



Planning and Land Use Committee Report

For the Meeting of January 29, 2015

To: Planning and Land Use Committee **Date:** January 15, 2015
From: Leanne Taylor, Development Services Division
Subject: Rezoning Application #00456 for 1330 Ivy Place

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application #00456 for 1330 Ivy Place, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with section 903(c) of the Local Government Act, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of land, buildings and other structures, the siting, size and dimensions of (i) buildings and other structures and (ii) the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1330 Ivy Place. The proposal is to rezone part of the property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, in order to permit construction of a new small lot house and accessory building.

The following points were considered in assessing this Application:

- The proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill in the *Official Community Plan 2012 (OCP)*.
- The proposal is consistent with the objectives for infill development in the *Oaklands Neighbourhood Plan 1993*.
- The proposal is generally consistent with the policies and design specifications in the *Small Lot House Rezoning Policy 2002*.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone a portion of the subject property from R1-B, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The proposal is to construct a small lot house and accessory building on the proposed small lot and retain the existing house on the remaining R1-B lot. Variances would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit Application.

Sustainability Features

The applicant has identified sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

Land Use Context

The immediate neighbourhood is characterized by a mix of single-family houses and multi-unit residential buildings. The adjacent properties at 1326 Ivy Place and 2725 Hespler Place have been developed in a manner similar to this proposal with a small lot house facing Hespler and the existing house being maintained on the lot fronting Ivy Place.

Existing Site Development and Development Potential

The site is presently a single-family house. Under the current R1-B Zone, the property could be developed as a single-family house with a secondary suite. Should a portion of the subject property be rezoned to the R1-S2 Zone then a new small lot house would be permitted in accordance with the *Small Lot House Policy*. Secondary suites are not permitted on small lots.

Data Table

The following data table compares the proposal with the existing R1-B Zone and R1-S2 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Two asterisks are used to identify the existing non-conformities. An accessory building is being proposed on the small lot (Lot B) only, therefore, "n/a" is used to indicate that the requirements are not applicable to the proposed R1-B Zone lot.

Zoning Criteria	Proposal – Lot A (Existing House)	Zone Standard R1-B	Proposal – Lot B (New Small House)	Zone Standard R1-S2
Site area (m ²) - minimum	460.5	460	290	260
Density (Floor Space Ratio) - maximum	n/a	n/a	0.55:1	0.6:1
1 st and 2 nd storey floor area (m ²) - maximum	189.32	280	n/a	n/a

Zoning Criteria	Proposal – Lot A (Existing House)	Zone Standard R1-B	Proposal – Lot B (New Small House)	Zone Standard R1-S2
Combined floor area (m ²) - maximum	189.32	300	158.96	190
Lot width (m) - minimum	18.28	15	18.29	10
Height (m) - maximum	4.91	7.6	7	7.5
Storeys - maximum	2	2	2	2
Site coverage % - maximum	35.01	40	33.5	40
Setbacks (m) - minimum				
Front	4.16*	7.5	4.6*	6
Rear	6.71*	7.5	3.89*	6
Side	1.51* (NE)	3	1.5 (SE)	1.5
Side	1.47** (SW)	1.83	3.07 (SW)	1.5
Combined side yards	2.98*	4.5	n/a	n/a
Parking - minimum	1	1	1	1
Accessory Building				
Combined floor area (m ²) – maximum	n/a	n/a	9.1	37
Height (m) – maximum	n/a	n/a	2.97	4
Setbacks (m) – minimum				
Front	n/a	n/a	13.71*	18
Rear			0.6	0.6
Side			0.6	0.6
Separation space between an accessory building and principal building (m) - minimum	n/a	n/a	2.4	2.4
Rear yard site coverage %	n/a	n/a	13.94	30

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Oaklands CALUC at a Community Meeting held on May 15, 2014. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 92% support the Application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

Oaklands Neighbourhood Plan (1993)

The *Oaklands Neighbourhood Plan* recommends that applications for single family homes on small lots should be considered on their own merits and in accordance with the small lot housing criteria established by the City (*Small Lot House Design Guidelines*). The Plan also recommends that single family homes will remain the dominant housing type and family-oriented housing is preserved. The proposal meets the objectives set out in the Plan with respect to small lot infill developments. However, setback variances, which are reviewed with the concurrent Development Permit Application report, would be required.

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits in with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The proposed new small lot has a lot size of 290m² and lot width of 18.29m. The existing house would remain on the subject property (in the R1-B Zone) with its entrance facing Hespler Place. The new small lot house would face Ivy Place.

Regulatory Considerations

Road Dedication Requirements

To meet future transportation-related needs on Ivy Place and Hespler Place, a road dedication would be required. A Right-of-Way width of 15m would be sufficient to meet these needs and, therefore, a dedication of 1.404m would be required on Ivy Place and 1.252m would be required on Hespler Place at the time of subdivision. The proposed lot areas are calculated based on the road dedication requirement and both meet the minimum requirement after the road dedication is factored into the proposal.

