removal.

Other possible impacts on neighboring properties are construction noise during the building process. The proposal will attempt to use a similar sized mountable curb, attempting to preserve existing street parking.

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 Arts and Crafts design fits well within the context of the two adjacent properties. The vast majority of adjacent neighbors are very pleased with both the proposed design and the materials.

C. An. Brown
M. L. 31/3/15



Davey Tree Expert Co. of Canada, Limited.
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V9A 4V1
Phone: (250) 477-8733 Fax: (250) 475-2218

Arborist Report

Pre-Construction Report

Prepared For:
Cam Brown

Site Address:
2822 Cedar Hill Road
Victoria, BC V8N 4L5

February 4, 2015

Prepared By:
Mark Logtenberg
ISA Certified Arborist ON-1051AM
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Summary

A new home is planned for this property. Currently this is an empty lot with various protected trees.

This report deals exclusively with trees that may be affected by any proposed construction.

Introduction

Below is a summary and checklist of the suggested tree preservation process for this project. These should be followed in order:

Action	Complete
1. Perform site walk with Arborist, inventory trees, discuss tree preservation goals, estimate hoarding and root pruning distances.	X
2. Prepare pre-construction report, (site map with trees MTPZ and CRZ, root pruning and hoarding locations) based on the current proposed construction and any modifications discussed as a result of the site walk.	X
3. After approval of a Tree Preservation Plan (TPP), City and/or Contractor construction staff will field mark exact locations.	
4. Hoarding to be installed by the contractor prior to the start of any construction.	
5. Project Arborist and/or City of Victoria's Arborist inspector to verify hoarding.	
6. Throughout the construction phase of the project, a Certified Arborist retained by the contractor is to perform root pruning where needed and will be verified by the inspector. The project arborist will be available to be on site during any work within the MTPZ. The City's inspector and any contractor must notify the Project Arborist (Mark Logtenberg (250) 883-0905 when need for advice, recommendations and monitoring.	
7. Prepare a post-construction report after all construction is completed to determine if all Tree Preservation By-Laws were adhered to and to assess the health of the Tree and survivability.	

Limitations of the Assignment

It is imperative for all Project and Construction Leads to thoroughly read this report. Tree preservation is a pro-active measure that starts at the planning stage. Understanding the importance of tree roots in overall tree health and survivability is of the highest importance in implementing effective tree preservation measures.

The roots provide nutrients and water to the leaves and branches while supporting the tree in wind storms and preventing failure. Trees are remarkable, in that the upper canopy can be completely green and full while the majority of the roots below have been removed; leaving the tree highly prone to failure and imminent death within a few years. Once a tree is injured, that injury is never "healed" but instead the tree allocates a great deal of energy to try and repair itself, often times at the expense of its vitality and sometimes leading it into a mortality spiral that may not be noticed for 3-10 years.

Root pruning is a practice to minimize injuries to trees. Roots in comparison to upper canopy limbs store a great deal of energy and reserves for trees to survive and must be removed with the utmost care and consideration. Similar to pruning the upper canopy of the tree, limbs are best removed via target pruning practices and not by ripping limbs off. Roots must be assessed by a qualified and experienced arborist and then pruned properly with a sharp tool.

The project scope and details for tree preservation were discussed. All proposed construction methods are limited to what was provided in the site plans and in discussions with the project leader.

Estimates, measurements and comments regarding tree preservation were based on the proposed construction plans.

Observations

This is a proposed construction. Various other trees are outside of the building envelope and are protected under the tree preservation by-law no. 05-106.

The Garry Oaks along the road are to be assumed by the municipality and a health and structure assessment is included in this report.

The Douglas Fir by the existing house will also be addressed.

Discussion

Work within the MTPZ of any tree would be considered serious root injury and would leave the tree with a high potential of structural failure or serious decline.

Trees will be the least impacted from construction if the hoarding is completed prior to construction at the site.

Increasing tree protection zone distances should be done at the design stage. Field marking exact location of the new structure by the planning personnel has been well proven to be the most effective way to ensure accurate distances from trees. Generally speaking, it is better to add some fill than to excavate roots. Fill can be modified (such as using High Performance Base (HPB)) to allow gas exchange and water permeability, while the tree adapts to the change slowly over time.

Further discussions may be needed to ensure methods are useful, cost effective and will provide for the tree being protected.

TREE PROTECTION ZONE

This is the area to be protected defined by the arborist. Where some fill or excavate must be temporarily located near a TPZ, a plywood barrier must be used to ensure no material enters the TPZ. Rigid Hoarding is needed when construction machines are very close (within 1-2 metres) of the trunk to prevent accidental bumps from machines. These seemingly harmless bumps stay with the tree forever and can cause significant chronic stress to the tree.

There must no be any storage of any materials within the TPZ

Where changes to the location of the TPZ or where temporary access to the TPZ are proposed by anyone other than the arborist, prior approval by the Project Arborist at Davey Tree must be obtained before proceeding.

Tree Protection Signs

It is recommended that a sign be attached to the hoarding defining the area as a Tree Protection Zone.

Root Pruning Protocol

Root pruning is not a common skill set and should be performed by a qualified arborist familiar with root exaction and root pruning. Tree roots are underground and are otherwise not detectable without physical exploration; using a Supersonic Air Tool (SSAT) such as an AirSpade® or Daylighting Vehicle (Hydro-Vac). Root pruning trenches must be at least the depth of the deepest root (usually 20-40cm) and about 15cm wide. Roots are assessed by the arborist with regard to the effects construction may have on the tree, and then either pruned, possibly recommend for removal or a design change may be needed on-site to accommodate.

1. Root Pruning with the Minimum Tree Protection Zone (distance measured from the base of the tree calculated by multiplying the dbh by 6) of any tree requires root exploration via Supersonic Air Tool or Daylighting Vehicle to first remove the soil and expose the roots.
 - a. Roots under 2cm in diameter can be pruned using a sharpened tool such as hand pruned or a sharpened spade under the supervision of the City Arborist.
 - b. Roots between 2 and 8cm in diameter can be pruned by the arborist using a sharp tool, such as a handsaw, hand pruner or loppers and under the supervision of the City Arborist and the advisement of the Project Arborist.
 - c. All roots over 8cm in diameter must be assessed by the Project Arborist prior to pruning unless the arborist on-site can confidently assess the effect of the removal of the root as not detrimental to the tree.
2. Root Pruning within the **Critical Root Zone (the distance measure from the base of the tree calculated by multiplying the dbh by 18)** and outside of the MTPZ, typically requires the use of a sharpened garden spade, cutting a line to the depth of about 30cm by the **on-site arborist and the advisement of the Project Arborist if needed**. However, the same pruning protocol for the size of roots encountered (in the MTPZ) applies to the roots found within this area.

The trenches are typically backfilled with the same excavated soil or new topsoil or compost and hoarding should be installed along this trench to protect the remaining roots.

Hoarding

Hoarding (Tree Protection Fencing (TPF)) is used on construction sites to ensure that damage to the tree and its root zone is prevented. This distance is typically located by the MTPZ. However it must be understood that sometimes this distance is not achievable due to infrastructure being too close. It must be further understood the hoarding distance sometimes must accommodate a larger tree protection zone (than the typical MTPZ distance) due to a limited root growing area/volume (this area is typically defined by the Project Arborist.)

Hoarding locations should be field marked by the Project Arborist, and hoarding installation will be installed by the contractor. This hoarding must be anchored to the ground and must be installed to the lines defined by the Project Arborist.

Problems will arise for tree preservation efforts when anyone removes the hoarding, even temporarily. It takes one instance of soil compaction from a heavy machine for roots to suffer from air and water deprivation and for the tree to become stressed. It is imperative to install and maintain in good condition the hoarding to prevent this from happening before and throughout the entire construction.

