



Planning and Land Use Committee Report

For Meeting of August 21, 2014

Date: August 7, 2014

From: Helen Cain, Senior Planner

Subject: **Rezoning Application #00429 and Development Permit with Variances for 605-607 Cornwall Avenue**

Application to rezone from the R1-B Zone (Single Family Dwelling District) to the R1-S2 Zone (Restricted Small Lot Two Storey District). Concurrent Development Permit with Variances.

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit for the property located at 605-607 Cornwall Avenue. The applicant proposes to rezone from the R1-B Zone (Single Family Dwelling District) to the R1-S2 Zone (Restricted Small Lot Two Storey District) and to construct two new small-lot houses, which also require a Development Permit with Variances.

The following points were considered in assessing this application:

- The proposal to rezone is compatible with the OCP objectives for sensitive infill and the proposed design will comply with applicable guidelines in Development Permit Area 15A, Intensive Residential Small Lot Development.
- Each proposed small lot would be larger than the minimum size of 260 m² identified in the *Small Lot House Rezoning Policy, 2011*.
- The variances proposed in conjunction with the Development Permit are minor and would have little impact on the adjacent properties and public realm.


Staff recommend that the Planning and Land Use Committee support the Rezoning Application advancing to a Public Hearing and subsequent consideration of the Development Permit with Variances Application at a Hearing.

Recommendations

1. a. That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application #00429 for 605-607 Cornwall Street;
- b. That Council consider giving first and second reading to the bylaw amendment after the bylaw has been drafted;
- c. That Council schedule a Public Hearing after the bylaw has received first and second reading.
2. a. That Council schedule a Hearing to consider a Development Permit with Variances for 605-607 Cornwall Street concurrently with Rezoning Application #00429;
- b. Following the Hearing and subject to the adoption of the bylaw amendment for 605-607 Cornwall Street, that Council consider authorizing the issuance of the Development Permit with Variances for 605-607 Cornwall Street, in accordance with:

- i. plans for Rezoning Application #00429, stamped July 17, 2014,
- ii. development meeting all *Zoning Regulation Bylaw* requirements, except for the following rear, side and front yard setbacks:
 - Part 1.23 – R1-S2 Zone, Restricted Small Lot Two Storey District
 - minimum rear yard setback for principal building relaxed from 6.00 m to 5.17 m
 - minimum side yard setback from habitable room with windows relaxed from 2.40 m to 1.50 m
 - minimum front yard setback for accessory building relaxed from 18.0 m to 14.50 m
 - minimum rear yard setback for accessory building relaxed from 0.60 m to 0.25 m
 - minimum side yard setback for accessory building on flanking street relaxed from 7.50 m to 2.70 m,
- iii. final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.

Respectfully submitted,




Helen Cain
Senior Planner
Development Services Division





Deb Day, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Jason Johnson

Date: August 12, 2014

HC:aw

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1.0 Purpose

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit with Variances for the properties located at 605-607 Cornwall Street.

2.0 Background

2.1 Description of Proposal

The subject site is a corner lot at the intersection of Cornwall Street and Carnsew Street. The applicant proposes to rezone the property from the R1-B Zone (Single Family Dwelling District) to the R1-S2 Zone (Restricted Small Lot Two Storey District) to permit two small lot houses. One of the houses (Lot A House) would comply with all the criteria for the proposed zone except for a rear yard setback of 5.17 m, where the standard is 6.00 m, and the setback on the south side of the building, where windows are proposed, would be 1.70 m rather than the usual 2.40 m.

With respect to the second small-lot house (Lot B House), located on the corner, it would comply with the zone other than the side yard setback from the north elevation with windows, which is proposed as 1.50 m instead of the standard 2.40 m. In addition, the detached garage would be deficient with respect to east side, rear and front yard setbacks. However, the requested front and rear variances for the accessory building are in part needed to accommodate a future road dedication of 2.86 m along Carnsew Street at the subdivision stage, subject to Council approval of the Rezoning Application. It should be further noted that both lots would be larger than 260 m², which is the minimum site area for this type of development identified in the *Small Lot House Rezoning Policy, 2011*.

The proposed site plan, house design and landscaping would include:

- two-storey houses that are rectangular in form and massing
- the Lot A House has a garage built into the front facade and Lot B House has a detached garage, which is closer to the street than is typical for a small lot house but will enable the creation of a rear yard with ample space
- house siding is cedar boards and cedar shake with accent panels in pebbled stucco (white, grey) and roofs are metal
- garage doors are wood to blend these entrances with the houses' facades
- soft landscaping is trees and plantings in the front and rear yards and between Lots A and B, surface treatment for the paths and patios are interlocking bricks.

2.2 Green Building Features

The applicant proposes permeable materials for hard surfaces in the landscape plan and has identified in the attached letter that natural materials are being used for exterior finishes. At the Building Permit stage, the proposal would also include natural materials for building construction and pre-wiring for electric cars in each garage.

2.3 Demolition of Existing Building

This proposal includes the demolition of an existing legally non-conforming duplex. The applicant has provided a third-party condition report (attached) which assessed the foundation and main floor of the building and determined that the structure could not bear any upper floor addition without extensive upgrades to comply with the *British Columbia Building Code* regulations. A second consultant report (also attached) has been submitted to assess the “as is conditions” which indicates that major upgrades would be required to meet seismic requirements and that portions of the duplex were built without the proper foundations.

2.4 Existing Site Development and Development Potential

The data table (below) compares the proposal with the R1-S2 Zone (Restricted Small Lot Two Storey District). The proposal is less stringent than zone standards for the criteria identified with an asterisk.

Zoning Criteria	Proposed Lot A	Proposed Lot B	Zone Standard R1-S2
Site area (m ²) – minimum	289.80	263.20	260
Lot width (m) – minimum	16.74	16.74	10.00
Total floor area (m ²) – maximum	117.06	111.67	190
Density (Floor Space Ratio) – maximum	0.41:1	0.43:1	0.6:1
Height (m) – maximum	6.80	6.80	7.50
Storeys – maximum	2	2	2
Site coverage (%) – maximum	25.30	31.20	40
Setbacks (m) – minimum			
Front	6.13	6.13	6.00
Rear	5.17*	6.08	6.00
Side (south)	1.70*	2.78	2.40 ¹
Side (north)	2.08	1.50*	2.40 ¹
Vehicle Parking – minimum	1 space	1 space	1 space
Accessory building front yard setback (m) - minimum	n/a	14.64*	18.00
Accessory building rear yard setback (m) - minimum	n/a	0.28*	0.60
Accessory building side yard setback from flanking street (m) - minimum	n/a	2.74*	7.50

¹ Requirement for a habitable space which has a window

2.5 Land Use Context

Land uses in the surrounding area are single family dwellings, duplexes and single family small lots. Immediately adjacent land uses include:

- North: single family dwelling in the R1-B Zone (Single Family Dwelling District)
- South: single family dwelling in the R1-B Zone (Single Family Dwelling District)
- East: legal non-conforming duplex in the R1-B Zone (Single Family Dwelling District)
- West: single family dwellings in the R1-B Zone (Single Family Dwelling District).

2.6 Legal Description

Lot 22, Fairfield Farm Estate, Victoria City, Plan 138.

2.7 Consistency with City Policy

2.7.1 Official Community Plan, 2012

The proposed development is consistent with the relevant land use policies of the *Official Community Plan 2012* (OCP). The property at 605-607 Cornwall Street is designated as Traditional Residential in the OCP where ground-oriented housing, such as small lot single family dwellings, are enabled as appropriate forms of infill.

2.7.2 Design Guidelines

Also in accordance with the OCP, the two small lot houses are subject to control and regulation under DPA 15A, Intensive Residential Small Lot. The proposal for 605-607 Cornwall Street is aligned with DPA 15A objectives for infill that respects established character in neighbourhoods and complies with relevant design guidelines.

2.8 Community Consultation

The applicant consulted with the Fairfield Gonzales Community Association Land Use Committee (CALUC) on November 18, 2013. A letter from the CALUC is attached to this report. With respect to the *Small Lot House Rezoning Petition*, the required poll of immediate neighbours was completed in December 2013 and yielded very strong support (100%) for this proposal.

3.0 Issues

The key issues related to this application are:

- design review and analysis
- adjacency impacts
- setback variances.

4.0 Analysis

4.1 Design Review and Analysis

The proposal is subject to review under DPA 15A Intensive Residential Small Lot Development. Building form, character, exterior finishes and landscaping details are controlled and regulated in relation to the *Design Guidelines for Small Lot Houses, 2002*. Overall, the proposed houses comply with these Guidelines as summarized below.

- The front setback patterns and architectural styles surrounding the subject property are varied, so a variety of setbacks and designs are appropriate to this context.
- The proposed house design is contemporary in composition and finishes. The palette would be neutral with a variety of materials and textures.
- The new houses would be rectangular in form and massing, similar in height and roof pitch to adjacent houses on Cornwall Street, while one storey taller, but smaller in building footprint, to the neighbouring dwelling on Carnsew Street.
- With respect to the appearance of the street frontages, the main entryways of these houses would be clearly visible and each dwelling would be well-balanced in proportion of windows to solid-wall surfaces. The Lot A House would have a built-in front garage with finishes that blend with the upper façade, minimizing the visual prominence of the garage door.
- The landscape design would connect the private and public realms through new plantings in the front yards and would also provide private gardens in the rear yards. Privacy of the occupants of the new houses and immediate neighbours would be protected through new plantings to provide screening between Lots A and B and Lot A and adjacent properties to the north and east along shared property lines. All hard surfaces would be permeable with interlocking bricks for pathways and patio areas, and driveways would be surfaced in "grasscrete".