Tree Preservation Requirements

One Garry Oak tree located in the proposed building envelop of the small lot would be removed. The tree was assessed and identified as diseased in an arborist report prepared by a Certified Arborist (attached). Two Garry Oak trees in the front yard of the proposed small lot would be retained and the applicant would be required to provide a tree preservation plan at the time of subdivision in accordance with the city's *Tree Preservation Bylaw*.

CONCLUSIONS

This proposal to rezone to the R1-S2 Zone and construct a small lot house is consistent with the objectives in the OCP, *Oaklands Neighbourhood Plan (1993)* and the *Small Lot House Rezoning Policy* for sensitive infill development. Staff recommend that Council consider supporting this Application.

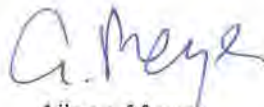
ALTERNATE MOTIONS

That Council decline Rezoning Application #00456 for the property located at 1330 Ivy Place.

Respectfully submitted,

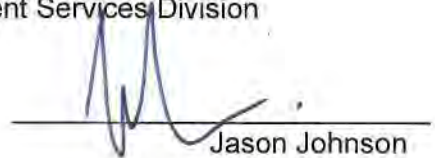


Leanne Taylor
Planner
Development Services Division



Alison Meyer
Assistant Director
Development Services Division

Report accepted and recommended by the City Manager:


Jason Johnson

Date:

January 20, 2015

LT:aw

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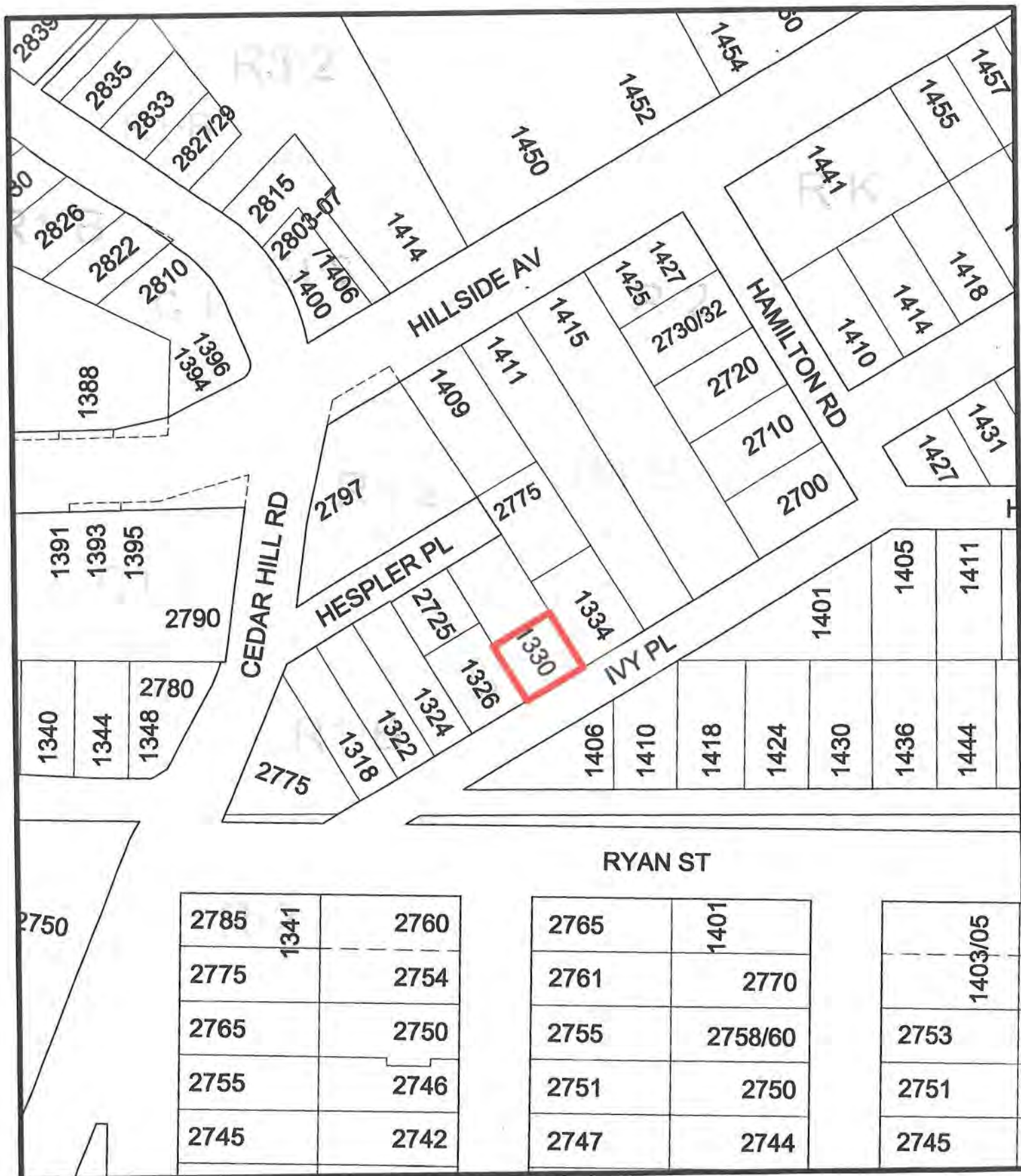
List of Attachments