Conclusion

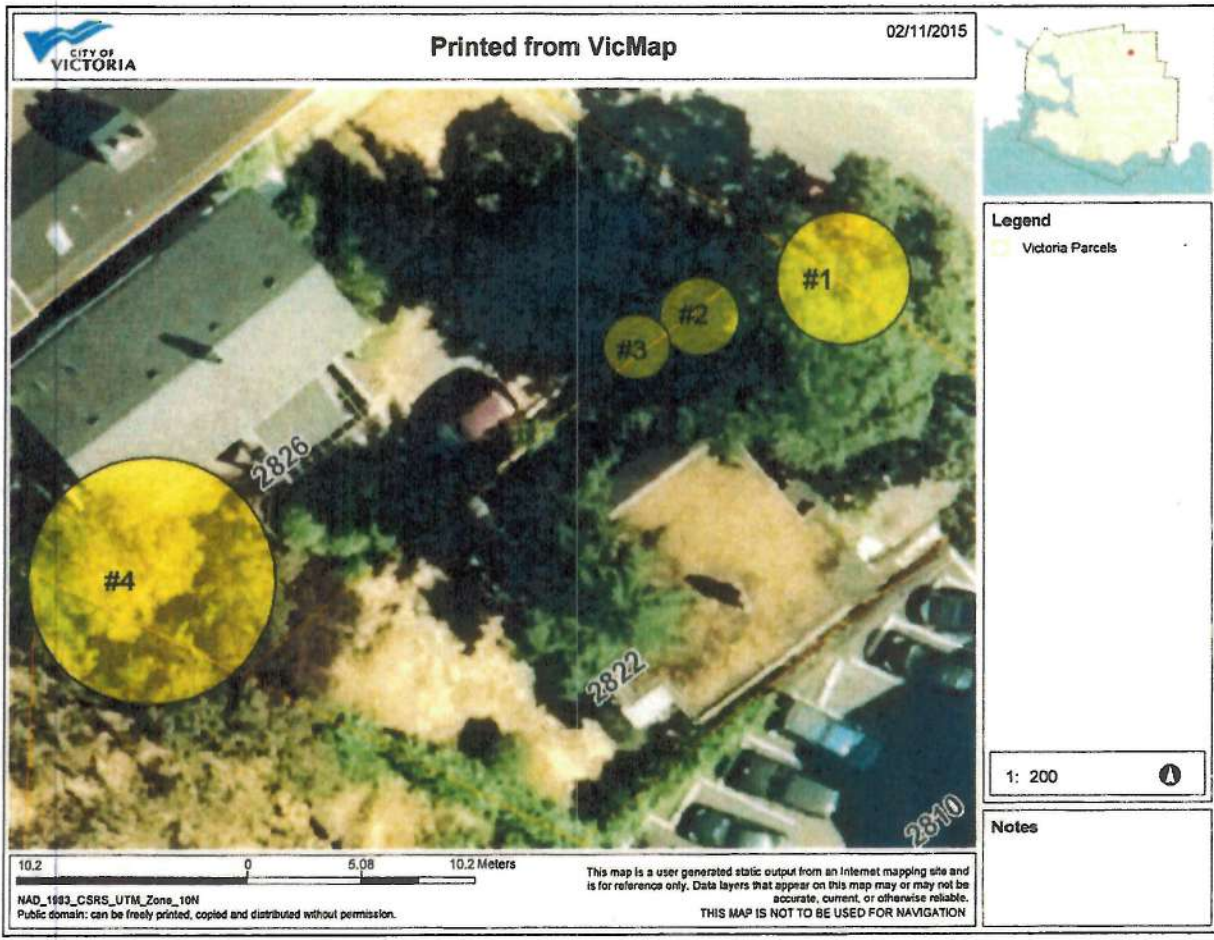
Once all tree/site protection measures have been installed, you must notify Davey Tree to arrange for an inspection of the site and approval of the site protection requirements.

The trees with proposed construction will have hoarding installed to define a specific TPZ. They will be the least impacted from construction if the hoarding is completed.

If preservation methods outlined in this report are adhered to, the trees will incur minimal injuries. If the trees are respected where machines are not used and foot traffic is kept to a minimum, the trees roots will incur no additional stress from the proposed construction.

Tree Inventory and Specific Guidelines

Tree #	Species	DBH	Comments
1	Garry Oak	50	To be assumed by the municipality. This tree is in good condition with a healthy canopy and no structural defects. There is less than 10% deadwood in the canopy. Tree Protection Zone during construction.
1A	Garry Oak	60	To be assumed by the municipality. This tree is in good condition with a healthy canopy and no structural defects. There is less than 10% deadwood in the canopy. Tree Protection Zone during construction.
2	Douglas Fir	50	This tree has had root damage due to an uneven grade between the old driveway and the lawn. I recommend removal of this tree due to the root issues and the proximity to the old house and new construction.
3	Fir	25	This tree is in poor condition. The top is dead. I recommend removal.
4	Garry Oaks (X3)	20, 25, 30	These trees are in good condition and will need to be protected during construction. Protective hoarding at a distance no less than 5.4 metres from the edge of the trunk shall be installed.



Glossary of Common Arboricultural Terms

Arborist	A professional who possesses the technical competence gained through experience and related training to provide for or supervise the management of trees and other woody plants in residential, commercial and public landscapes.
Compartmentalization	Natural defense process in trees by which chemical and physical boundaries are created that act to limit the spread of disease and decay organisms.
Critical Root Zone- (CRZ)	Area of soil around a tree where the minimum amounts of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of dbh (12:1, 12cm of ground distance from the trunk for every cm of dbh) but because root growth is often asymmetric due to site conditions, on-site investigation is preferred.
Daylighting	Also known as Hydro-Vac, this is the process by which soil is vacuumed up. In the context of tree care this allows workers to access the soil below the roots without mortal damage to significant roots.
DBH	Acronym for tree diameter at breast height. Measured at 1.4m above ground.
Dripline	Imaginary line defined by the branch spread of a single parent or group of plants.
MTPZ	Acronym for Minimum Tree Protection Zone, also known as the Structural Root Zone (SRZ) which is the distance from the tree equal to 6 times the dbh, within which the likelihood of encountering roots that are direct structural supports for the tree.
Mortality Spiral	A sequence of stressful events or conditions causing the decline and eventual death of a tree.
CRZ	Acronym for Critical Root Zone, within which there is a high likelihood of encountering roots that are necessary for the survival of the tree.
Qualified Arborist	An arborist who has documented related training (i.e. ISA or equivalent) and on-the-job experience (minimum of 5 years)
Supersonic Air Excavation Techniques (SSAT)	A methodology using a device that directs a jet of highly compressed air to excavate soil. Used within the root zone of trees to avoid or minimize damage to the roots.
Tree Protection Zone -TPZ	Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction.

References

1. ISA, 2001-2011. Best Management Practices, Books 1-9, Companion publications to ANSI A300 Standards for Tree Care
2. Dujesiefken, Dr. Dirk, 2012. Director of the Institute for Tree Care in Germany, The CODIT Principle, research presented on cambial regrowth on trees after injury at the Annual ISA Conference in Kingston Ontario
3. Sinclair and Lyon, 2005. Diseases of Trees and Shrubs, Second Edition
4. ISA, 2010. Glossary of Arboricultural Terms
5. Neely and Watson, ISA, 1994 The Landscape Below Ground 1 and 2
6. Matheny and Clark, ISA 1994. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, 2nd Edition
7. Matheny and Clark, ISA 1998. Trees and Development, A technical Guide to Preservation of Trees During Land Development
8. PNW-ISA, 2011. Tree Risk Assessment in Rural Areas and Urban/Rural Interface, Version 1-5

Conditions of Assessment Agreement

This Conditions of Assessment Agreement is made pursuant to and as a provision of the Davey Tree Expert Co. of Canada, Limited ("Davey"), providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that Davey provides the Services at a point in time utilizing applicable stand industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that Davey cannot predict or otherwise determine subsequent developments, Davey will not be liable for any such developments, act, or condition that occur including, but no limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise.

Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree. However, the outward appearance of trees may conceal defects. **Therefore, to the extent permitted by law, Davey does no make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by Davey in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices.** Further, Davey's liability for any claim, damage or loss cause by or related to the Services shall be limited to the work expressly contracted for.

In preforming the Services, Davey may have reviewed publicly available or other third-party records or conducted interviews, and has assumed the genuineness of such documents and statements. Davey Disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third-party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold Davey harmless from and against any and all claims, demands, actions, rights and causes of action of any kind and nature, including actions for contribution or indemnity, that my hereafter at any time be asserted against Davey or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitation in this Agreement.

By accepting or using the Services, the customer will be deemed tot have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

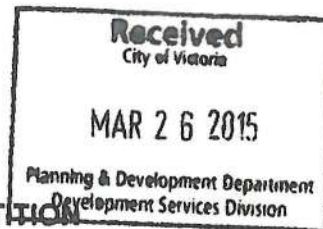
Name of Customer _____

Authorized Signature _____ Date _____



- SUPPORTS PROJECT
- REZONING APPLICANTS
- DIDN'T SIGN PETITION - ASSUMED NON-SUPPORTING

Received
 City of Victoria
 MAR 31 2015
 Planning & Development Department
 Development Services Division



①

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, Cam Brown (applicant), have petitioned the adjacent neighbours* in compliance with

the *Small Lot House Rezoning Policies* for a small lot house to be located at 2822/2826
(location of proposed house)

Cedar Hill Rd and the petitions submitted are those collected by _____ (date) **

Address	In Favour ↓	Opposed ↓	Neutral (30-day time expired) ↓
2815 Cedar Hill Rd	✓		
2827 Cedar Hill Rd	✓		
# 1			✓
# 2			✓
# 3			✓
# 4			✓
2830 Cedar Hill Rd			✓
2833 "	✓		
2835 " owner	✓		
Cedar Hill Rd unit #1	✓		
" #2			✓
" #3	✓		
1366 Hillside Ave unit #214	✓		
" unit #406	✓		

SUMMARY	Number	%
IN FAVOUR	8	100
OPPOSED		
TOTAL RESPONSES	8	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.

(2)

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, CAM BROWN (applicant), have petitioned the adjacent neighbours* in compliance with

the *Small Lot House Rezoning Policies* for a small lot house to be located at 2822/2826 (location of proposed house)

Cedar Hill Rd and the petitions submitted are those collected by _____ (date) **

Address	In Favour	Opposed	Neutral (30-day time expired)
2810 Cedar Hill Rd (1394 Hillside)	✓	✓	✓
Building owner	✓		
1394 Hillside Ave	✓		
1396 Hillside Ave	✓		
2810 Cedar Hill Rd #101			✓
#102	✓		
#103	✓		
#104			✓
#105			✓
#201			✓
#202	✓		
#203			✓
#204	✓		
#205			✓

SUMMARY	Number	%
IN FAVOUR	7	100
OPPOSED	0	
TOTAL RESPONSES	7	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.