4.2 Adjacency Impacts

The proposal would have few impacts on the occupants of the adjacent properties. While the Lot A House would have windows in the east elevation, the building would be sited with adequate distance from the rear property line to reduce, if not prevent, overlooks into the back yard of the adjacent property at 1268-1270 Carnsew Street. There may be some impacts on liveability from the proposed side yard setbacks, where the south elevation of the Lot A House would face the north elevation of the Lot B House, but overlook from the windows would be limited given their small size, narrow shape and location toward the top of the building wall. Lastly, the two-storey height of these houses would have very little shadowing effect because the Lot A House is 5.17 m from the rear yard of the neighbouring house on Carnsew Street and shadows from the Lot B House would be cast onto neighbouring side yards and Cornwall Street.

4.3 Setback Variances

There are six variances requested in this proposal related to the rear and side yards for the small lot houses and detached garage on Lot B. Although the Lot A House south elevation and Lot B House north elevation would have habitable rooms behind, liveability impacts of the substandard side yard setbacks between the houses would be limited given the proposed height of the small, narrow window openings for both buildings. The variance for the rear yard setback is 5.17 m rather than the standard 6.0 m and is the result of design revisions to improve the street appearance of the Lot A House through pulling the front garage back to align with the façade. Lastly, the three variances for the detached garage on Lot B would result in a larger yard at the rear of the house. The east side yard setback would not have privacy or shadow impacts in relation to the adjacent neighbours.

5.0 Resource Impacts

There are no resource impacts that are associated with this development.

6.0. Conclusions

Staff recommend that the Planning and Land Use Committee support this Rezoning Application as the proposal is aligned with the OCP land use policy and design guidelines for new infill in low-density residential areas. While the proposed site plan includes variances for rear yard and side yard setbacks for the small lot houses and the detached garage, the form, massing and location of the buildings would have little shading or privacy impact on the adjacent properties and would be compatible with the surrounding context.

7.0 Recommendation

7.1.1 Staff Recommendations

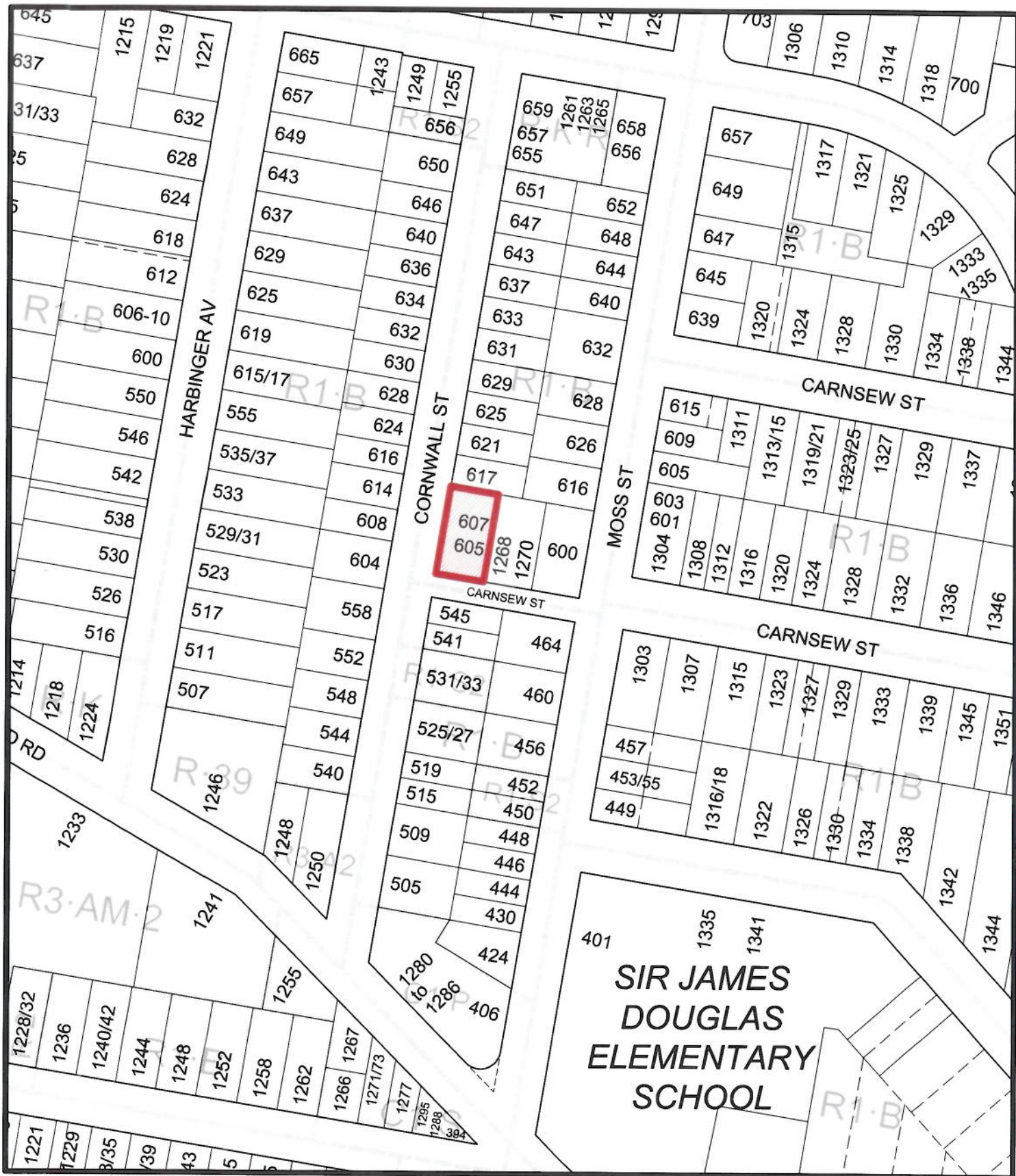
1. a. That Council instruct staff to prepare the necessary *Zoning Regulation Bylaw* amendment that would authorize the proposed development outlined in Rezoning Application #00429 for 605-607 Cornwall Street;
- b. That Council consider giving first and second reading to the bylaw amendment after the bylaw has been drafted;
- c. That Council schedule a Public Hearing after the bylaw has received first and second reading.
2. a. That Council schedule a Hearing to consider a Development Permit with Variances for 605-607 Cornwall Street, concurrently with Rezoning Application #00429;
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 - minimum side yard setback for accessory building on flanking street relaxed from 7.50 m to 2.70 m,
 - iii. final plans to be generally in accordance with plans identified above to the satisfaction of the Director of Sustainability Planning and Community Planning.

7.2 Alternate Recommendation (decline)

That Council decline Rezoning Application #00429 and a Development Permit with Variances for the property located at 605-607 Cornwall Avenue.