- Air photo
- Zoning map
- Applicant's letter to Council dated January 13, 2015
- Arborist report dated June 30, 2014
- Submission drawings dated November 4, 2014
- Small Lot Housing Rezoning Petition.



1330 Ivy Place
Rezoning #00456
Bylaw #





1330 Ivy Place
Rezoning #00456
Bylaw #



Received
City of Victoria

JAN 13 2015

Planning & Development Department
Development Services Division

13-Jan-15

Mayor Lisa Helps and Councillors,
Corporation of the City of Victoria,
1 Centennial Square,
Victoria, B.C. V8W 1P6

RE: Proposed subdivision and rezoning to create a new R1S2 lot
at 1330 Ivy Place and retain an R1B Lot facing Hespeler Place,
Lot 2, Sections 29-30, Victoria District, , Plan 6352

Dear Mayor Helps and Councillors:

We are pleased to submit our revised application for the above noted property, to permit the construction of a new small single family dwelling, generally in accordance with the City's policy and guidelines for infill housing. As noted in our earlier correspondence, the double frontage lot, with the existing house sited far to the rear of the lot affords an ideal opportunity to retain the existing house. From the owners' discussions of the concept with neighbours over several months, and the generally positive response from the Oaklands Community Association land use committee at our mandated public meeting on May 15, 2014, we submitted our original application, believing that the project was a very good fit under the policy and guidelines. There were and are concerns from one adjacent neighbour and one across the road, the other neighbours are supportive of the application.

The original application has been reviewed by staff, and the requirement from land development to acquire additional right of way on both frontages has had the effect of generating 7 siting variances where we previously had only existing non conformities related to the siting of the original house.

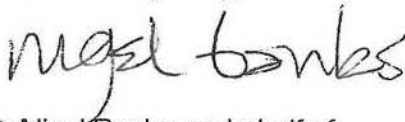
The natural advantages of the site include a topography that permits a new small house which does not overlook adjacent properties, existing trees which can remain, with one exception, on the subject site and adjacent municipal property. The exception, in the building footprint, has been determined by our arborist to be diseased and unsafe. The proposed new house takes on more traditional form that will fit with the eclectic mix of neighbouring properties, and its' finish materials will reflect that approach. The site has two existing driveways, one on each frontage, and the fact that it is the last but one property on two very short streets should preclude any traffic problems.



Despite the reduced lot sizes, we still believe that this proposal affords the opportunity to provide an additional new family home, while preserving the existing. The application is in keeping with a policy that supports infill where appropriate, and preserves the single family character of the neighbourhood. This project also maintains a large percentage of open space by utilizing existing parking and drives, on lots that, even after the road dedication still represent a total area in excess of those mandated by the zoning regulation. The proposal will also preserve neighbourhood amenity through proper attention to the issues of tree health, with minimal disruption to existing streetscapes.

Thank you for your consideration of this revised application.

Yours Very Truly,

A handwritten signature in black ink, appearing to read "Nigel Banks". The signature is written in a cursive, flowing style.

Nigel Banks, on behalf of
June and Brian Harrold



Talbot Mackenzie & Associates

Consulting Arborists

June 30, 2014

June Harrold
1330 Ivy Place
Victoria, BC V89 2X9

Received
City of Victoria

JUL 15 2014

Planning & Development Department
Development Services Division

At your request we examined a 62.0 cm d.b.h. Garry oak tree in your front yard in order to assess its current health and any risk it may pose to its surroundings. The tree is located where it could strike the residence on the neighbouring property should it fail. It is our understanding that the tree has had branch failure historically, the most recent being a large scaffold limb in recent years.

Based on a visual examination, the tree appears to be in declining health, as evidenced by its reduced annual shoot growth and sparse, pale foliage. There are several small open decay cavities throughout the crown associated with old pruning wounds and patches of sloughing bark between the buttress roots at the base of the tree. A closer examination of the areas of sloughing bark found decayed wood tissues and indications of fungal infection. Resistograph readings taken between the buttress roots found localised drops in resistance in the outer tissues and then increased resistance further into the trunk.

In our opinion, given the trees location, its current health, the history of limb failure and indications of fungal infection found in the lower trunk it would be best to remove this tree to eliminate the associated risk.