(3)

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, Cam Brown (applicant), have petitioned the adjacent neighbours* in compliance with

the *Small Lot House Rezoning Policies* for a small lot house to be located at 2822/2826 (location of proposed house)

Cedar Hill Rd and the petitions submitted are those collected by _____ (date) **

Address	In Favour	Opposed	Neutral (30-day time expired)
1388 Hillside Ave	✓	✓	✓
Owner (Daniel Griffin)	✓		
Unit # 1	✓		
# 2			✓
# 3	✓		
# 4	✓		
# 5	✓		
# 6			✓
# 7	✓		
# 8	✓		
# 9	✓		
# 10	✓		
# 11	✓		
# 12	✓		

SUMMARY	Number	%
IN FAVOUR	11	100
OPPOSED		
TOTAL RESPONSES	11	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.

4

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, CAM BROWN, have petitioned the adjacent neighbours* in compliance with
(applicant)

the Small Lot House Rezoning Policies for a small lot house to be located at 2822/2826
(location of proposed house)

Cedar Hill Rd and the petitions submitted are those collected by _____**
(date)

Address	In Favour	Opposed	Neutral (30-day time expired)
1400/1406 Hillside, 2803 Cedar Hill	✓	✓	✓
Owner (Byron Webb)	✓		
1406 Hillside	✓		
2803 unit # 1			✓
# 2			✓
# 3	✓		
# 4			✓
# 5			✓
# 6	VACANT		
2840/42 Cedar Hill Rd	✓		
2850/52 "	✓		
2860/62 "	✓		

Owner only
✓
Petitions
not petitioned
as they are
not adjacent to
proposal

SUMMARY	Number	%
IN FAVOUR	6	100
OPPOSED		
TOTAL RESPONSES	6	100%

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

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

(SUMMARY OF PAGES 1-4) (5)

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

I, CAM BROWN, have petitioned the adjacent neighbours* in compliance with
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 2822/2826
(location of proposed house)

Qedar Hill Rd and the petitions submitted are those collected by _____
(date)

Address	In Favour ↓	Opposed ↓	Neutral (30-day time expired) ↓
Summary of 4 pages of petitions collected			
PAGE 1	8		
PAGE 2	7		
PAGE 3	11		
PAGE 4	6		

SUMMARY	Number	%
IN FAVOUR	32	100
OPPOSED		
TOTAL RESPONSES	32	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,

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

property located at 2822/2826 Cedar Hill Rd

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) RANDY BUHR (see note above) unit #1

ADDRESS: 2835 Cedar Hill 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:

March 25/2014
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 2822/2826 CEDAR HILL RD

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) Tess Yee (see note above) unit #3

ADDRESS: 2835 Cedar Hill 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:

Mar 25/15
Date

Tessa Yee
Signature

Description of Approach to Petitioning 2810 Cedar Hill Rd. and 1394/1396 Hillside Ave.
(same building)

2810 Cedar Hill Rd. is a mixed use commercial/ residential building with 10 residential units and 2 commercial units (with Hillside addresses). The owner of 2810 Cedar Hill Rd. signed the petition indicating support for the application. The two commercial tenants have signed the petition in favor of the application. Of the 10 residential tenants, four have responded in favor and, two suggested they were too busy to discuss the petition and or not wanting to be bothered. The remaining two have been unreachable.

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

2822/2826

CEDAR HILL RD.

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)

PERIA GRAY

(see note above)

ADDRESS:

~~1095~~ 2810 CEDAR HILL 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:

Aug 28/2014
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 2822/2820 Cedar Hill Rd

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) Nathan Webster (see note above)

ADDRESS: 1394 Hillside Avenue (Building Address 2810 Cedar Hill 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:

March 24, 2015
Date

Nathan Webster
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 2822/2820 Cedar Hill Rd

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) Tom Heuerhoff (see note above)

ADDRESS: 1396 Hillside (2810 Cedar Hill 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:

Mar 24 / 15
Date

Tom Heuerhoff
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

2822/2826 Cedar Hill Rd

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) Kieran Griffith (see note above)

ADDRESS: 2810 Cedar Hill Apt 202

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:

Sample good

Mar 23/15
Date

Kieran Griffith
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 2822/2826 CEDAR HILL RD

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) GRAYSON MARTIN #204 (see note above)

ADDRESS: 2810 CEDAR HILL

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:

W-k

MARCH 23rd, 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 2822/2826 CEDAR HILL RD

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) SUZANNE MCKIBBIN (see note above)

ADDRESS: 102-2810 Cedar Hill 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:

Sounds great!

March 23/2015
Date

Suzanne McKibbin
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 2822/2826 Cedar Hill Rd

to the following Small Lot Zone: R1-52

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. Please do not include your phone number or email address.

Please review the plans and indicate the following:

NAME: (please print) Maechenze Carne (see note above)

ADDRESS: 103-2810 Cedar Hill Road 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:

March 23/15
Date

M Carne
Signature

**Description of Approach to Petitioning 2803 Cedar Hill Rd. and 1400/1403 Hillside Ave.
(same building)**

When I contacted the owner of the mixed use (residential and commercial) building located on the corner of 2803 Cedar Hill Rd. and 1400,1403 Hillside Ave, regarding the proposed small lot subdivision I received his support. Each tenant was provided a small lot petition form and a package showing the proposed streetscape and site plan. The owner of the building allowed me access to the residential units. The package was hand delivered and slipped under the doors of each unit. One unit was vacant. To date I have only received one response from the residents, the response was in favor of the development.

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

2822/2826 CEDAR HILL RD

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) Dylan E Webb (see note above)

ADDRESS: 1400 Hillside / 2403 Cedar Hill 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 Great!

Feb 21/14
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 2822/2826 Cedar Hill Rd

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) KEN SQUIRE (see note above)

ADDRESS: 1406 HILLSIDE

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:

MAR 23/15
Date

KS
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 2822/2826 CEDAR HILL RD

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) COLIN SHARPE (see note above)

ADDRESS: #3 2803 CEDAR HILL 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:

March 23rd
Date

Colin Sharpe
Signature

Description of Approach to Petitioning 1388 Hillside Ave.

1388 Hillside Ave. is a 12 unit apartment. The owner signed the petition in support of the subdivision. Of the 12 units, 10 signed in support of the proposal. I was unable to reach unit #6 despite five attempts at different times of day. Unit #2 declined to sign the petition stating he currently had no opinion on the proposal.

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

2822 CEDAR HILL RD. / 2826 Cedar Hill Rd.

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)

Daniel Griffith *on behalf of Chamberlain Holdings*

(see note above)

ADDRESS:

1388 Hillside

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 like a good addition to the neighbourhood!

Aug 21, 2014
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 2822/2826 CEDAR HILL RD

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) MICHELE PUNGENTE (see note above)

ADDRESS: 1-1380 Hillside Ave.

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

March 23, 2015
Date

M. Pungente
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

2822/2826 CEDAR Hill Rd

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)

Alexander Gubston

(see note above)

ADDRESS:

2-1388 Hillside Ave V8T 2B5

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:

Good looking House, nice work!

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 2822/2826 Cedar Hill Rd.

to the following Small Lot Zone: R1-52

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. Please do not include your phone number or email address.

Please review the plans and indicate the following:

NAME: (please print) Elise M Cook (see note above)

ADDRESS: 1388 Murphy Road Hillside Ave #4

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:

00
U

March 23/15
Date

Elise M Cook
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

2822 CEDAR HILL RD / 2826 Cedar Hill Rd.

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) Paul Bell (see note above)

ADDRESS: 1388 #5 Hillside Ave

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug 23, 2014
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 2822/2826 Cedar Hill Rd

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) Leyna Senger (see note above)

ADDRESS: 1388 Hillside Ave Suite 7

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:

March 23 '15
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

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

property located at 2822/2826 Cedar Hill Rd

to the following Small Lot Zone: R1-52

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll voting age residents and owners of neighbouring lots to determine the acceptability of the proposal. Please note that all correspondence submitted to the City of Victoria in response to this Petition will form part of the public record and will be published in a meeting agenda when this matter is before Council. The City considers your address relevant to Council's consideration of this matter and will disclose this personal information. However, if for personal privacy reasons you do not wish to include your name, please indicate your address and indicate (yes or no) if you are the registered owner. Please do not include your phone number or email address.

Please review the plans and indicate the following:

NAME: (please print) CRYSTAL COOK (see note above)

ADDRESS: #8-1388 HILLSIDE AVE

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Super cute house!

March 23/15
Date

Crystal Cook
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

2822 CEDAR HILL RD. / 2826 Cedar Hill Rd

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) MARK KERRY (see note above)

ADDRESS: 9-1388 HILLSIDE AVE VICTORIA

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Aug 11 / 14
Date

Mark Kerry
Signature

SMALL LOT HOUSE REZONING PETITION

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

Can Brown
(print name)

, am conducting the petition requirements for the

property located at 2822/2826 Cedar Hill Rd

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) Katie Jepsen (see note above)

ADDRESS: 10 1389 hillside ave

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

looks great!

March 23, 2015
Date

Katie Jepsen
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 2822/2826 Cedar Hill Rd.

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) Danielle Altas (see note above)

ADDRESS: 11-1388 Hylbide 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:

March 23 2015
Date

Danielle Altas
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 2822 CEDAR HILL RD. / 2826 Cedar Hill RD

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: 12 - 1388 HILLSIDE AVENUE - V8T2B5

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:

August 20 2014
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

2822/2826

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 Topp (see note above)

ADDRESS: 2827 Cedar Hill 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:

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 2822 / 2826 CEDAR HILL RD

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) Yozumi Miyazaki (see note above)

ADDRESS: 1- 2827 Cedar Hill

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:

Date

Signature

Description of Approach to Petitioning 2840/42, 2850/52, 2860/62 Cedar Hill Rd..

