



Planning and Land Use Committee Report

Date: January 9, 2014

From: Helen Cain, Senior Planner

Subject: **Rezoning Application #00380 and Development Permit with Variance Application for 62 Cambridge Street**

Application to rezone to permit retention of a single family dwelling with a secondary suite on a subdivided lot and construction of a new small lot house with one variance for front setback

Executive Summary

The purpose of this report is to present Council with information, analysis and recommendations regarding a Rezoning Application and Development Permit with Variance Application for the property located at 62 Cambridge Street. The proposal is to rezone from the R1-B Zone (Single Family Dwelling District) to permit a single family dwelling with a legal secondary suite on a subdivided lot and construction of a new small lot house with one variance related to the front setback requirements. Given the existing single family dwelling on a newly created lot would have a greater total floor area and higher density than permitted in the R1-B Zone, a custom zone would be required.

The following points were considered in assessing this application:

- The subject site is designated as Traditional Residential in the *Official Community Plan, 2012* (OCP). The rezoning proposal is generally consistent with the uses identified for this Urban Place Designation.
- 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.
- Current policy states that a "satisfactory level" of neighbourhood support for a small lot house rezoning is 75%. The applicant completed a Small Lot House Rezoning Petition twice in 2012 and 2013. Initially 33% of adjacent property owners and residents supported the proposal; this increased to 56% in 2013.

Although the proposal is consistent with OCP policy and applicable design guidelines, staff are recommending that the rezoning be declined because the applicant has not satisfied the Small Lot House Rezoning Policy with respect to the minimum level of neighbours' support. Should Council wish to advance the Rezoning Application and Development Permit with Variance to a Public Hearing, an alternate recommendation is provided in the Options Section of the report.

Recommendation

That Council decline Rezoning Application #00380 for 62 Cambridge Street.

Respectfully submitted,



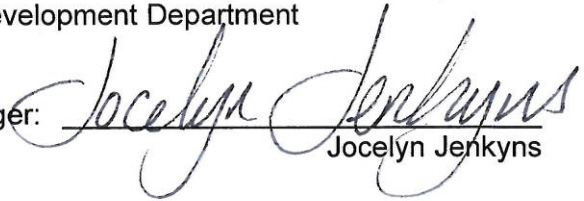
Helen Cain
Senior Planner
Development Services Division





Deb Day
Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Jocelyn Jenkyns

HC/ljm

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 Variance for the property at 62 Cambridge Street.

2.0 Background

2.1 Clean Hands Policy

At the time the applicant purchased the property at 62 Cambridge Street, the existing house had two suites that were created without the necessary City approvals. The current owner has worked with staff to address this situation, and a Building Permit to remove both illegal suites and to allow a new secondary suite was approved in July 2013. Given that the illegal suites were decommissioned in August 2013, there is no outstanding issue to be addressed prior to consideration of the proposed rezoning of the subject property.

2.2 Description of Proposal

The subject site is a corner lot at Cambridge Street and Woodstock Avenue. The applicant proposes to rezone the property from the R1-B Zone (Single Family Dwelling District) to permit subdivision into two parcels, retention of the existing house on Lot 1 and construction of a small lot house on Lot 2. The latter will comply with the R1-S2 Zone (Restricted Small Lot Two Storey District) criteria except for the front setback which will be relaxed from 6 m to 4.1 m. However, the Lot 1 house has existing conditions that are not permitted in the R1-B Zone. Firstly, this house has a total floor area (374.92 m²) exceeding the maximum (300 m²) allowed, indirectly resulting in a greater floor space ratio (i.e. density). Secondly, the height of the existing house is 7.82 m and three storeys which exceed the standards of 7.6 m and two storeys. Lastly, it has two existing non-conforming setbacks: the front setback is 2.0 m and its east side (Cambridge Street) setback is 3.4 m, whereas the standard requirements are 7.5 m and 3.4 m, respectively.