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

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists
Encl. – picture page

CC: Nigel Banks

Disclosure Statement

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

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

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

Box 48153 RPO Uptown
Victoria, BC V8Z 7H6
Ph: (250) 479-8733 ~ Fax: (250) 479-7050
Email: trechelp@telus.net

June 30, 2014

1330 Ivy Place

Pictures



Location of tree in yard, showing sparse foliage and decline symptoms.



Areas if decayed infected wood tissue found at the base of the tree.

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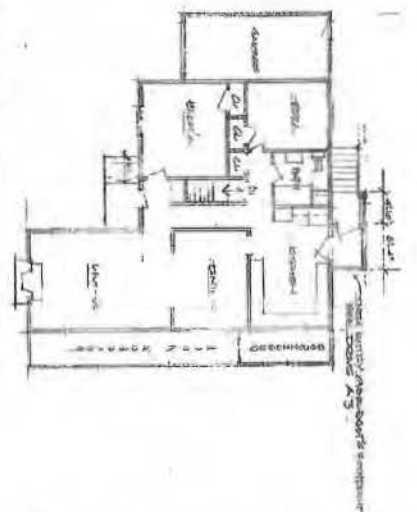
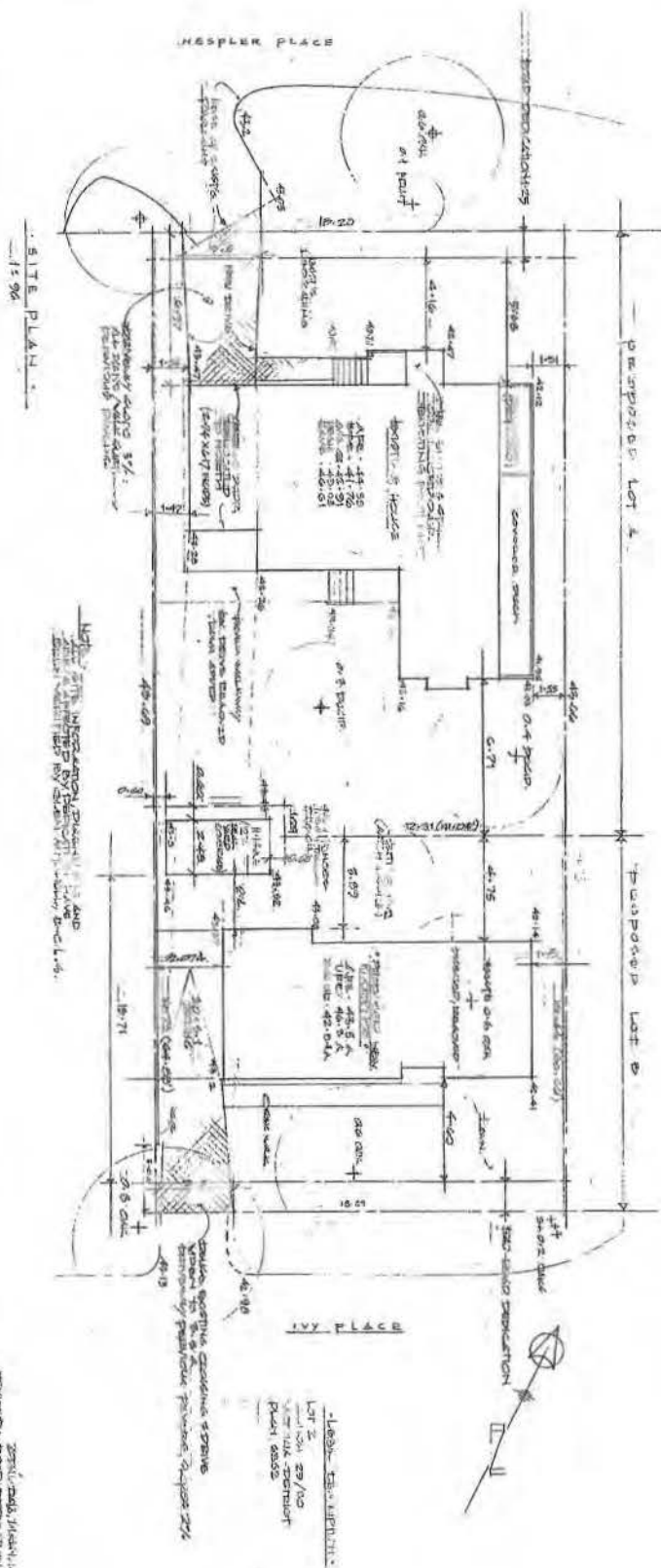
Zone 215 (boulder) 4-12-52 (new)