The owner of the 3 duplexes located at 2840/42, 2850/52, 2860/62 Cedar Hill Rd. supports the small lot subdivision application and has signed the petition indicating his support. The tenants were not petitioned as although they are very near the development they are not adjacent properties.

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 2822 and 2826 CEDAR HILL ROAD

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) PAUL B. GOODMAN (see note above)

ADDRESS: 1757 FORT ST

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

The more housing the lower of taxes
for the rest of us. I own property at
12840-42 - 2850-52 - 2860+62 Cedar Hill
Rd. close to house rezoning petition.

Oct 28 / 14
Date

Paul B Goodman
Signature

Description of Approach to Petitioning 1366 Hillside Ave.

1366 Hillside Ave. is a 50 unit condominium building. Prior to the CALUC meeting in October, 2014, I taped a rendering of the proposed small lot subdivision to the front entrance foyer area. Contact information for Cam Brown and the Oaklands Community center was on the document. One occupant, whose unit faces the proposed development and could be impacted by activities involved in the subdivision, contacted the community liaison (Ben Clarke). The contact information was passed on to me and I met in person with the occupant/ owner of unit #406. We discussed what potential impacts there may be (noise levels, hours of work, design and height of proposed home etc.). The occupant showed great support for the development and signed the petition indicating their support. Prior to the CALUC meeting the City of Victoria mailed out information regarding time and location of the CALUC meeting in October, 2014. The owner of unit #406 was one of only three people who attended the CALUC meeting. At the meeting continued support was shown by the occupant/ owner of unit #406. The owner of unit #214 also signed the petition supporting the development. No other units in the 1366 Hillside Ave. condominium complex have made contact

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 2822 / 2826 CEDAR HILL RD

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) Philip Ross (see note above)

ADDRESS: 2833 Cedar Hill 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:

Aug. 15 / 2014
Date


Signature

Description of Approach to Petitioning 2827 Cedar Hill Rd..

2827 Cedar Hill Rd. is a 4 unit apartment building. The owner supports the small lot subdivision application and has signed the petition. After repeated attempts to reach each of the four units, two tenants signed in support. I have been unable to reach the other two tenants.

Received
City of Victoria

MAR 18 2015

Planning & Development Department
Development Services Division

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

2822 / 2826 CEDAR HILL RD

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) JAMES A GONG (see note above)

ADDRESS: 2827 CEDAR HILL 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:

THE PROPOSED HOUSE WOULD BE A
WELCOME IMPROVEMENT TO THE AREA

Mar. 9/2015
Date

[Signature]
Signature

Description of Approach to Petitioning 2815 Cedar Hill Rd.

2815 Cedar Hill Rd. is Church. After contacting approximately 5 different church officials who were unsure about the church's status as it may be up for sale and as a result unclear about their ability to sign such a petition; I randomly stopped in on a whim and a high ranking church administrator /official was in the building. He signed in support of the application.

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 2822/2826 Cedar Hill Rd

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) (church representative) (see note above)

ADDRESS: 2815 CEDAR HILL 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:

Nov 18 / 2014
Date

Ginther Sande
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 2822/2826

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) Janet Clark (see note above)

ADDRESS: 406-1366 Hillside

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:

Oct 21/14
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 2822 / 2826

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) DEAN ARNOLD (see note above)

ADDRESS: 214-1366 HILLSIDE AVE

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

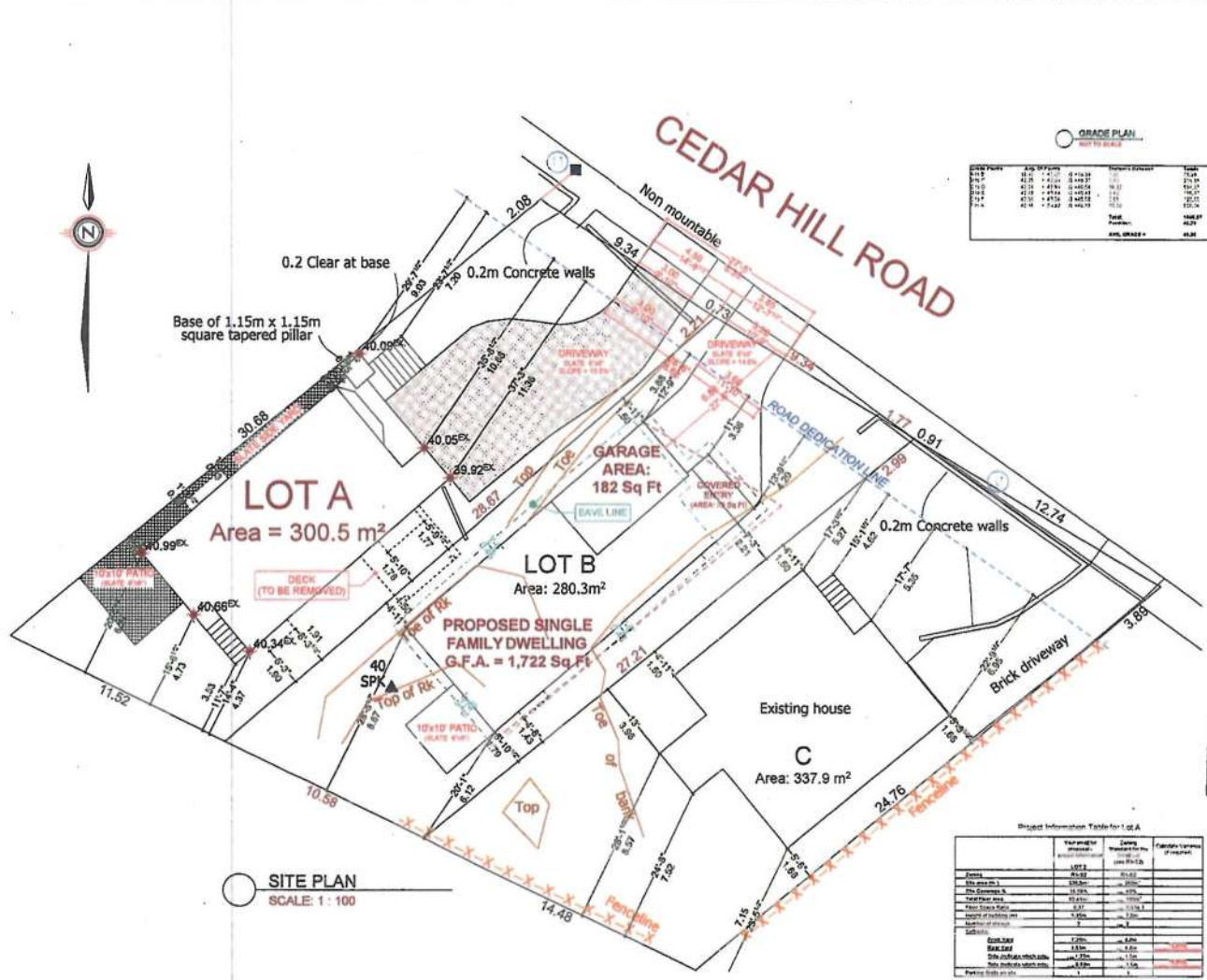
☐ I am opposed to the application.

Comments:

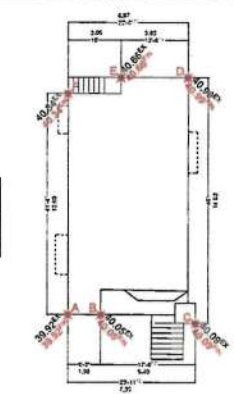
I think the plans look good and the proposed development
will be a nice addition to the area

OCT 20 / 2014
Date

[Signature]
Signature




Grade Points	Avg. SF Points	Students (Percent)	Total
A+ (4)	31.4	14.1%	71.48
A (3)	42.15	19.1%	219.19
B+ (2)	42.10	19.1%	219.10
B (1)	42.15	19.1%	219.15
C+ (0)	42.10	19.1%	219.10
C (0)	42.14	19.1%	222.56
D (0)	42.14	19.1%	222.56
F (0)	42.14	19.1%	222.56
W (0)	42.14	19.1%	222.56
		Total:	1046.87
		Percent:	46.26
		AVG. GRADE =	46.26



Received
City of Victoria
MAR 31 2015
Planning & Development Department
Development Services Division

Budget Information Table for 1st A			
	Year-end for December	January Transferred to 2nd A	Calculate 1/2 months of interest
	1,000.00	1,000.00	
Interest	40.00	40.00	
Other expenses 1st	100.00		
Other Expenses 2nd	10.00	10.00	
Transfer from 1st	10.00	10.00	
Other Income, Expense			
Amount of funding (net)	1,000.00	1,000.00	
Number of months	1	1	
Subtotal:			
Grant total	1,000.00	1,000.00	
Match total	1,000.00	1,000.00	
Total available match funds	1,000.00	1,000.00	
Match funds to be used	1,000.00	1,000.00	
Funding funds left	1	1	

 JAVA DESIGNS WHERE LINES ON PAPER BECOME WALLS ON SITE PH: 250.590.2468 TX: 250.590.4577 www.javadesigns.ca	ISSUE DATE: MARCH 1, 2015	DRAWING NAME: SITE PLAN AND GRADE PLAN	CUSTOMER:
	DRAWN BY: KYLE LEGGETT	DRAWING SCALE:	ADDRESS: 2826 CEDAR HILL ROAD

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

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE
CONTENTS OF THE SEVEN CITY AND BUREAU CODES AS WELL
AS ANY LOCAL BUILDING CODES OR ORDINANCES IN EFFECT
AT THE TIME OF CONSTRUCTION.

ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY MEANS PRIOR TO
CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE DIVISION

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN

ALL LOCATIONS SHOULD BE CONFIRMED BY A REGISTERED B.C. LAND SURVEYOR. ALL LOCATIONS SHOULD BE CONFIRMED BY THE JURISDICTIONAL AUTHORITIES. ALL RAILROADS, UTILITIES, AND ANY MODIFICATIONS ARE TO BE SHOWN ON THE PLAN.

CONFORMANCE OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE CONSULTANT.

CONCRETE AND FOUNDATION

ALL CONCRETE FOOTINGS TO MAINTAIN SLOPE SHOWN ON ELEVATIONS.

IF SOFTER CONDITIONS APPLY, THE TOP OF SLABING REPAIRS AND
SIDE OF FOOTINGS ARE TO BE DETERMINED BY A QUALIFIED ENGINEER.
DAMAGE TO CURB, FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS
THAN 10% AREA.
FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 3000
PSI OR EQUIV. OF 28 DAYS. UNLESS PLACED AND CURED IN ACCORDANCE
WITH A SPECIFICATION.
ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.
ALL CHASES ARE ESTIMATED ONLY AND SHALL BE QUOTED ON SITE.
ALL WOOD OR CONCRETE NEW CONCRETE SHALL BE TREATED OR SEPARATED

LUNGER FRAMES AND BRIMS

BUILDING FRAMES TO BE SUBMITTED TO FOUNDATION OFFICIALS AND
LOCAL BUILDING DEPARTMENT WITHIN NOT LESS THAN 15 DAYS FROM
RECEIVING NOTIFICATION OF THE PERMIT TO CONSTRUCT.

ALL ENGINEERED FRAMES TO BE DESIGNED BY ENGINEER.

ALL FRAMES SHALL CONFORM TO THE TABLES SET OUT IN THE "SPAN
BRIDGE" AND THE "FLOOR, ALL THIS CODE OF ORDINANCES AND
REQUIREMENTS OF ALL GRANTS OR THE RESPONSIBILITY
OF THE CONTRACTOR.

NOTES:
1. ALL ROOFING SHALL BE APPLIED TO MANUFACTURED
SPECIFICATION AND SHALL PROVIDE LEAK PROTECTION FROM
2. DRAIN AND GUTTER SHALL BE UP
3. ALL ELECTRICAL
4. ALL ELECTRICAL, SIGNAL OR PLAYS IS TO SERVE AS A GUIDE ONLY
5. MUST BE INSTALLED BY A QUALIFIED PERSONNEL

FLASHING
ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCLUDE APPROPRIATE STEP FLASHING.
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE
FLASHING.
DOORS - BOTTOM FINISHING FEET
FRAME OPENING 1/4" WIDER THAN DOOR
FRAME HEIGHT 1/4" IN EXTERIOR DOORS AND 1/2" FOR INTERIOR
DOORS - FRAME OPENING 1/4" WIDER THAN EXPOS DOORS
AND FRAME HEIGHT 1/4".

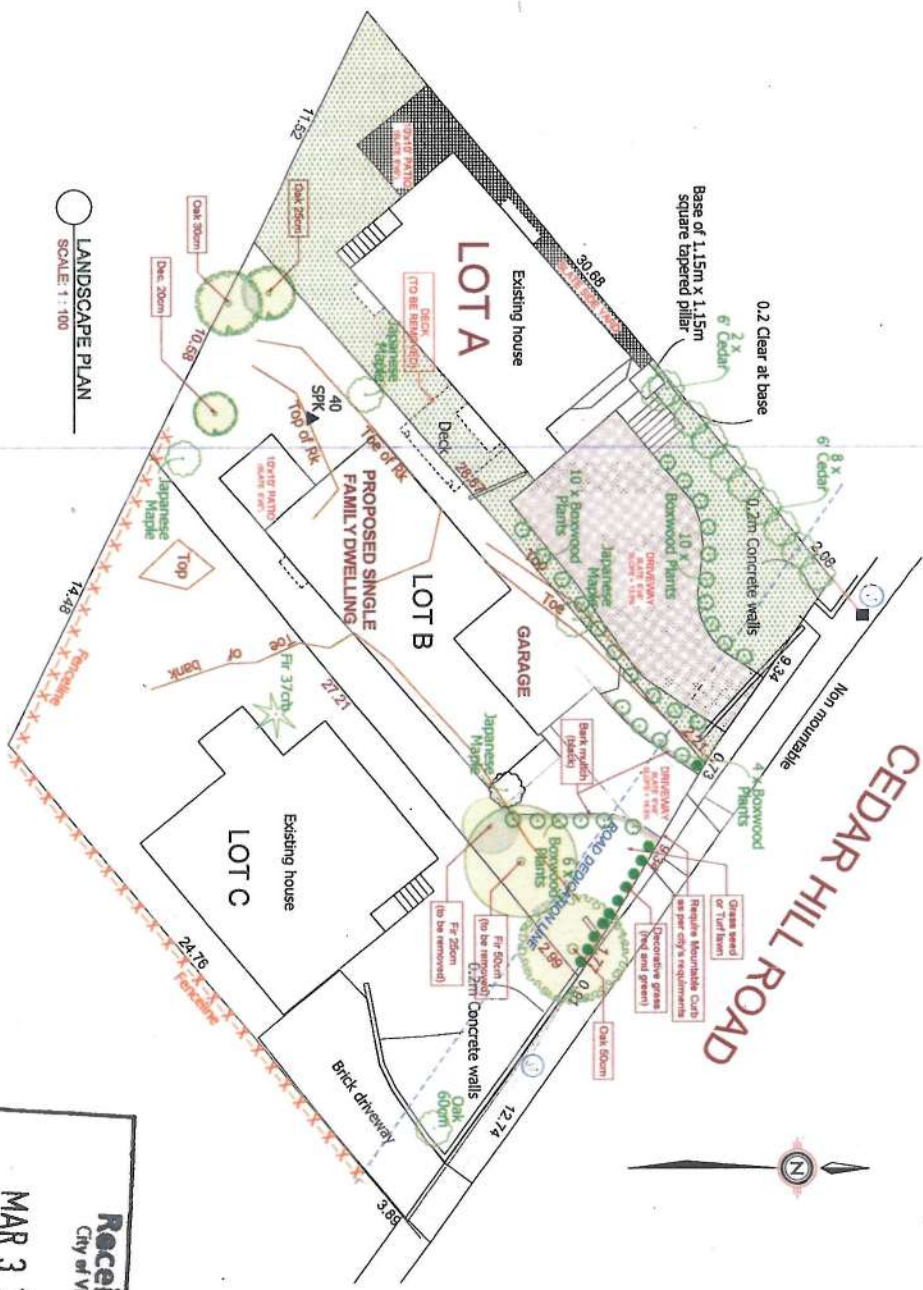
WIRE
CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 50' OF EACH

OTHER JAWAHEADS INC.
ON THE DESIGNER ACCEPT
RESPONSIBILITY FOR THE
DRAWINGS

INFORMATION PROVIDED ON
THIS DRAWING OR SITE.
CONDUCTED BY PLANT
#1.
PLANT AND OPERATIONS
BY JAWAHEADS INC. FROM THE
PLANT

SHEET
NUMBER

(A1)



LANDSCAPE PLAN
SCALE: 1" = 100'

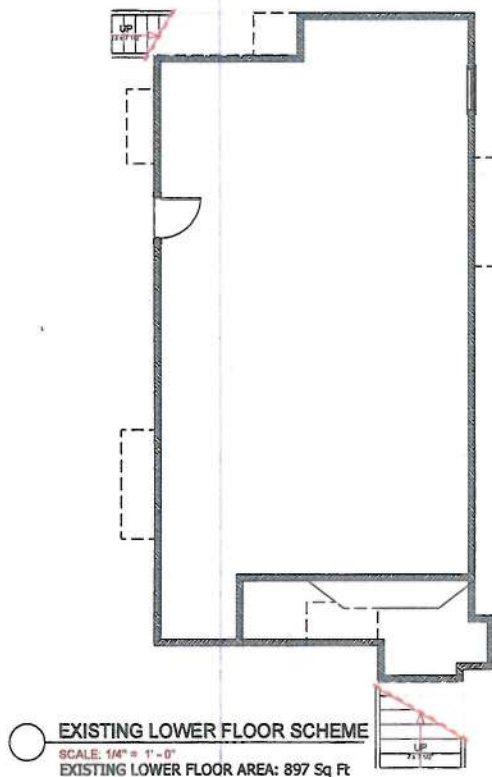
CEDAR HILL ROAD



LEGEND:
Plant List

- 18" 6' Japanese Maple trees
- Decorative grass (red and green)
- 4"x6" pavers (driveways and patios)
- dark mulch (black)
- Grass seed or Turf lawn (for new lawn areas)
- Numerous boxwood plants (along sides of driveways and patios)
- 100' 6' cedar hedge trees (light/neutral barrier between proposed lot A and neighbors' back property)