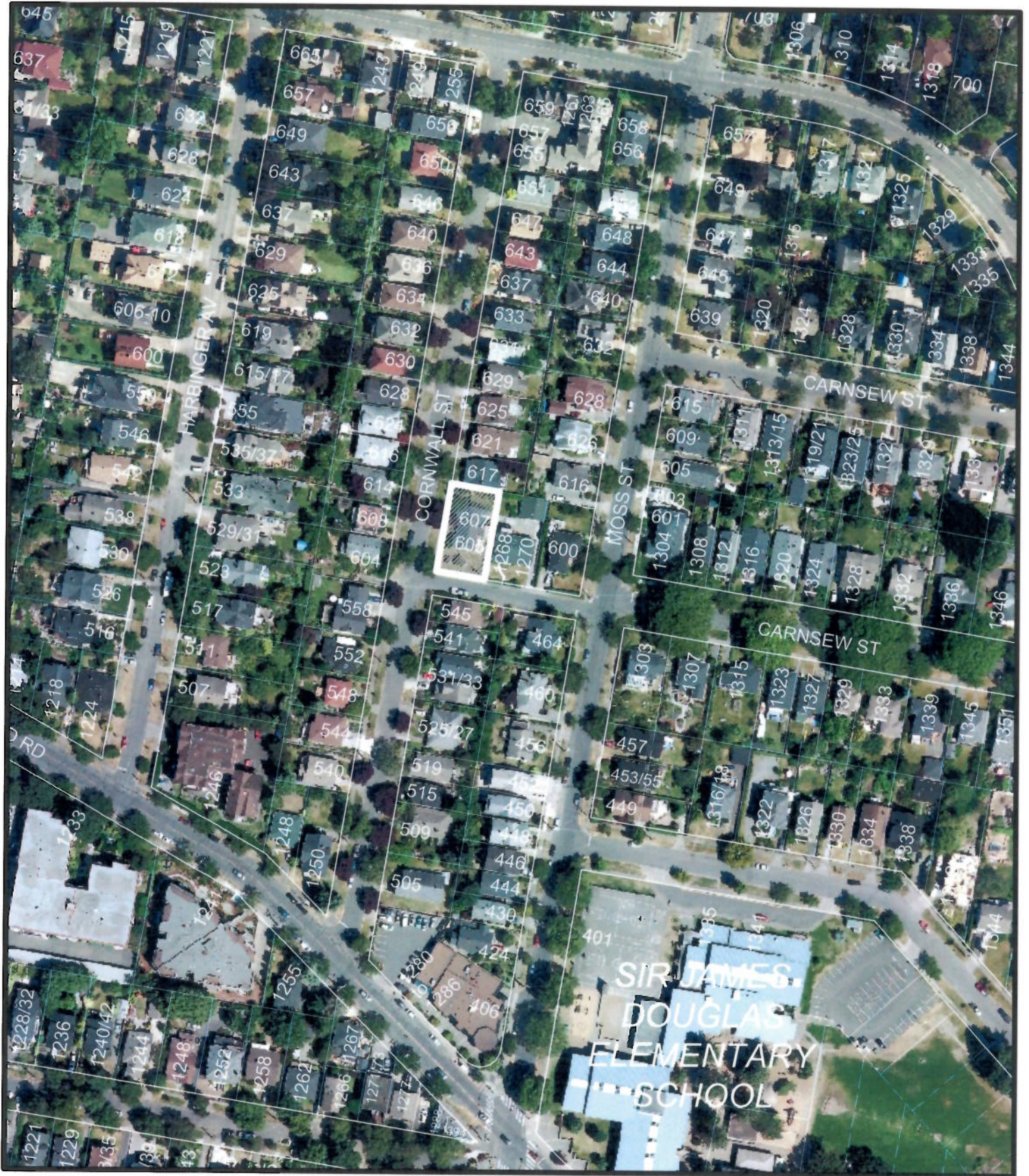
8.0 List of Attachments

- Zoning map
- Aerial photo
- Letters from Ryan Goodman, ARYZE Developments, Inc., stamped July 17, 2014, May 1, 2014, February 28, 2014, and February 7, 2014
- Plans for Rezoning Application #00429, stamped July 17, 2014
- Building Condition Assessment Reports from Read Jones Christoffersen, stamped July 17, 2014, and May 1, 2014
- Minutes of Fairfield Gonzales Community Meeting on November 18, 2013, stamped February 7, 2014
- Summary and Responses to Small Lot House Rezoning Petition.



605-607 Cornwall Street
 Rezoning #00429
 Bylaw #





605-607 Cornwall Street
 Rezoning #00429
 Bylaw #





Ryan Goodman
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July 15, 2014

Mayor Dean Fortin and Council

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

RE: 605-607 Cornwall St. Application for Small Lot Subdivision.

Dear Mayor Fortin and Council,

Thank you for considering our application for rezoning, we are excited about the opportunity to improve the streetscape of Cornwall and Carnsew street and look forward to continuing to work with the neighbourhood to deliver a project that embodies the values of the local community.

This project is lead by ARYZE Developments, a specialized small volume home builder with a focus on innovative design, planning and high quality green building techniques. With a deep network of Victoria's finest sub-contractors and a team craftsmen, ARYZE is large enough to handle complex custom builds, but small enough that its owners are personally involved in every aspect of the project.

A. Introduction

We are seeking your support to rezone 605-607 Cornwall st. from R1-B to R1-S2 to accommodate the construction of two small single family homes in the place of an older duplex. Our proposal is for high quality, pedestrian oriented housing which considers and respects the architectural style and materials of the neighbourhood and conforms to the Official Community Plan.

The development is in the lively, family oriented neighbourhood of West Fairfield, within walking distance to Cook St. Village. It is located on the corner of Cornwall and Carnsew streets and the current site of an older rental duplex which is largely in original condition and in need of redevelopment. Our proposal to improve the property and replace the duplex with single family homes more typical to the street has garnered broad neighbourhood support and the feedback received is that the project will be a welcome improvement to the streetscape.

About the existing property:

- 605-607 Cornwall was constructed in 1947-48 as a purpose built side-by-side duplex and has always operated as a 2 family home.

ARYZE

Development and Construction Services | aryze.ca

- The structure is a single story, with approximately 1450 sq ft of floor space across two units.
- Prior to being acquired by ARYZE in November 2013, the home was owned by an out-of-town investor for close to 30 years and is in disrepair and in need of redevelopment.
- The structure is in mostly original condition and our Project Engineer, Read Jones Christoffersen (RJC), reviewed property and found significant age related and structural deficiencies and the home does not comply with today's building code. Remediating and restoring the home to today's standard is not economically viable.

B. Need and Demand

- Quality infill housing is highly sought after in urban neighbourhoods across Canada. With a strong demand for modern, energy efficient, secure housing in pedestrian oriented neighbourhoods with close access to transit and amenities. The Moss St. Neighbourhood of West Fairfield is no exception, and there is high demand for suitable housing in the area.
- The existing property is in largely original condition with antiquated insulation, oil heat and little living space with less than 1400 sq ft between the two units, the home in its current form does not meet the housing needs of a majority of people looking to live and work in Fairfield.

C. Services

- As a purpose built 2 family home, the land density and a majority of service and parking requirements will not change with our proposal.
- Public transportation, a community centre as well as a number of amenities are within close walking distance to the property. As such, there is adequate infrastructure and services in place to meet our proposal.

D. Neighbourhood

- Cornwall Street and the surrounding neighbourhood has many recent examples of successful small lot subdivision and R1-S2 zoning.
- Cornwall Street is a lovely, diverse street with varied housing style, age.
- The immediate neighbourhood is made up of smaller lot sizes on average (3600 sq ft), subdivided many years ago from the original plots. Our building site is nearly twice the size of adjacent parcels.
- New, high quality homes on R1-S2 re-zoned lots in close proximity (656 Cornwall, 1249, 1255 Richardson, 450, 452 Moss st.) have respected the fit and character of the neighbourhood and our proposal is to do the same.

F. Design

- Proposal is to construct high quality homes, designed to match the fit and finish of neighbouring properties.
- The proposed roofline will match approximate height of adjacent homes (545 Cornwall and 614 Cornwall).
- Careful consideration paid to neighbours in our design and landscaping choices. The side yard setback of home A was increased to limit shading on 617 Cornwall, as well, homes have been lowered in gade to reduce total height and ensure roofline is inline with adjacent neighbours.
- Proposal integrates green building elements, including natural, healthy materials inside and out, permeable driveway and walkways and purpose built bike storage.
- In consideration of our target customers desire for a healthy, environmentally conscientious, urban lifestyle, both garages will be pre-wired for electric car charging stations.
- Our goal is to move and retain existing mature shrubs and small tree's and integrate landscaping to enhance the corner of Cornwall, Carnsew st and create the appearance of lush semi-public space.

G. Request for Variance(s)

The following variances are requested:

Accessory Garage - Front yard setback, Home B

- Proposed small lot configuration leaves parcels which are long and wide, but not deep, which limits options for off-street parking and garage space. Garages are a desirable and very sought after feature and we have proposed a detached accessory garage for Home B.
- A corner lot, with side yard access to the garage from Carnsew St., accessory buildings are governed by front yard setback and a variance is required to include an accessory garage in our proposal. The zone standard requires 18m front yard setback, whereas our proposed garage resides 14.52M from the front property line along Cornwall st.
- To reduce shadowing, and the visual appearance of the garage, we've proposed a flat roof, materials and landscaping elements to help this structure blend into its environment. The adjacent neighbours at 1268/1270 Carnsew st. are on side and fully support our proposal and request for variance.

Side yard setback - Home A, Home B

- As requested by Sr. Planner, Helen Cain, to reduce the perceived bulk / massing of the interior elevation's, we have added two linear windows on each home (south elevation of home A, north elevation of home B). These windows break up / add interest to the exterior elevations and bring light to interior living space while retaining privacy. The zone standard side yard setback where windows are present is 2.4m, and 1.5m when there are no windows. Our proposed setback for each home is 1.5m, and we are seeking a variance to retain this City of Victoria recommended design element, which we appreciate and support.

Rear yard setback - Home A

- As requested by Sr. Planner, Helen Cain, we have taken steps to reduce the vertical appearance of home A as well as the prominence of the garage.
- Changes include altering the material selected for the garage door as well as setting the garage back in the home and cantilevering the 2nd floor over the garage door. This change requires a variance in that to accommodate the cantilever and while retaining a usable garage depth, we have pushed out the rear wall of the garage 0.91m. This has reduced our proposed rear yard setback to 5.17m from the zone standard of 6.0m, requiring a variance.

Conclusion

Thank you for your consideration of our application to rezone 605-607 Cornwall st. from R1-B to R1-S2 to accommodate the construction of two small single family homes in the place of an existing duplex. We are excited about the opportunity to continue to establish our construction company's reputation in the Fairfield Community and look forward to the opportunity to build attractive homes that are a long standing testament to the vision and talent of our team.

Sincerely,



Ryan Goodman, BA, MBA
Partner, ARYZE Developments Inc.