Reference	Area	Perimeter/Length	Surface Area	Volume
Long A-200	400 m	260 m	450 m ²	290 m ³
Long A-100	100 m	10 m	10 m ²	10 m ³
Long A-50	50 m	5 m	5 m ²	5 m ³
Long A-25	25 m	2.5 m	2.5 m ²	2.5 m ³
Long A-12.5	12.5 m	1.25 m	1.25 m ²	1.25 m ³
Long A-6.25	6.25 m	0.625 m	0.625 m ²	0.625 m ³
Long A-3.125	3.125 m	0.3125 m	0.3125 m ²	0.3125 m ³
Long A-1.5625	1.5625 m	0.15625 m	0.15625 m ²	0.15625 m ³
Long A-0.78125	0.78125 m	0.078125 m	0.078125 m ²	0.078125 m ³
Long A-0.390625	0.390625 m	0.0390625 m	0.0390625 m ²	0.0390625 m ³
Long A-0.1953125	0.1953125 m	0.01953125 m	0.01953125 m ²	0.01953125 m ³
Long A-0.09765625	0.09765625 m	0.009765625 m	0.009765625 m ²	0.009765625 m ³
Long A-0.048828125	0.048828125 m	0.0048828125 m	0.0048828125 m ²	0.0048828125 m ³
Long A-0.0244140625	0.0244140625 m	0.00244140625 m	0.00244140625 m ²	0.00244140625 m ³
Long A-0.01220703125	0.01220703125 m	0.001220703125 m	0.001220703125 m ²	0.001220703125 m ³
Long A-0.006103515625	0.006103515625 m	0.0006103515625 m	0.0006103515625 m ²	0.0006103515625 m ³
Long A-0.0030517578125	0.0030517578125 m	0.00030517578125 m	0.00030517578125 m ²	0.00030517578125 m ³
Long A-0.00152587890625	0.00152587890625 m	0.000152587890625 m	0.000152587890625 m ²	0.000152587890625 m ³
Long A-0.000762939453125	0.000762939453125 m	0.0000762939453125 m	0.0000762939453125 m ²	0.0000762939453125 m ³
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Long A-0.000001490116119384765625	0.000001490116119384765625 m	0.0000001490116119384765625 m	0.0000001490116119384765625 m ²	0.0000001490116119384765625 m ³
Long A-0.0000007450580596923828125	0.0000007450580596923828125 m	0.00000007450580596923828125 m	0.00000007450580596923828125 m ²	0.00000007450580596923828125 m ³
Long A-0.00000037252902984619140625	0.00000037252902984619140625 m	0.000000037252902984619140625 m	0.000000037252902984619140625 m ²	0.000000037252902984619140625 m ³
Long A-0.000000186264514923095703125	0.000000186264514923095703125 m	0.0000000186264514923095703125 m	0.0000000186264514923095703125 m ²	0.0000000186264514923095703125 m ³
Long A-				

RECONSTRUCTION OF EXISTING CONCRETE
BRIDGE WITH 14' SPAN BY THE RAPID LAMBERT
ROAD RECONSTRUCTION PROJECT



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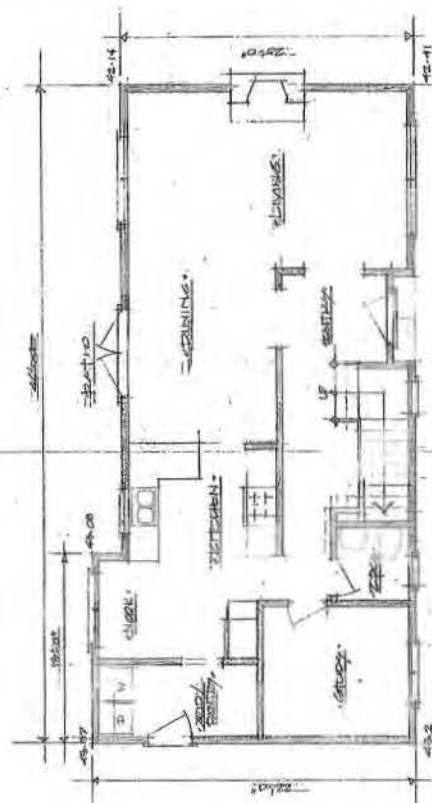
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design