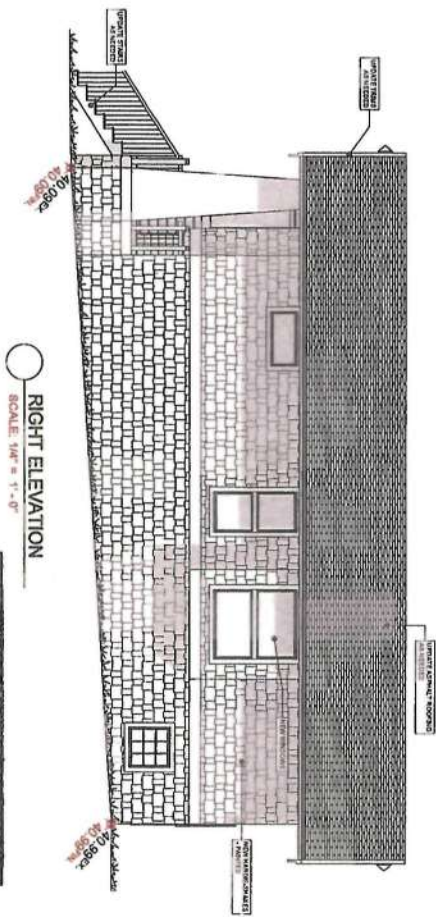
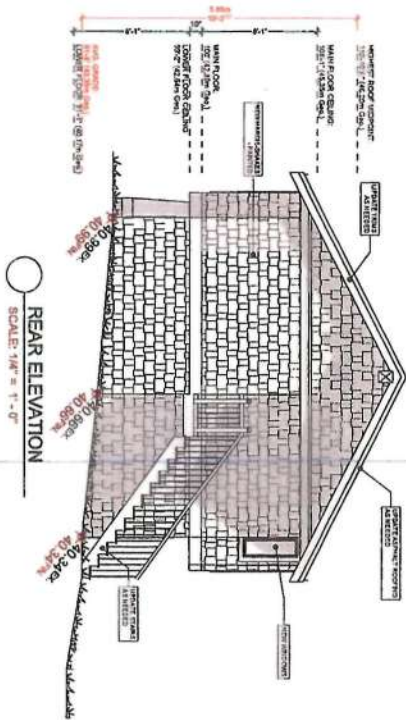
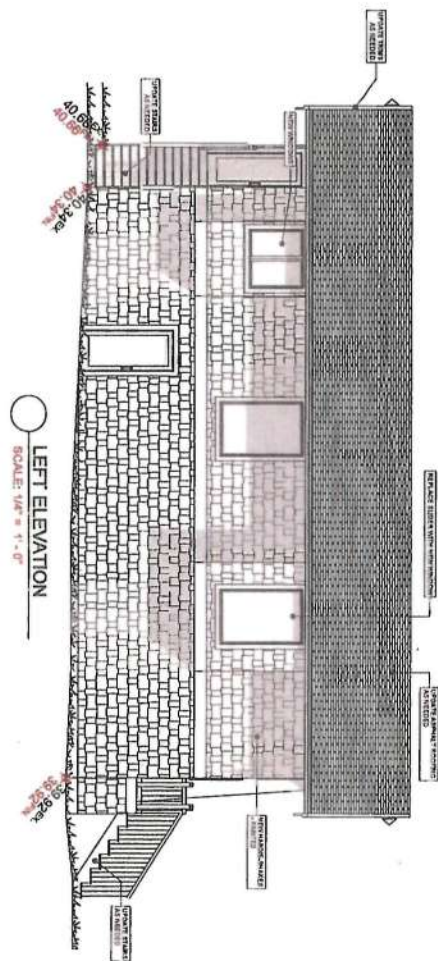
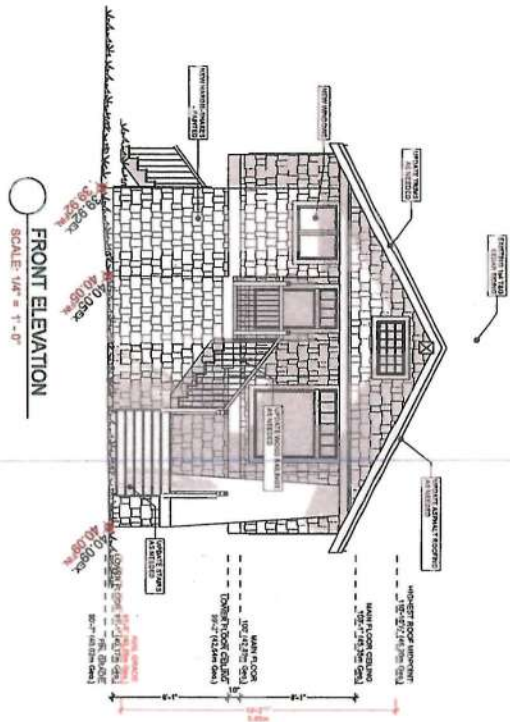
Received
City of Victoria
MAR 3 1 2015
Planning & Development Department
Development Services Division



Received
 City of Victoria

 MAR 31 2015
 Planning & Development Department
 Development Services Division

CUSTOMER: ADDRESS: 2826 CEDAR HILL ROAD	DRAWING NAME: EXISTING LOWER AND MAIN FLOOR PLANS DRAWING SCALE: 1/4"=1'-0"	ISSUE DATE: MAR. 11. 2015 DRAWN BY: KYLE JEGGETT	JAVA DESIGNS WHERE LINES ON PAPER BECOME WALLS ON SITE PH: 250.590.2468 FX: 250.590.4577 www.javadesigns.ca	SHEET NUMBER A3
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MAES REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 280 Pa

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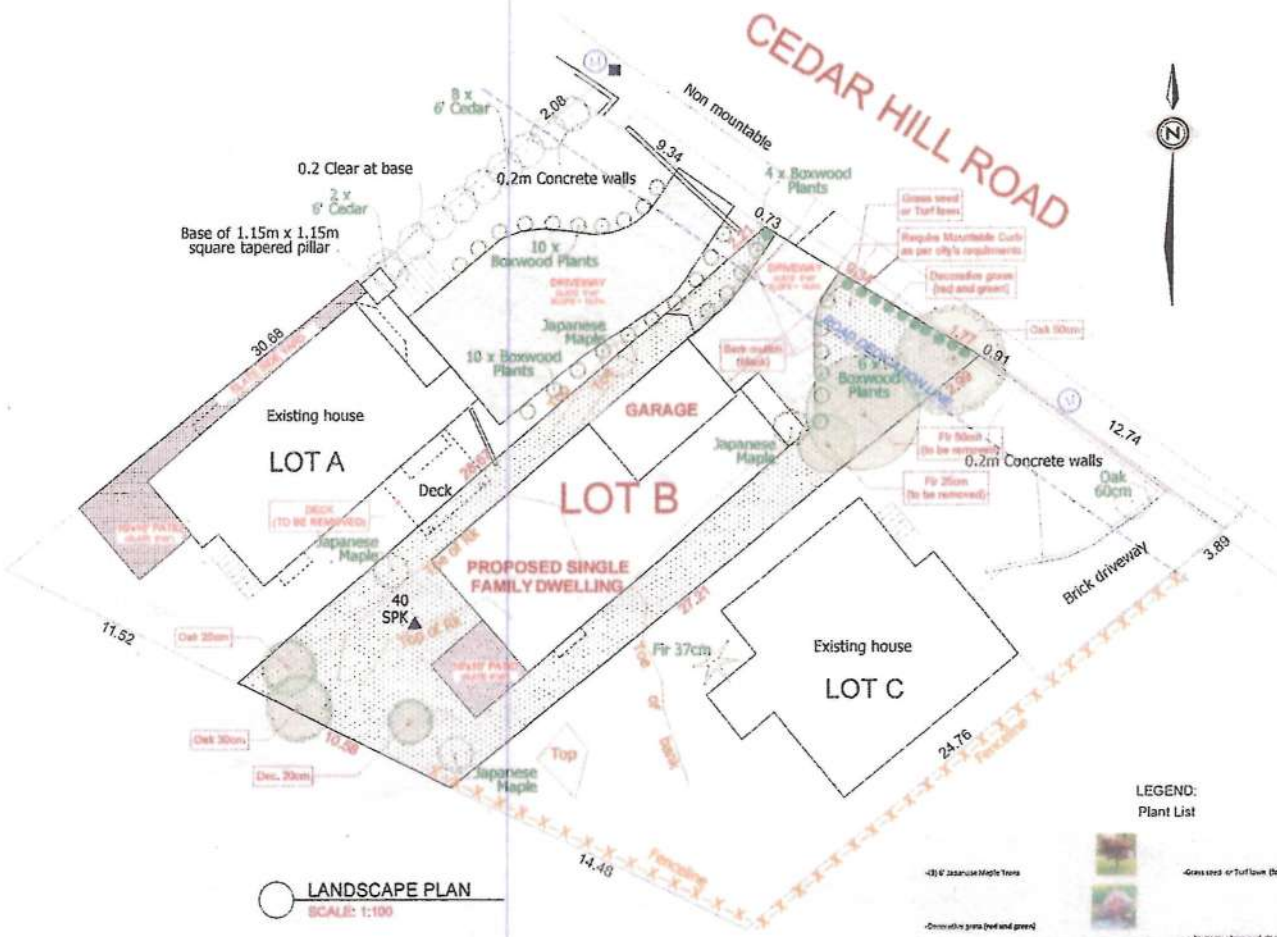
A4
SHEET
NUMBER