REV 3 28 MAR 2014
 REV 2 06 FEB 2014
 REV 1 01 JAN 2014
 Misc changes, end elevation, lot B entry to Cornwall, set back acc gar, etc
 Add End Elevations of homes, add plan and elevations of garage on sep sheet
 Revisions following neighbourhood consultation
 17.10.14.147 1467010142.547.147
 D:\REVIT PROJECTS\2014\22 FAIRFIELD LAMM ESTABL - VICTORIA CITY PLAN 138



Project Data - Proposed Lot A
 Proposed Zoning R1-S2 (Small Lot 2 Storey)
 Proposed Lot Size 292.5 sm (3148 sf)
 Proposed Site Coverage 789 sf = 25.3%
 Max Permitted 40%
 Proposed Floor Areas (measured per City definition incl stairs)
 Garage surplus 00 sf
 Second Flr 730 sf
 Main Floor 530 sf
 Total 1260 sf = 117.06sm = 0.404 FAR
 Max Permitted 190 sm
 Max Permitted GFA 0.6
 Basement 516 sf
 Attached Garage 200 sf
 Average Grade 15.1 m
 Proposed Building Height 6.80 m
Project Data - Proposed Lot B
 Proposed Zoning R1-S2 (Small Lot 2 Storey)
 Proposed Lot Size 268.2 sm (2886 sf)
 Proposed Site Coverage 655 + 264 = 919 sf = 32.4%
 Max Permitted 40%
 Rear Yard Area 6.18 m x 14.65 m = 90.54 sm (974 sf)
 Proposed Rear Yard Covg 264 / 974 sf = 27.1%
 Max Permitted 30%
 Proposed Floor Areas (measured per City definition incl stairs)
 Second Flr 601 sf
 Main Flr 601 sf
 Total 1202 sf = 111.67 sm = 0.424 FAR
 Max Permitted 190 sm
 Max Permitted GFA 0.6
 Basement 594 sf
 Detached Garage 264 sf
 Average Grade 15.1 m
 Proposed Building Height 6.80 m
Changes made in response to feedback from Planning and Engineering, Neighbours and Fairfield - Gonzales Community Association meeting:
 1. Reoriented entrance of home B to face prominently on Cornwall St
 2. Improved amenity space in both rear yards
 3. Improved entrance doors for both home A and B to increase pedestrian orientation of homes and ensure the home's entrance is dominant over driveway / garage door
 4. Reduced prominence of garage doors through wood material selection to blend with home siding
 5. Created articulation by setting back garage door of home A and cantilevering 2nd floor
 6. Reduced perceived bulkiness by adding additional windows on interior elevations (south elevation home A, north elevation home B) as well as additional architectural screening elements
 7. Softened rooflines and added a finish
 8. Window choice revised for more traditional styling
 9. Homes lowered further in grade to reduce total height and match neighbouring homes
 10. Wall feature added to provide a unique, contrasting architectural element for benefit of homeowner at 617 Cornwall



P1
 JAN 2014
 CAMSEW ROAD
 605/607 CORNWALL ST

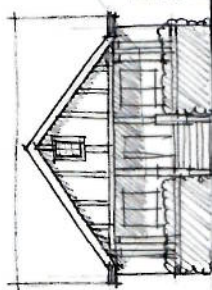
Proposed 2 Small Lot Subdivision for :
ARYZE DEVELOPMENTS LTD.
 605/607 Cornwall @ Camsew, Victoria City, BC
 RON McNEIL, BDA/IBC, A.S.T
 2272 Millstream Road,
 Victoria, BC V9B 6H2
 Phone/Fax: 250.474.2360
 info@mcneildesigns.bc.ca



3D View Cornwall corner

Material Legend:

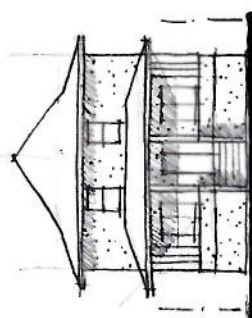
- A - Natural Grey Dash Stucco
- B - Natural Cedar Screening
- C - Black Vinyl Windows/ Casing
- D - Roof Material, Zinc Grey standing seam metal roof
- E - Behr DP-337 Semi Transparent Cedar Shake
- F - Natural White Dash Stucco
- G - Behr DP-317 Semi Transparent Cedar Shake
- H - Roof Material, Charcoal Grey standing seam metal roof
- I - Fascia / Flashing Material, Charcoal Gray
- J - Fascia / Flashing Material, Zinc Gray
- K - Natural fir pivot door
- L - Wood garage door



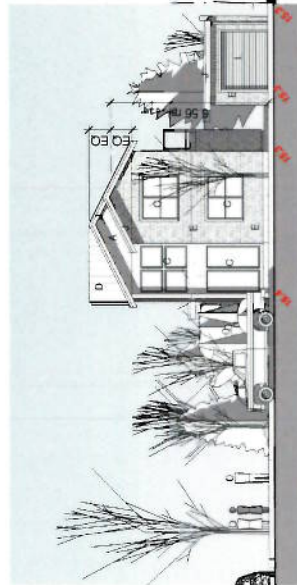
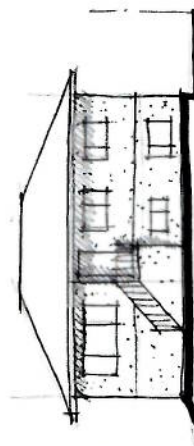
2017 cornmeal



1) Cornwall Streetscape West Elevation
1/8" = 1'-0"



545 CORNWALL

2) South Carnsew Street Elevation
 $\frac{5.00}{100} = 5.0\%$ 

269 CARNISEN



Proposed 2 Small Lot Subdivision for :

ARYZE DEVELOPMENTS LTD.
605/607 Cornwall @ Carnsew, Victoria City, BC

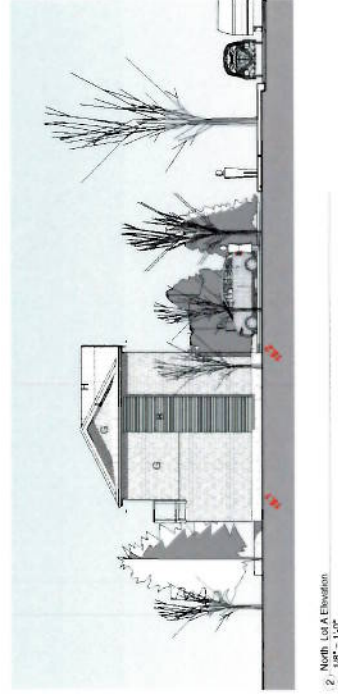
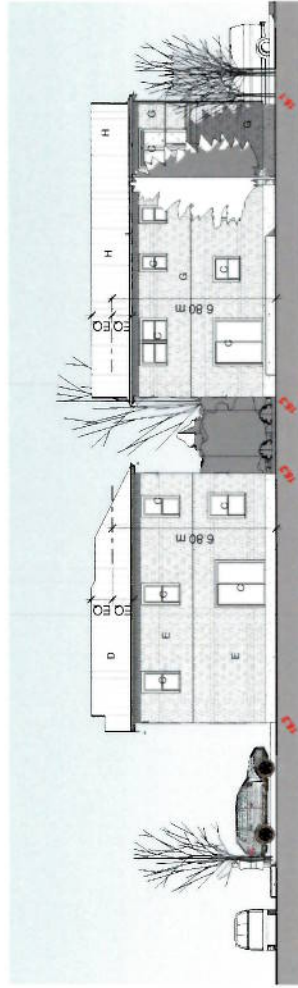
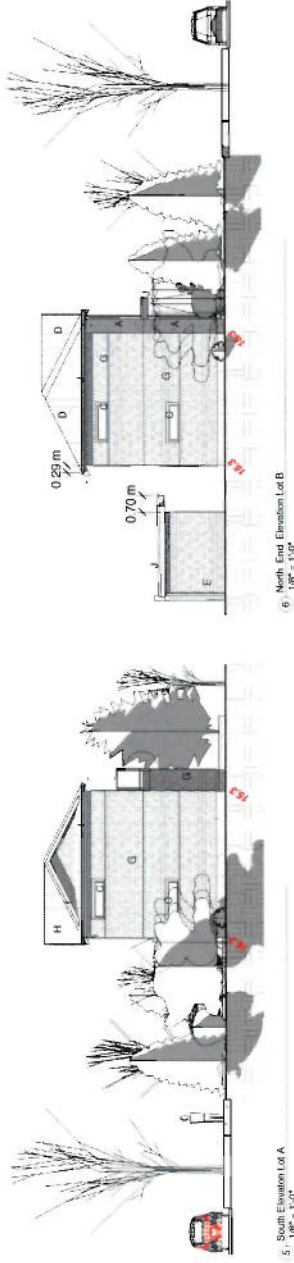


ERON McNEIL, BD.AIBC,AScT
2272 Millstream Road,
Victoria, BC V9B 6H2
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

Material Legend :

- A - Natural Grey Dash Stucco
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- I - Fascia / Flashing Material: Charcoal Gray
- J - Natural fir pivot door
- K - Natural Grey Dash Stucco
- L - Wood garage door

Numbered Bubbles in conjunction with "Conditions to be met prior to PLUO
Misc changes, end elevation fenestration, lot B entry to Cornwall, etc
Add End Elevations of homes, add plan and elevations of garage on sheet
RAM
RAM
RAM



Proposed 2 Small Lot Subdivision for :

ARYZE DEVELOPMENTS LTD.
605/607 Cornwall @ Camsew, Victoria City, BC

**McNEIL
BUILDING
DESIGNS
LIMITED**

RON McNEIL, BDAIBC, ASCT
2272 Millstream Road,
Victoria, BC V9B 6H2
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

P3

DATE: 01/11/2014
DRAWN: 01/11/2014
CHECKED: 01/11/2014
DATE: 01/11/2014

REV 3 28 MAR 2014
REV 2 06 FEB 2014
REV 1 01 JAN 2014

Revisions following neighbourhood consultation
PLUO: 01/11/2014
ADD: 01/11/2014
DRAFT: 01/11/2014