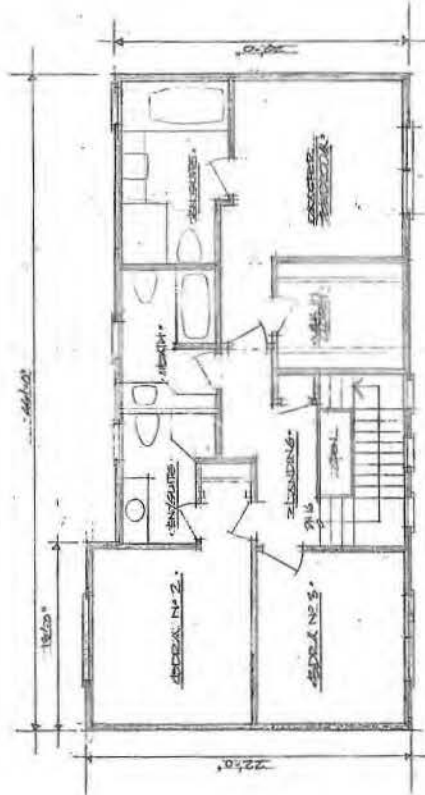
* 450 - 30: EE312847 (p. 2004) p. 1
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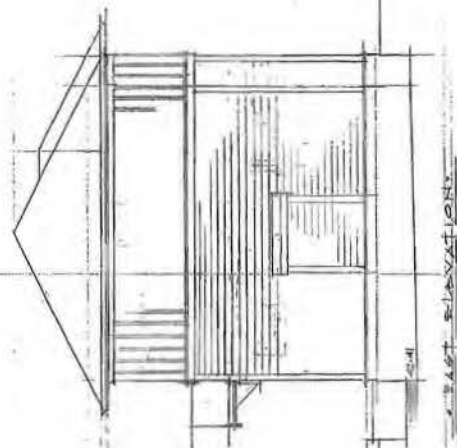
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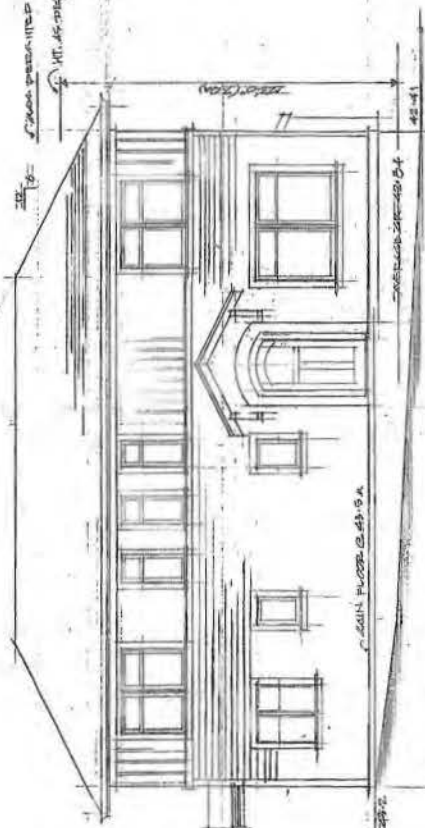
EX 61N FLOOR PLAN. 8814F