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

ISSUE DATE:
MAR. 11, 2015
DRAWN BY:
KYLE LEGGETT

DRAWING NAME:
ELEVATIONS
DRAWING SCALE:
1/4"=1'-0"

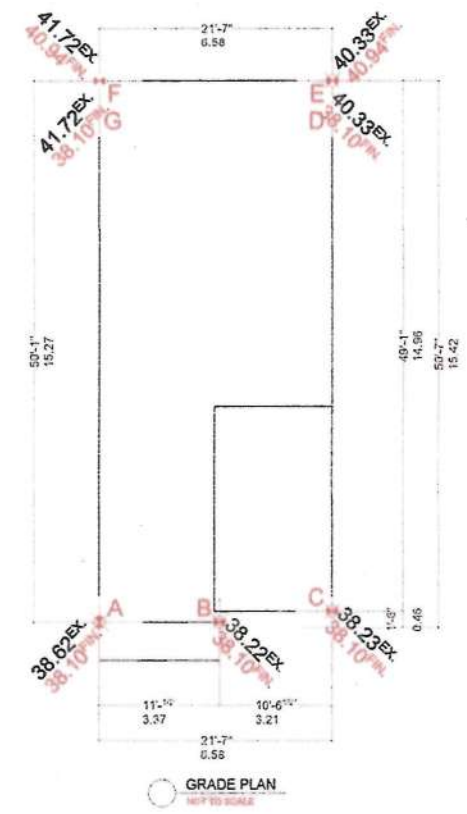
CUSTOMER:
ADDRESS:
2826 CEDAR HILL ROAD



LANDSCAPE PLAN
SCALE: 1:100

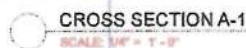
LEGEND:
Plant List

- (3) 6' Japanese Maple Trees
- Decorative grass (red and green)
- 4" x 6" pavers (driveways and patio)
- Dark mulch (black)
- Grass seed or Turf lawn (for minimum trees)
- Japanese hinoki plants (along sides of driveway and patio)
- 120' 1" cedar hedge trees (Spoke/round border between proposed lot A and neighbors' house) property

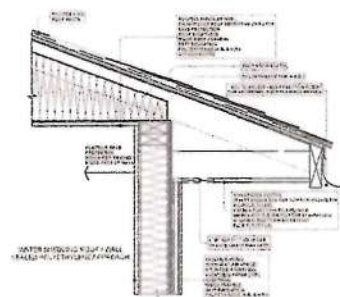


Grade Points	Avg. Of Points	Distances between	Elevations
A to B	38.10	3.37	126.40
B to C	38.10	3.21	122.30
C to D	38.10	14.86	109.86
D to E	40.33	6.98	287.41
E to F	40.33	15.27	561.79
F to G	40.33	15.27	561.79
G to A	38.10	3.37	126.40
Total Perimeter:			169.88
Avg. Grade =			38.49

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CONSTRUCTION NOTES:	
1. All Insulation, 1 inch only N.A.S. 1" Cellulose Insulation	Provide wet water out VHS using WhisperBlock & edge seal
2. Continuous gaskets	3. Use protection to 12" beyond insulation
4. Aluminum Channels and Aluminum Channel Surface Seal and sealants on per plate	5. 2" extruded seal on 2" VHS extrusion - 2" for seal, 1/2" slight protrusion - 1 quart compressing
6. All windows vinyl, supply rim gaskets, install on per plate 3/16" Channels to close to be seal plate	7. Seal on end and around all corner openings
8. Insulate 1/2" thick, 10" thick, 1" sealing with extruded foam seal, 1/2" thick	9. 1/2" E" VHS seal visible on 1" channel 3/16" thick seal, Insulate 10" thick
10. Provide drains to gutter system	11. 4" N.A.S. aluminum Channel, Handmade
12. 1" extruded seal on 1" seal case	13. Underside non-permeable seal

[illegible]

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

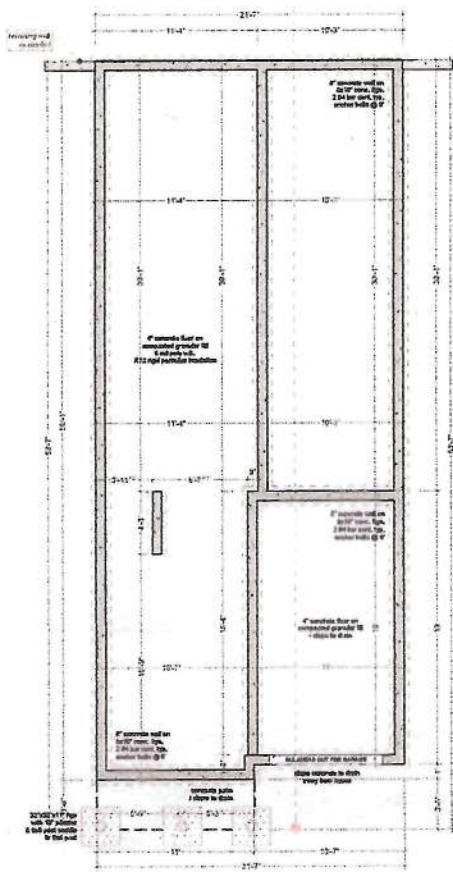
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MAR 31 2015
Planning & Development Department
Development Services Division

DRAWING NAME: CROSS SECTION A-A
ROAD DEDICATION SCHEME
AND SOFFIT DETAIL
DRAWN BY: NYLE EGGETT
1/8"=1'-0"

CUSTOMER: CAMERON BROWN
ADDRESS: LOT B CEDAR HILL ROAD

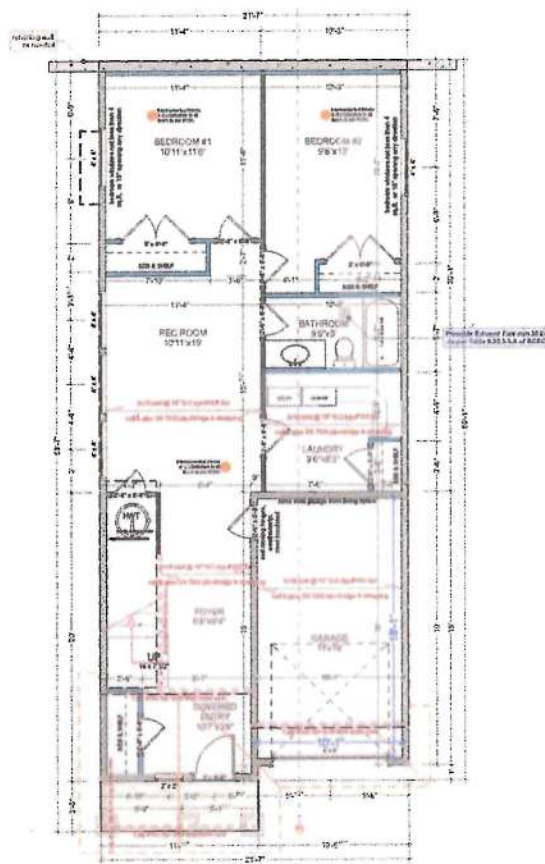
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NUMBER
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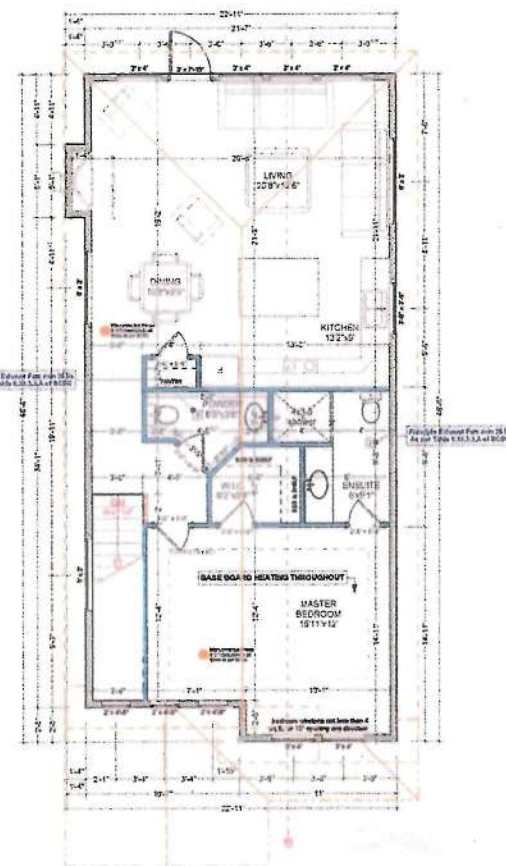
FOUNDATION PLAN (ON SLAB)

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



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

SCALE: 1/4" = 1'-0"
MAIN FLOOR AREA: 800 Sq Ft
GARAGE AREA: 182 Sq Ft



UPPER FLOOR PLAN (9'-0 3/4" WALLS)