Proposed 2 Small Lot Subdivision for :

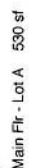
ARYZE DEVELOPMENTS LTD.
605/607 Cornwall @ Camsew, Victoria City, BC

ERON McNEIL, BD.AIBC,AScT
2272 Millstream Road,
Victoria, BC V9B 6H2
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca

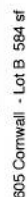
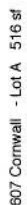
REV 3	28 MAR 2014
REV 2	06 FEB 2014
REV 1	01 JAN 2014



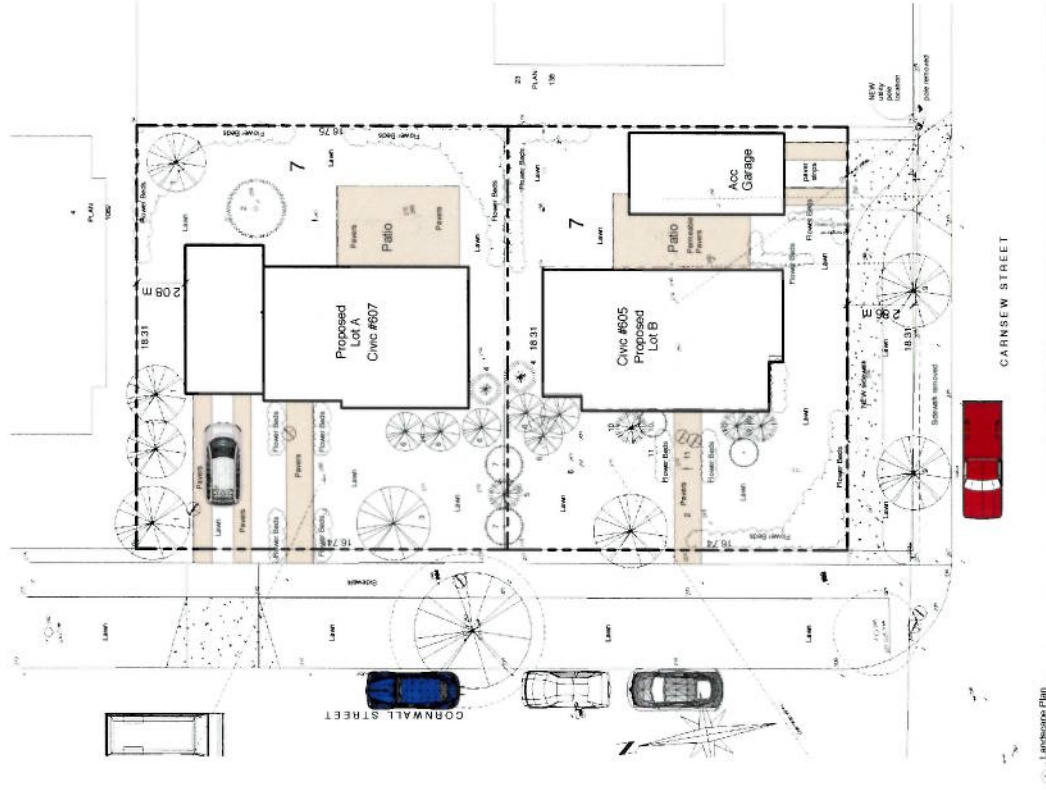
2. Second Floor $3'15" = 1'-0"$



1 Main Floor
3,018'² = 1'-0"



3 Basement 3'16" - 1'0"



Plant List

Sym	Name	Common Name	Size
1	Existing Syringa Vulgare	Prunrose	3 m
2	Acer Palmatum 'Ozakazuki'	Maple	5 m
3	Acer Japonicum 'Aureum'	Japanese Maple	5 m
4	Hydrangea macrophylla 'Blue Wave'	Hydrangea	1.5 m
5	Hibiscus Syriacus 'Blue Bird'	Hibiscus	3 m
6	Spiraea Japonica Rubella	Spiraea	1.5 m
7	Azalea 'Mother's Day'	Azalea	1 m
8	Existing Cornus 'Cappuccino Royal'	Purple Smoke Tree	3 m
9	Cornus 'Eddie's White Wonder'	Dogwood	4 m
10	Rhododendron 'Goddess Yellow'	Rhododendron	2 m
11	Exbury Azalea 'Knap Hill'	Azalea	1.5 m

Notes

Planting will follow national nursery standards
Irrigation by automatic sprinkler system in multiple zones.

Proposed 2 Small Lot Subdivision for :

ARYZE DEVELOPMENTS LTD.
605/607 Cornwall @ Camsew, Victoria City, BC

PL

DATE: 28 MAR 2014
DRAWN BY: PLM
CHECKED BY: PLM
SCALE: 1:100



RON McNEIL, BDAIBC, ASCT
2272 Millstream Road,
Victoria, BC V9B 6H2
Phone/Fax: 250.474.2360
info@mcneildesigns.bc.ca



ceiling and fr.
21' - 5 3/4"

Second Floor
13' - 5"

Main
3' - 6"

Basement Floor
5' - 5"

Foundation
6' - 9"



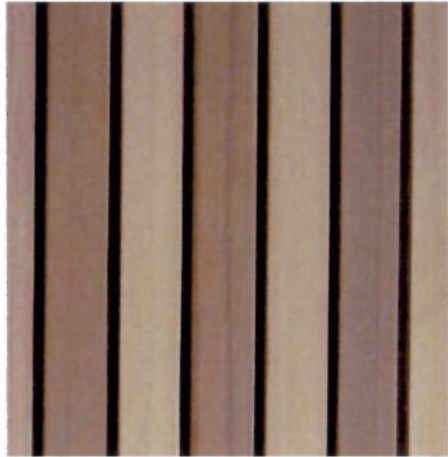
● - cell'g scnd flr
21' - 5 3/4"

● Second Floor
13' - 5"

● Basement Floor
-5' - 5"

● Foundation
-6' - 9"

605/607 CORNWALL: Home A



B - Natural Cedar Screening



C - Black Vinyl Windows/ casing



G -Behr DP-317 Semi Transparent Cedar Shake



I - Fascia / Flashing Material: Charcoal Gray



H - Roof Material: Charcoal Gray standing seam metal roof

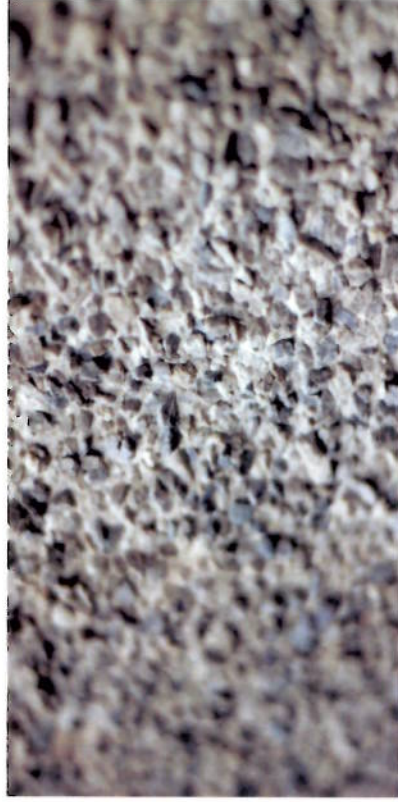


F - White Dash Stucco

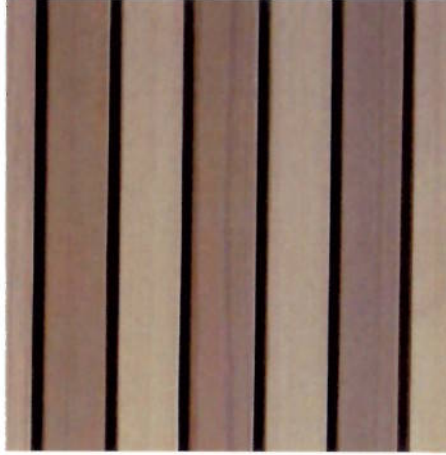


K - Front door - large fir pivot doors

605/607 CORNWALL: Home B



A - Grey Dash Stucco



B - Natural Cedar Screening



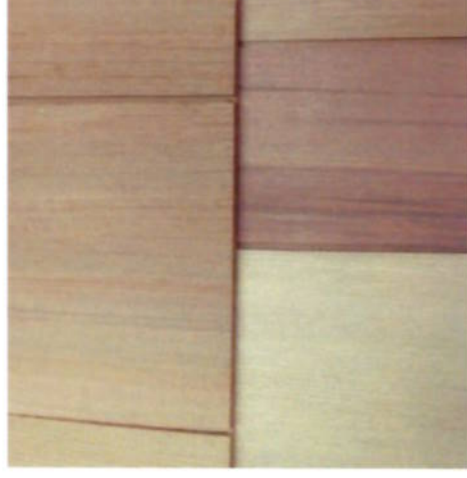
C - Black Vinyl
Windows/ casing



D - Roof Material: Zinc Grey s
tanding seam metal roof



J - Fascia / Flashing Material: Zinc Gray



E - Behr DP-337 Semi Transparent Cedar Shake



K - Front door - large fir pivot doors



Ryan Goodman
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(778) 977-1977
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www.aryze.ca

April 30, 2014

Mayor Dean Fortin and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

RE: 605-607 Cornwall St. Application for Small Lot Subdivision.