UPPER FLOOR PLAN - NO 47



DATE SUBMITTED



• NO 17-8-27-4-11-11-0-0-0-0

Since described in 7.5 a.
of HT. as defined



1332 LV
FROM PONTAS, FOR PROPOSED CITY



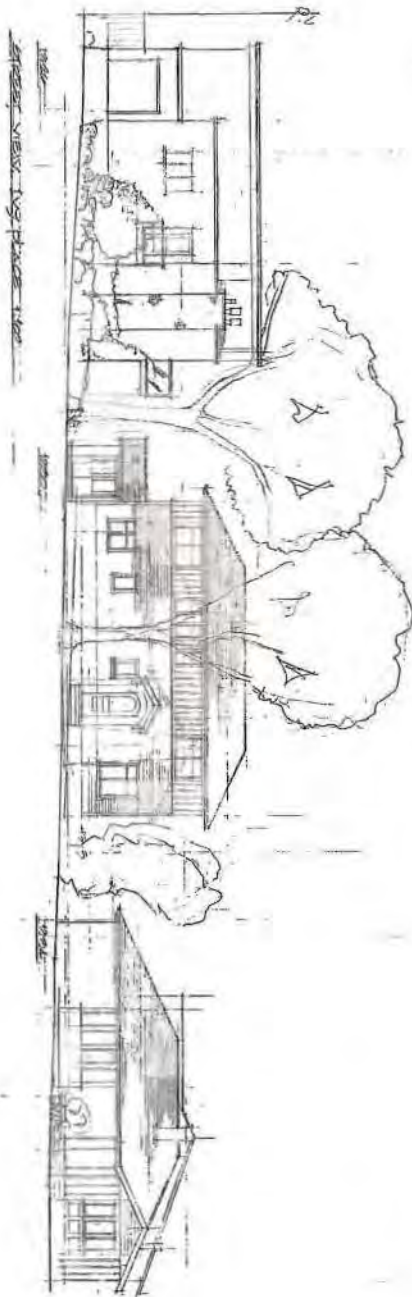
7135 HERNDEN



2725 HERNDEN

2725 HERNDEN

STREET VIEW - HERNDEN PLACE - 4114



STREET VIEW - HERNDEN PLACE - 4114

THE VIEWS, 1800 CREST (PROPOSED) 28/10/14



**banks
design**

Victoria 250 388 3331

PROPOSED REDEVELOPMENT
DESIGNED BY BRIAN HAROLD
STREET VIEW

1800 MY PLACE

1800 MY PLACE

DRAWN: 14

DESIGN: 14

SCALE: 1/100

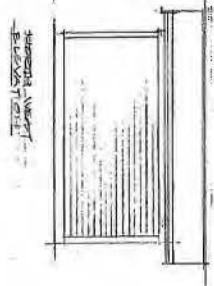
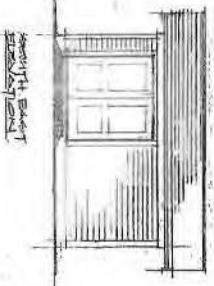
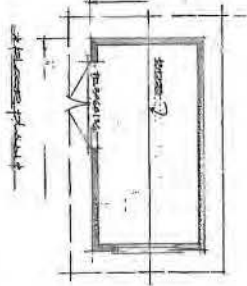
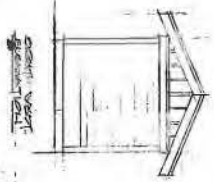
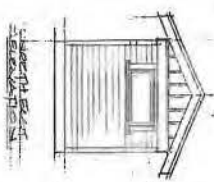
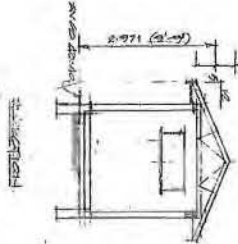
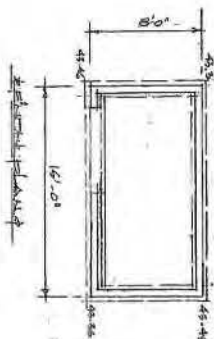
DATE: 28/10/14

PROJ. NO. 2

1800 MY PLACE

1800 MY PLACE

1800 MY PLACE



REVISED BUILDING INFORMATION SYSTEM 2/10/14



**banks
design**

Victoria 250-386-3331

PROPOSED LOBBY BUILDING
FOR
KING & BRIAN HARBOUR
1. FLOOR SECTION & ELEVATIONS

1000 N. PLACE

1000 N. PLACE

DESIGNED BY
BANKS DESIGN
SCALE: 1/8" = 1'-0"
DATE: 1/10/14

APPROVED BY
A/E
DATE: 1/10/14



SUMMARY SMALL LOT HOUSE REZONING PETITION

I, JUNE HARROLD, have petitioned the adjacent neighbours* in compliance with
(applicant)

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

and the petitions submitted are those collected by May 15, 2014.**
(date)

Address	In Favour	Opposed	Neutral (30-day time expired)
512 — 2797 Cedar Hill Rd.	✓	✓	✓
103 — " " "	✓		
301 — " " "	✓		
305 — " " "	✓		
3 — 1322 IVY PLACE	✓		
302 — 2797 Cedar Hill Rd	✓		
208 — " " " "	✓		
303 — " " " "	✓		
2725 HESPLER PLACE		✓	
201 — 2797 Cedar Hill Rd	✓		
202 — " " " "	✓		
404 — " " " "	✓		
2775 HESPLER PLACE	✓		
304 — 2797 Cedar Hill Rd	✓		

SUMMARY	Number	%
IN FAVOUR	23	92
OPPOSED	2	8
TOTAL RESPONSES	25	100%

TOTALS Pages 15

— 92% in favour
— 8% oppose
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 SMALL LOT HOUSE REZONING PETITION

I, JUNE HARROLD, have petitioned the adjacent neighbours* in compliance with
(applicant)

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

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

Address	In Favour	Opposed	Neutral (30-day time expired)
	✓	✓	✓
201-2797 Cedar Hill Rd	✓		
401- " " " "	✓		
405- " " " "	✓		
1318 IVY PLACE	✓		
406-2797 Cedar Hill Rd	✓		
306- " " " "	✓		
1324 IVY PLACE	✓		
203-2797 Cedar Hill Rd	✓		
204- " " " "	✓		
1326 IVY PLACE (Form returned late)		✓	
1406 RYAN ST			✓
11334 IVY PLACE	✓		
(Said at CALUC meeting, he does support application, but hasn't returned form yet)			

SUMMARY	Number	%
IN FAVOUR		
OPPOSED		
TOTAL RESPONSES		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,

BRIAN & JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) J. HAMILTON (see note above)

ADDRESS: 304. 2797 CEDAR HILL Rd.

Are you the registered owner? Yes ☐ No ☒

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

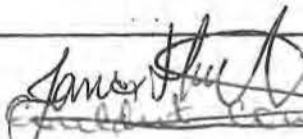
☒ I support the application.

☐ I am opposed to the application.

Comments:

Will support - No objections.
new house on street would look nice

April 2014
Date


~~Could not leave to do so~~
Signature
has now signed

SMALL LOT HOUSE REZONING PETITION

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

BRIAN + JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) GRAEME MUIR (see note above)

ADDRESS: 2775 HESPLEN PLACE

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:

4/26/2014

Date



Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE,

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) M. Trett (see note above)

ADDRESS: 404 2797 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:

Will support - Why not.