SCALE: 1/4" = 1'-0"
UPPER FLOOR AREA: 922 Sq Ft

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CUSTOMER:
CAMERON BROWN
ADDRESS:
LOT B, CEDAR HILL ROAD

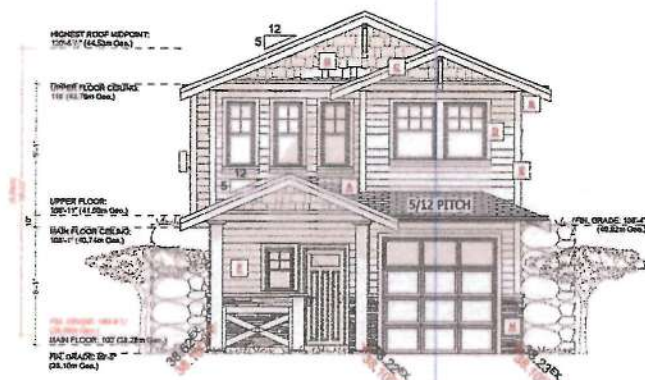
DRAWING NAME:
FOUNDATION, MAIN AND UPPER
FLOOR PLANS
DRAWN BY:
KYLE LEGGETT

ISSUE DATE:
MAR 09, 2015
DRAWING SCALE:
1/4" = 1'-0"

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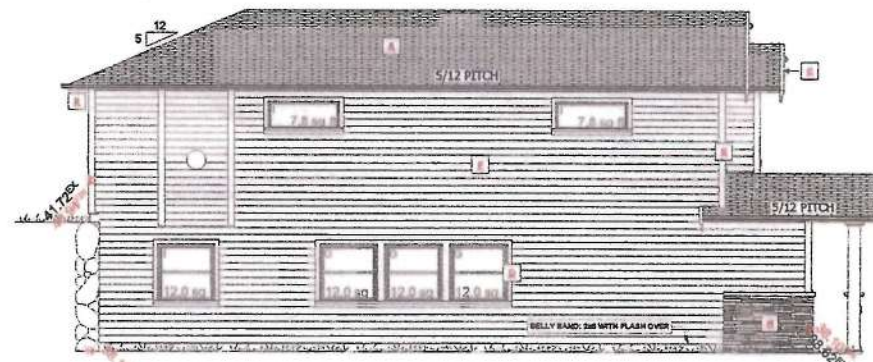
SHEET
NUMBER

A5



FRONT ELEVATION

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



LEFT ELEVATION

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

EXPOSING BUILDING FACE: 76.6m²
LIMITING DISTANCE: 3.95m
AREA OF GLAZED OPENINGS: 5.8m²
% GLAZED OPENINGS: 7.4%
% PERMITTED GLAZING (as per Table 9.10.15.4): 22.9%

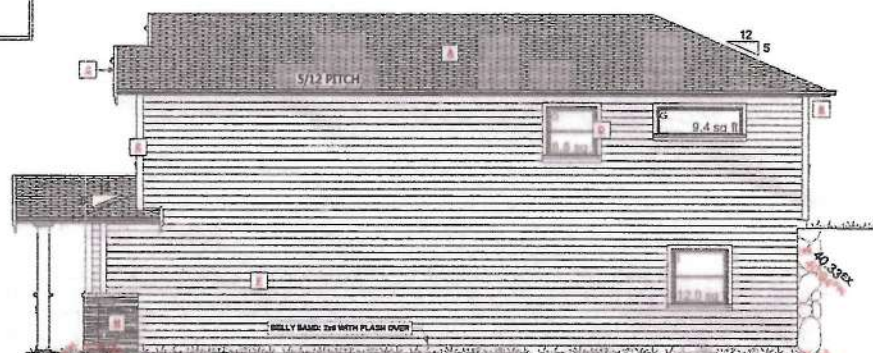
EXTERIOR FINISHES SCHEDULE			
1 ROOFING	ASPHALT ROOFING WITH SHINGLED RIDGE & HP GVS	3 CORNER TRIM	1/4" CORNER BOARDS - PAINTED/STAINED
2 GUTTER & SOFFIT	ALUMINUM GUTTER AND RAIN-VENTED SOFFIT	4 WALL FINISH	W/STANDARD AND BATTEN 1/4" @ 16" O.C. SUBSTITUTION 42 PER BAILEY
3 SARGE BOARD	2x10 WITH 1/4" DOUBLE SARGE BOARDS PAINTED TRIM COLOR	5 GABLES	CEDAR SHAKES - KAN SCREEN AS PER BAILEY
4 WINDOW & DOOR TRIM	1/4" TRIM BOARD - PAINTED/STAINED	6 STONE	K2 STONE - KAN SCREEN AS PER BAILEY

ALL WINDOWS MUST COMPLY WITH BCBC AND NAFS REQUIREMENTS
MUST BE CLEARLY LABELED ON ALL WINDOW UNITS UPON INSTALLATION FOR INSPECTION



REAR ELEVATION

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



RIGHT ELEVATION

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

EXPOSING BUILDING FACE: 79.8m²
LIMITING DISTANCE: 1.5m
AREA OF GLAZED OPENINGS: 2.8m²
% GLAZED OPENINGS: 3.5%
% PERMITTED GLAZING (as per Table 9.10.15.4): 8%

NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa

Received
City of Victoria

MAR 31 2015

Planning & Development Department
Development Services Division

CUSTOMER:
CAMERON BROWN

ADDRESS:
LOT B, CEDAR HILL ROAD

DRAWING NAME:
ELEVATIONS

ISSUE DATE:
MAR 05, 2015

DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
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NUMBER

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City of Victoria

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Planning & Development Department
Development Services Division

CUSTOMER:
CAMERON BROWN
ADDRESS:
LOT 6, CEDAR HILL ROAD

DRAWING NAME:
CONTEXT SCHEME

ISSUE DATE:
MAY 03, 2015

DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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NUMBER

A7



Received
 City of Victoria
MAR 31 2015
 Planning & Development Department
 Development Services Division

CUSTOMER:
CAMERON BROWN
 ADDRESS:
LOT B, CEDAR HILL ROAD

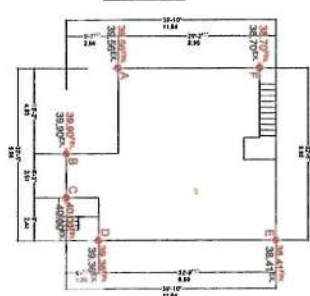
DRAWING NAME:
STREET SCAPE
 DRAWING SCALE:

ISSUE DATE:
MAR 05, 2015
 DRAWN BY:
KYLE LEGGITT

JAVA DESIGNS
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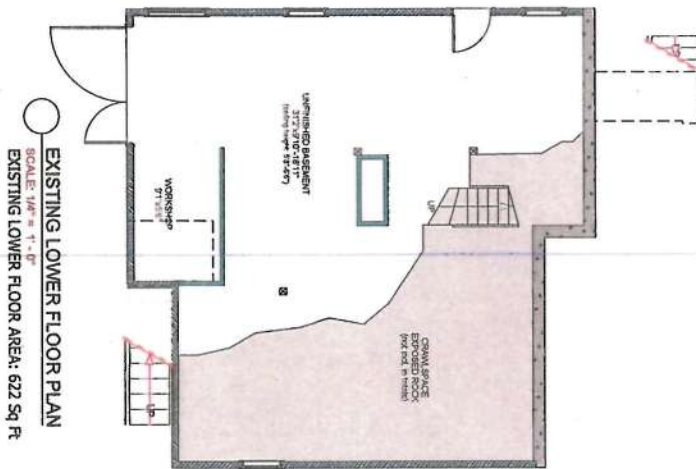
SHEET
 NUMBER
A8

and operation personnel on existing systems or the development of plans to solve problems and correct deficiencies and correct the plant.



CUSTOMER:

ADDRESS:
2822 CEDAR HILL ROAD



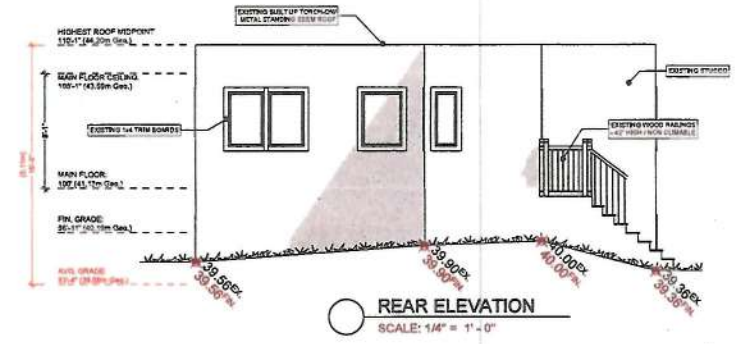
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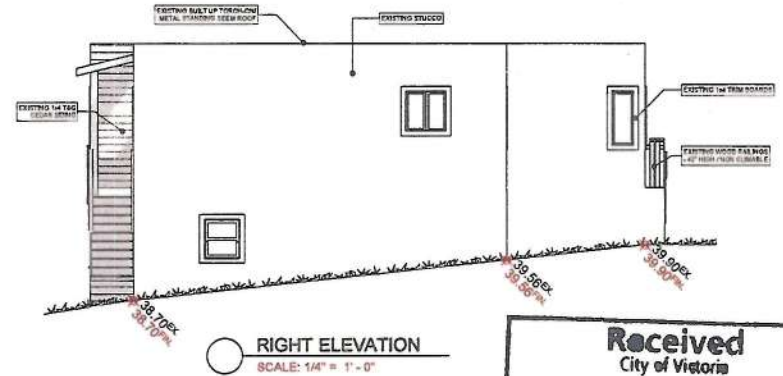
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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

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City of Victoria

MAR 31 2015

Planning & Development Department
Development Services Division

CUSTOMER:	2822 CEDAR HILL ROAD
DRAWING NAME:	ELEVATIONS
ISSUE DATE:	MAR 09, 2015
DRAWN BY:	KYLE LEGGETT
DRAWING SCALE:	1/4"=1'-0"
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