Dear Mayor Fortin and Council,

Thank you for considering our application for rezoning, we are excited about the opportunity to improve the streetscape of Cornwall and Carnsew street and look forward to continuing to work with the neighbourhood to deliver a project that embodies the values of the local community.

This project is lead by ARYZE Developments, a specialized small volume home builder with a focus on innovative design, planning and high quality green building techniques. With a deep network of Victoria's finest sub-contractors and a team craftsmen, ARYZE is large enough to handle complex custom builds, but small enough that its owners are personally involved in every aspect of the project.

A. Introduction

This application is to rezone 605-607 Cornwall st. from R1-B to R1-S2 to accommodate the construction of two small single family homes. Our proposal is for high quality, ground oriented housing which considers and respects the architectural style and materials of the neighbourhood and conforms to the Official Community Plan.

About the existing property:

- 605-607 Cornwall was constructed in 1947-48 as a purpose built side-by-side duplex.
- The property has always operated as purpose-built 2 family home.
- The structure is a single story, with approximately 1450 sq ft of floor space across two units.
- The structure is in mostly original condition and our Project Engineer, Read Jones Christoffersen (RJC), reviewed property and found that significant enhancements are required to comply with today's building code.
- The cost to remediate and modernize existing structure far exceeds the value of the home.

B. Project Benefits

- Our proposal to improve the property garnered broad neighbourhood support. The feedback received is that the project will be a welcome improvement to the streetscape.
- Project replacing an existing property that was neglected for many years by its prior owner, an

absentee investor.

C. Need and Demand

- Quality infill housing is highly sought after in urban neighbourhoods across Canada. With a strong demand for modern, energy efficient, secure housing in pedestrian oriented neighbourhoods with close access to transit and amenities. The Moss St. Neighbourhood of Fairfield is no exception, and there is high demand for suitable housing in the area.
- The existing property is in largely original condition with antiquated insulation, oil heat and little living space with less than 1400 sq ft between the two units, the home in its current form does not meet the housing needs of a majority of families or elderly looking to live and work in Fairfield.

D. Services

- As a purpose built 2 family home, the land density and a majority of service and parking requirements will not change with our proposal.
- Public transportation, a community centre as well as a number of amenities are within close walking distance to the property. As such, there is adequate infrastructure and services in place to meet our proposal.

E. Neighbourhood

- Cornwall Street and the surrounding neighbourhood has many recent examples of successful small lot subdivision and R1-S2 zoning.
- Cornwall Street is a lovely, diverse street with varied housing style, age.
- The immediate neighbourhood is made up of smaller lot sizes on average (3600 sq ft), subdivided many years ago from the original plots. Our building site is nearly twice the size of adjacent parcels.
- Recent new homes on R1-S2 re-zoned lots constructed to date (656 Cornwall, 1249, 1255 Richardson, 450, 452 Moss st.) have respected the fit and character of the neighbourhood and our proposal is to do the same.

F. Impacts

- Through design, high quality and green building features and landscaping, the proposed project will improve the streetscape of the surrounding neighbourhood.

G. Design

- Proposal is to construct high quality homes, designed to match the fit and finish of neighbouring properties.
- The proposed roofline will match approximate height of adjacent homes (545 Cornwall and 614 Cornwall).
- Proposal integrates green building elements, including natural, healthy materials inside and out, permeable driveway and walkways and purpose built bike storage.
- In consideration of our target customers desire for a healthy, environmentally conscientious, urban lifestyle, both garages will be pre-wired for electric car charging stations.
- Our goal is to move and retain existing mature shrubs and small tree's and integrate landscaping to enhance the corner of Cornwall, Carnsew st and create the appearance of lush semi-public space.

H. Request for Variance(s)

Two Variances are requested in relation to the garage configuration on the proposed lots:

Accessory Garage - Home B

- Proposed small lot configuration leaves parcels which are long and wide, but not deep, which limits options for off-street parking and garage space. Garages are a desirable and very sought after feature and we have proposed a detached accessory garage for Home B.
- To reduce shadowing, and visual appearance of garage, we've proposed a flat roof and reduced the garage's height by setting it down in ground as much as is allowable.
- Due to narrow proposed lot, to maintain separation between accessory garage and house and preserve private amenity space, Home B's proposed garage requires a variance as it resides 0.14M from 1268/1270 Carnsew st. lot line.
- 1268/1270 Carnsew st. homeowner's are on side and fully support our proposal and request for variance.

Attached Garage - Home A

- As requested by Sr. Planner, Helen Cain, we have taken steps to reduce vertical appearance of home A as well as the prominence of the garage of Home A.
- Changes include altering the material selected for the garage door as well as setting the garage back in the home and cantilevering the 2nd floor over the garage door. This change requires a variance in that to accommodate the cantilever and while retaining a usable garage depth, we have pushed the rear wall of the garage 0.91m into the rear yard setback.

Conclusion

Thank you for your consideration of our application to rezone 605-607 Cornwall st. from R1-B to R1-S2 to accommodate the construction of two small single family homes. We are excited about the opportunity to continue to establish our construction company's reputation in the Fairfield Community and look forward to the opportunity to build attractive homes that are a long standing testament to the vision and talent of our team.



Ryan Goodman
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ryan@aryze.ca
www.aryze.ca

January 29, 2014

Mayor Dean Fortin and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

RE: 605-607 Cornwall St. Application for Small Lot Subdivision.

Dear Mayor Fortin and Council,

Thank you for considering our application for rezoning, we are excited about the opportunity to improve the streetscape of Cornwall and Camsew street and look forward to continuing to work with the neighbourhood to deliver a project that embodies the values of the local community.

This project is lead by ARYZE Developments, a specialized small volume home builder with a focus on innovative design, planning and high quality green building techniques. With a deep network of Victoria's finest sub-contractors and a team craftsmen, ARYZE is large enough to handle complex custom builds, but small enough that its owners are personally involved in every aspect of the project.

A. Introduction

This application is to rezone 605-607 Cornwall st. from R1-B to R1-S2 to accommodate the construction of two small single family homes. Our proposal is for high quality, ground oriented housing which considers and respects the architectural style and materials of the neighbourhood and conforms to the Official Community Plan.

About the existing property:

- 605-607 Cornwall was constructed in 1947-48 as a purpose built side-by-side duplex.
- The property has always operated as purpose-built 2 family home.
- The structure is a single story, with approximately 1450 sq ft of floor space across two units.
- The structure is in mostly original condition and our Project Engineer, Read Jones Christoffersen (RJC), reviewed property and found that significant enhancements are required to comply with today's building code.
- The cost of remediation and upgrading far exceeds the value of the home.

B. Project Benefits

- Our proposal to improve the property garnered broad neighbourhood support. The feedback received is that the project will be a welcome improvement to the streetscape.
- Project replacing an existing property that was neglected for many years by its prior owner, an

absentee investor.

C. Need and Demand

- Quality infill housing is highly sought after in urban neighbourhoods across Canada. With a strong demand for modern, energy efficient, secure housing in pedestrian oriented neighbourhoods with close access to transit and amenities. The Moss St. Neighbourhood of Fairfield is no exception, and there is high demand for suitable housing in the area.
- The existing property is in largely original condition with antiquated insulation, oil heat and little living space with less than 1400 sq ft between the two units, the home in its current form does not meet the housing needs of a majority of families or elderly looking to live and work in Fairfield.

D. Services

- As a purpose built 2 family home, the land density and a majority of service and parking requirements will not change with our proposal.
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E. Neighbourhood

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- The immediate neighbourhood is made up of smaller lot sizes on average (3600 sq ft), subdivided many years ago from the original plots. Our building site is nearly twice the size of adjacent parcels.
- Recent new homes on R1-S2 re-zoned lots constructed to date (656 Cornwall, 1249, 1255 Richardson, 450,452 Moss st.) have respected the fit and character of the neighbourhood and our proposal is to do the same.

F. Impacts

- Through design, building features and landscaping, the proposed project will improve the streetscape of the surrounding neighbourhood.

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- Proposal is to construct high quality homes, designed to match the fit and finish of neighbouring properties.
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- Move and retain existing mature shrubs and small tree's where possible. Integrate landscaping to enhance corner of Cornwall, Carnsew and create the appearance of semi-public space.

H. Request for Variance

- Due to narrow proposed lot, to maintain separation between accessory garage and house, Home B's proposed garage requires a variance as it resides 0.14M from 1268/1270 Carnsew st. lot line.
- 1268/1270 Carnsew st. homeowner's are on side and fully support our proposal and request for variance. To reduce any shadowing and limit the visual size of the garage, we've proposed a flat roof and reduced the garage's height by setting it down in ground as much as is possible.
- Proposed small lot configuration leaves lots which are long and wide, but not deep, which limits options for accessory garage. This is a desirable and sought after feature of Home B.

Conclusion

Thank you for your consideration of our application to rezone 605-607 Cornwall st. from R1-B to R1-S2 to accommodate the construction of two small single family homes. We are excited about the opportunity to continue to establish our construction company's reputation in the Fairfield Community and look forward to the opportunity to build attractive homes that are a long standing testament to the vision and talent of our team.