April 2014
Date

Couldnt come to door.
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN + JUNE HARROLD (print name), am conducting the petition requirements for the

property located at 1330 IVY PLACE

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) Katie Anderson (see note above)

ADDRESS: #202 - 2797 Creder 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:

April 26th 2014
Date

Katie Anderson
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN+JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) KRISTIN MACDONALD (see note above)

ADDRESS: 2797 CEDAR HILL RD. APT. 201

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:

April 27, 2014
Date

[Signature]
Signature

)

)

SMALL LOT HOUSE REZONING PETITION

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

JUNE & BRIAN HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 Ivy Place, Victoria, B.C.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) TERESITA SKIPP (see note above)

ADDRESS: #303-2797 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:

I like the plan of the house. It's beautiful

April 12/04
Date

Teresta Skipp
Signature

SMALL LOT HOUSE REZONING PETITION

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

JUNE & BRIAN HAROLD (print name) am conducting the petition requirements for the

property located at 1330 Ivy Place, Victoria

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) MARGERY STEVENS (see note above)

ADDRESS: 205²⁷⁷ 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:

"go for it" MARGERY.

21, April, 2014.
Date

Margery Stevens
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN + JUNE HARROLD (print name) am conducting the petition requirements for the

property located at 1330 IVY PLACE

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) REBECCA SMITH (see note above)

ADDRESS: #302 - 2797 CEDARHILL 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:

Apr. 126/14
Date

Rebecca Smith
Signature

SMALL LOT HOUSE REZONING PETITION

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

JUNE & BRIAN HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 Ivy Place, Victoria.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) Peter Harrison (see note above)

ADDRESS: #3 1322 Ivy Place.

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:

Seems like a good use of the
Property.

April 12/14.
Date

Peter Harrison
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD; am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE,

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) MR MORAN (see note above)

ADDRESS: 305 2797 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:

Will support.

April 2014
Date

Could not come to door.
Signature

SMALL LOT HOUSE REZONING PETITION

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

JUNE + BRIAN HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE, VICTORIA.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) GERRETT CONNOR (see note above)

ADDRESS: #301-2797 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:

APR 12 2014
Date

Gerrett Connor
Signature

SMALL LOT HOUSE REZONING PETITION

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

JUNE B. BRIAN HARROLD am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE, VICTORIA.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) Scott, Justin (see note above)

ADDRESS: 103-2797 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:

April 13/14
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD (print name), am conducting the petition requirements for the

property located at 1330 Ivy Place, Victoria, B.C.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) ROBERT D. McJON (see note above)

ADDRESS: 160 WILSON ST & 512 - Manager at
2797 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:

April 2014
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD; am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) Darren Kelly (see note above)

ADDRESS: 2797 Cedar hill RD # 201

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:

april 27 2014
Date

Darren Kelly
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) M. FIRSTBROOK (see note above)

ADDRESS: 401 2797 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:

No objections.

April 2014
Date

didn't come to door.
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE,

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) Katya Buttner-Schneider (see note above)

ADDRESS: 405-2797 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:

May 4, 2014
Date

Katya Buttner-Schneider
Signature

SMALL LOT HOUSE REZONING PETITION

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

JUNE & BRIAN HARROD am conducting the petition requirements for the
(print name)

property located at 1330, IVY PLACE, VICTORIA.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) TRACY MOORE (see note above)

ADDRESS: 1318 Ivy Place

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:

April 01/14
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE,

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) EUGENIE SHON (see note above)

ADDRESS: 406-2797 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:

PLANS LOOK GREAT AND FITS IN WELL
IN THE NEIGHBORHOOD

05/05/14

Date

E. Shon

Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN + JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) MR BAKEN (see note above)

ADDRESS: 306, 2797 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:

Will support

April 2014
Date

didn't come to door.
Signature

SMALL LOT HOUSE REZONING PETITION

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

JUNES BRIAN HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 Ivy Place, Victoria, B.C.

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following (print)

NAME: (please print) PATRICIA AXEN (see note above)

ADDRESS: 1324 Ivy Place, 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:

April 26, 2014
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE,

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) Sebastian Kayne (see note above)

ADDRESS: 203-2797 Cedar Hill-203

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:

9th May/14
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

BRIAN & JUNE HARROLD, am conducting the petition requirements for the
(print name)

property located at 1330 IVY PLACE,

to the following Small Lot Zone: _____

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

Please review the plans and indicate the following:

NAME: (please print) Aaron Connacher (see note above)

ADDRESS: 104-2777 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:

May 9 / 2014
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

Nigel Banks (print name), am conducting the petition requirements for the
J. D. Banks design
property located at 1330 Ivy Place
to the following Small Lot Zone: R1B to R1S2

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) Neil & Barbara Campbell (see note above)

ADDRESS: 1326 Ivy Place

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:

7th June 2014
Date

[Signature]
Signature