Ryan Goodman
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January 29, 2014

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Victoria, BC V8W 1P6



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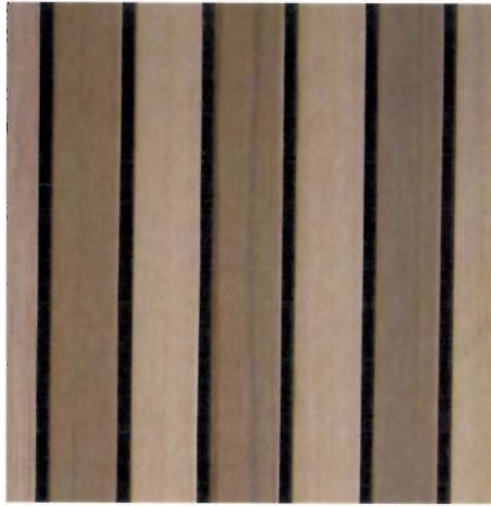
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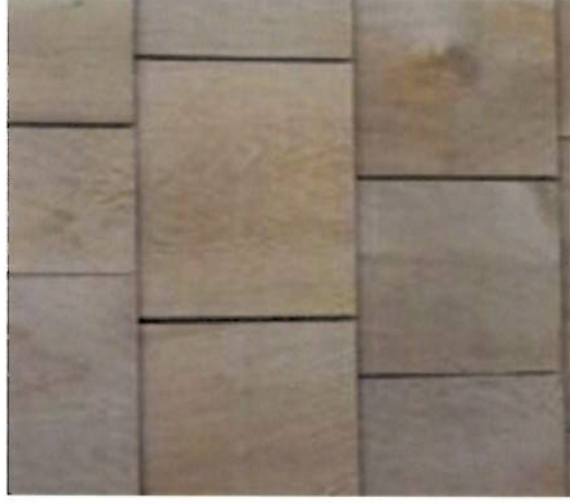
605/607 CORNWALL: Home A



B - Natural Cedar Screening



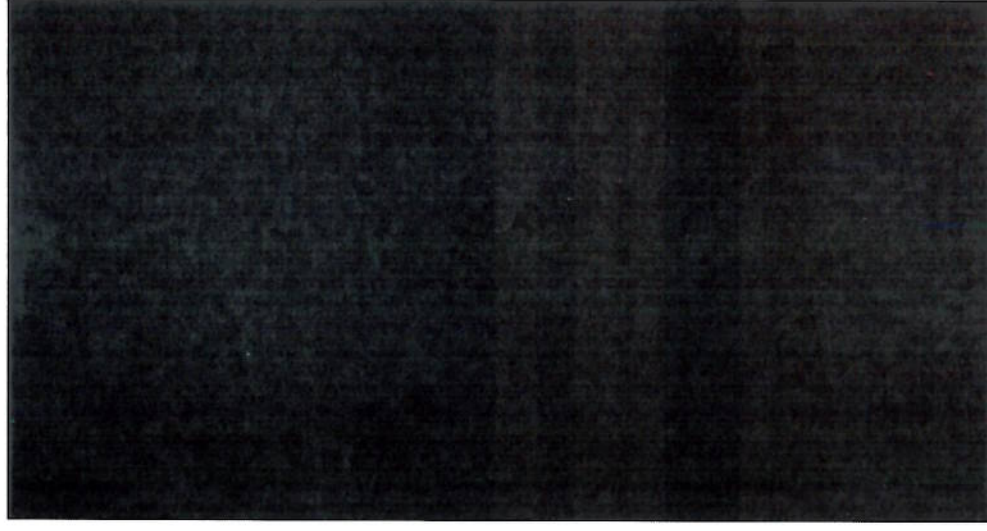
C - Black Windows/ casing



G - Behr DP-317 Semi Transparent Shake



I - Fascia / Flashing Material: Charcoal Gray



H - Roof Material: Charcoal Gray

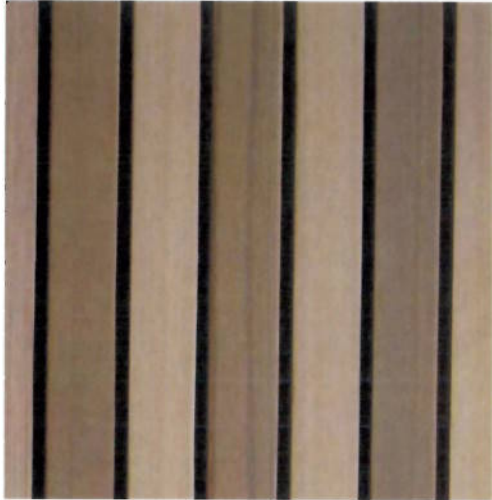


F - White Dash Stucco

605/607 CORNWALL: Home B



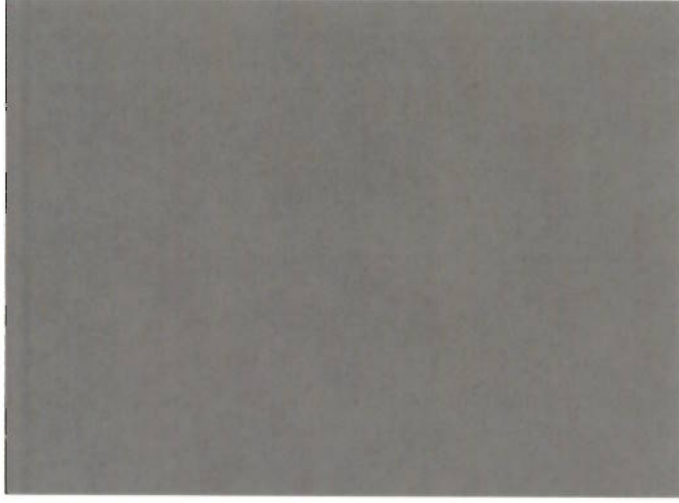
A - Grey Dash Stucco



B - Natural Cedar Screening



C - Black Windows/ casing



D - Roof Material: Zinc Grey



J - Fascia / Flashing Material: Zinc Gray



E - Behr DP-337 Semi Transparent Shake



Read Jones Christoffersen
Consulting Engineers

Suite 220
645 Tye Road
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250 386-7794
Fax 250 381-7900
www.rjc.ca

January 14, 2014

Matthew Jardine
Aryze Developments Ltd.
1580 Despard Ave
Victoria BC V8S 1T3



Attn: Matthew

**RE: 605 Cornwall Street, Victoria, BC - Structural Review of
Existing Structures**

RJC No.: VIC104120.0009

Read Jones Christoffersen Ltd. (RJC) was asked by Aryze Developments Inc. to review the existing structure located at 605 Cornwall Street in Victoria, BC for its structural adequacy to support an additional level plus roof atop the existing main floor walls and foundations from a lateral (wind/seismic) and gravity perspective.

605 Cornwall is a conventional wood framed building (duplex) circa 1949, with poured concrete foundations stick framed 2x4 walls and hand cut wood roof. RJC performed both a visual and preliminary analytical review of the structure and our findings are as follows:

The existing foundations of the structure are of typical construction for the era, the foundation is comprised of poured concrete walls placed directly on grade with no strip footings, which is adequate for the current loading conditions, concrete spread footings are located at the interior of the building to support the main floor beams their size and spacing are also adequate for the current loading applied. We noted that moisture is present in the crawl space which has saturated the surrounding gravel throughout the crawl space on the northern side of the duplex (photo 1) whereas there is a concrete skim coat on the southern side. Adding additional load to the structure would require extensive modification/replacement of the foundations.



Photo 1 - Saturated gravel

The existing wood framing members appear to be fair to good condition, the main floor framing on the north half has visible moisture problems and what appears to be organic growth present (Photo 2). If the main floor walls were to be altered the existing floor joists/beams would need to be upgraded to support the new loading conditions. RJC was unable to determine the spacing of the wall studs at time of review, but conventional



Photo 2 - Potential organic growth

Practical results.

framing suggests 16"(400mm) on centers which would be adequate to support an additional load depending on the floor framing configurations. RJC also noted some renovations/additions to the rear of both sides of the duplex have been constructed without proper foundations (Photo 3). No additional loading would be permitted on these portions of the structure without either reconstruction of the addition or underpinning of a new foundation.

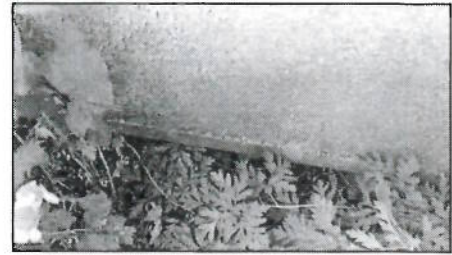


Photo 3 - Addition without foundations

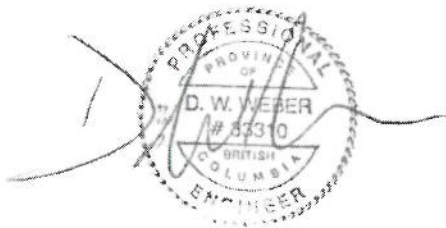
A lateral review of the structure was completed against the 2012 BC Building Code Part 9 requirements as RJC felt the level of renovation planned for the structure would warrant compliance with that portion of the building code. Our review shows some challenges with meeting the requirements from a Part 9 perspective with the amount of openings (window and doors) and their locations to the corners of the building. Likely a Part 4 lateral design would be required to allow an additional level to the structure. With a Part 4 Lateral design additional foundations would also be required support the lateral loads imposed as well interior finishes would need to be removed to accommodate the lateral bracing systems.

In our experience the level of foundation and main floor upgrading required to allow for an additional floor and roof would exceed the cost of teardown and rebuilding all new.

If you require any further assistance please feel free to contact us at your convenience.

Yours truly,

Read Jones Christoffersen Ltd.



Dan Weber P.Eng., LEED®AP
Project Engineer

DW



Read Jones Christoffersen
Consulting Engineers

Suite 220
645 Tyee Road
Victoria, BC V9A 6X5
Canada

250 386-7794
Fax 250 381-7900
www.rjc.ca

July 16, 2014

Matthew Jardine
Aryze Developments Ltd.
1580 Despard Ave
Victoria BC V8S 1T3



Attn: Matthew

**RE: 605 Cornwall Street, Victoria, BC - Structural Review of
Existing Structures**

RJC No.: VIC104120.0009

Read Jones Christoffersen Ltd. (RJC) was asked by Aryze Developments Inc. to review the existing structure located at 605 Cornwall Street in Victoria, BC to evaluate the existing structure and its current, original condition.

605 Cornwall is a conventional wood framed building (duplex) circa 1949, with poured concrete foundations stick framed 2x4 walls and hand cut wood roof. RJC performed both a visual and preliminary analytical review of the structure and our findings are as follows:

The existing foundations of the structure are of typical construction for the era, the foundation is comprised of poured concrete walls placed directly on grade with no strip footings, which is adequate for the current loading conditions, concrete spread footings are located at the interior of the building to support the main floor beams their size and spacing are also adequate for the current loading applied. We noted that moisture is present in the crawl space which has saturated the surrounding gravel throughout the crawl space on the northern side of the duplex (photo 1) whereas there is a concrete skim coat on the southern side.



Photo 1 - Saturated gravel

The existing wood framing members appear to be fair to good condition, the main floor framing on the north half has visible moisture problems and what appears to be organic growth present (Photo 2). RJC was unable to determine the spacing of the wall studs at time of review, but conventional framing suggests 16"(400mm) on centers which is adequate to support the load imposed from the roof framing. RJC also noted some renovations/additions to the rear of both sides of the duplex have been constructed without proper foundations (Photo 3) confirmation of permits is recommended.



Photo 2 - Potential organic growth

A lateral review of the structure was completed against the 2012 BC Building Code Part 9 requirements. Our review shows some challenges with meeting the requirements from a Part 9 perspective with the amount of openings (window and doors) and their locations to the corners of the building. To bring the building in its current condition up to the current Part 9 seismic requirements, extensive modifications to the interior or exterior of the building would be required. Based on the accessible areas the building appears to be lacking in amount of anchorage of the wood framing members to the concrete foundation.



Photo 3 - Addition without foundations

If you require any further assistance please feel free to contact us at your convenience.

Yours truly,

Read Jones Christoffersen Ltd.



Dan Weber P.Eng., LEED®AP
Project Engineer

DW

FAIRFIELD – GONZALES COMMUNITY ASSOCIATION (FGCA)

**Minutes of the community meeting held by the Planning and Zoning Committee.
7 pm Nov. 18th 2013**

Subject development proposal: 605-607 Cornwall Street.

Presenters: Ryan Goodman & Matthew Jardine

Members of the Planning and Zoning Committee present:

George Zador (Chair)

Jim Masterton

Bill Rimmer



Project scope: existing side by side duplex over 60 years old to be removed and replaced by two single family homes. Rezoning from R1-B to R1-S2

Questions and comments from 25 attendees:

There were no objections raised to this project and most questions had to do with the esthetics of the structures, except:

one question each: will it meet the OCP and zoning requirement
concern about potential increase in curbside parking

other comments: type of roof and maintenance
is the floor plan the maximum allowed area
roof-line comparisons to neighboring structures
boxiness of design
exterior finishes
how will be heated
expected project start date and duration
any plans to reuse materials salvaged from tear-down
developer accommodated the wishes of neighbor, appreciated
"nicely done"

Meeting adjourned at 8:25 pm

Minutes prepared by G. Zador

SUMMARY SMALL LOT HOUSE REZONING PETITION

I, Ryan Goodman, have petitioned the adjacent neighbours* in compliance with
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 605-607 Cornwall st.
(location of proposed house)

and the petitions submitted are those collected by Dec 1/2013 .**
(date)

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
604 Cornwall st.	✓		
616 Cornwall st.	✓		
558 Cornwall st.	✓		
608 Cornwall st.	✓		
1208 Carnsew st.	✓		
631 Cornwall st.	✓		
614 Cornwall st.	✓		
545 Cornwall st.	✓ ✓		
617 Cornwall st.	✓		

not immediate neighbour

not immediate neighbour

SUMMARY	Number	%
IN FAVOUR	98	100%
OPPOSED	0	0%
TOTAL RESPONSES	98	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,

Ryan Goodman (print name), am conducting the petition requirements for the

property located at 605-607 Cornwall

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) MARY DIANE KING (see note above)

ADDRESS: 1268 CARNSEW STREET

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 19, 2013
Date

Mary Diane King
Signature

SMALL LOT HOUSE REZONING PETITION

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

Ryan Goodman
(print name)

, am conducting the petition requirements for the

property located at 615 - 607 Cornwall St.

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) KEU VINCENT
KRISOULA VINCENT (see note above)

ADDRESS: 545 CORNWALL ST, VICTORIA, BC, V8V 4K9

Are you the registered owner? Yes ☒ No ☐

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

☒ ^{WE} support the application.

☐ I am opposed to the application.

Comments:

WE SUPPORT THE APPLICATION.
HOWEVER, WE ALSO REQUEST THAT THE DEVELOPER
TAKE INTO SERIOUS CONSIDERATION THAT THE NEW
"PROJECT" BLEND IN WITH THE EXISTING HERITAGE
STREETSCAPE AND LOCAL AREA CHARACTER, ETC.

21 NOV 2013
Date


Signature
K. Vincent

PLEASE SEE COMMENTS
OVERLEAF →

WHILST WE REALISE THAT "CERTAIN COMPROMISES" WILL OBVIOUSLY HAVE TO BE MADE ON BOTH SIDES, WE STRONGLY FEEL THAT AN EFFORT SHOULD BE TAKEN TO ENSURE THAT THE NEW CONSTRUCTION WILL BE CONGRUENT AND "FIT IN" WELL WITH THE LOCAL AREA, ETC.

UTILIZING "NATURAL" PRODUCTS IS A GOOD THING, HOWEVER, IT IS THE ACTUAL "DESIGN" ITSELF OF THE NEW PROJECT THAT WILL DETERMINE, WHETHER OR NOT, THE HOMES BLEND IN WITH THE SURROUNDING PROPERTIES.

THERE ARE SEVERAL FEATURES TO CONSIDER, THAT WE BELIEVE WOULD HELP PROMOTE A SENSE OF THE OLD WORLD CHARM AND TRADITIONAL AMBIENCE.

THESE INCLUDE:

OUTSIDE (EXTERIOR) SHINGLES / SHAKES.

FRONT PORCHES.

BAY WINDOWS (OR BOW WINDOWS).

INDIVIDUAL PANED WINDOWS WITH CHARACTER STYLE TRIMS.

RECESSED EXTERIORS / LEVELS TO CREATE MORE DEPTH PERSPECTIVE AND TO AVOID THAT FLAT "BOXY" LOOK.

ORNATE / CHARACTER DOORS.

WINDOW SILLS

EXTERIOR SHUTTERS.

CASEMENT / SASH WINDOWS.

SMALL LOT HOUSE REZONING PETITION

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

Ryan Goodman (print name), am conducting the petition requirements for the

property located at 605-607 Cornwall St.

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) Malcolm Dew-Jones (see note above)

ADDRESS: 606 Cornwall Street

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 25 '13
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Ryan Goodman (print name), am conducting the petition requirements for the

property located at 605-607 Cornwall St.

to the following Small Lot Zone: R1-S2

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Please review the plans and indicate the following:

NAME: (please print) CLEMENT LAVIE (see note above)

ADDRESS: 608 CORNWALL 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:

I'D LIKE TO SEE FURTHER DRAWINGS!

Nov 19, 2014
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Ryan Goodman (print name), am conducting the petition requirements for the

property located at 605-607 Cornwall St.

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) Kristi Pepperdine (see note above)

ADDRESS: 614 Cornwall St. 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:

Nov 24, 2013
Date

K Pepp
Signature

SMALL LOT HOUSE REZONING PETITION

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

Ryan Goodman, am conducting the petition requirements for the
(print name)

property located at 605-607 Cornwall St.

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) Jon Willis (see note above)

ADDRESS: 616 Cornwall 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:

24/11/13

Date

[Signature]

Signature

SMALL LOT HOUSE REZONING PETITION

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

Ryan Goodman
(print name)

, am conducting the petition requirements for the

property located at 605-607 Cornwall St.

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) JOANNE SMART (see note above)

ADDRESS: 617 CORNWALL STREET

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:

- As long as it continues to adhere to: (as per drawings shown)
- a 2.09m setback on the North Side
 - a 21'-1" Building Height
 - a green wall outside the living room window at 617 Cornwall
 - a green roof on the garage
 - natural materials (wood on North Elevation)

19 Nov 2013
Date

Joanne Smart
Signature