The proposed site plan, house design and landscaping include the following:

- Siding and details: cedar shingles (painted "putty") on bottom and upper facade with fibre cement board with HardiePlank panels on second storey.
- Windows and entrances: vinyl windows (painted charcoal) with HardiePlank trim, fir door for main entrance with HardiePlank gable roof feature and twin columns on granite rock piers, and a built-in recessed garage with metal door (painted "putty").
- Driveway, paths and patios: The Lot 1 house driveway will remain in its existing location and new patio areas will be introduced at the rear and in the east side yard. On Lot 2, a new driveway will cross over Cambridge Street, two pathways will flank the proposed small lot house along its north and south property lines, a patio will be placed at the rear, and pavers in the front yard will be combined with soft landscape.
- Trees and plantings: extensive new plantings are proposed for Lots 1 and 2 in the front and south side yards and a lawn will separate the existing house from

the small lot house, while a hedge along the latter's south side yard will also provide privacy. A new row of maple trees along the rear property line of Lots 1 and 2 will screen the two houses from adjacent properties to the west and north.

2.3 Land Use Context

The subject property is located at the corner of Woodstock Avenue and Cambridge Street. On both streets, the place character is low-density residential in the form of duplexes, single family dwellings, and small lot single family dwellings. Four blocks to the northwest is Cook Street Village where there is a cluster of community and commercial services. New infill that is low-scale, ground-oriented housing is well-suited to the context of this area of south Fairfield.

The immediate land use context includes:

- to the north on Faithful Street, one parcel is R1-B Zone, Single Family Dwelling District
- to the east on Cambridge Street, six parcels are R1-B Zone, Single Family Dwelling District, and one parcel is R-2 Zone, Two Family Dwelling District
- to the south and west on Woodstock Avenue, one parcel is R-2 Zone, Two Family Dwelling District, and five parcels are R1-B Zone, Single Family Dwelling District.

2.4 Community Consultation

The applicant consulted with the Fairfield Gonzales Community Association Land Use Committee (CALUC) on September 17, 2012. No comments had been received from the CALUC prior to writing of this staff report.

With respect to the *Small Lot House Rezoning Petition*, the required poll of neighbours was initially completed in early 2013, but yielded low support (33%) for the proposal. In efforts to achieve greater support, the applicant conducted a second petition in late 2013 that indicates a relative increase (56%), but less than a "satisfactory support" level (75%). Land use-related concerns expressed in the petition are the size and height of the new small lot house, potential shadow and privacy impacts, availability of street parking, and higher traffic volumes.

2.5 Existing Site Development and Development Potential

The data table (below) compares the proposal with the R1-B Zone (Single Family Dwelling District) and R1-S2 Zone (Restricted Small Lot Two Storey District). The proposal is less stringent than the applicable zoning criteria where identified with an asterisk (*) as below. Dimensions marked with a double asterisk (**) are existing legally conforming conditions.

Zoning Criteria	Proposed Lot 1	Zone Standard R1-B	Proposed Lot 2	Zone Standard R1-S2
Site area (m ²) – minimum	471.9	460	299.47	260
Lot width (m) – minimum	18.26	15	16.39	10.00
Total floor area (m ²) – maximum	374.92**	190.00	217.82	190

Density (Floor Space Ratio) – maximum	0.79:1	n/a	0.53:1	0.6:1
Height (m) – maximum	7.82**	7.60	6.96	7.50
Storeys – maximum	3**	2	2	2
Site coverage (%) – maximum	37.5	40	32	40
Open site space (%) – minimum	57	n/a	58	n/a
Setbacks (m) – minimum				
Front	2.0**	7.50	4.10*	6.00
Rear	7.5	7.50	6.00	6.00
Side (west; north)	2.5	1.83	1.50	1.50
Side (Cambridge; south)	3.4**	3.50	2.40	2.40
Combined side yards	5.90	4.50	n/a	n/a
Vehicle Parking – minimum	1 space	1 space	1 space	1 space

2.6 Legal Description

Lot 18, Fairfield Farm Estate, Victoria City, Plan 960.

2.7 Consistency with City Policy

2.7.1 Regional Growth Strategy

The proposal contributes to the *Regional Growth Strategy* goal of adding to the supply of housing within the boundaries of the City.

2.7.2 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 62 Cambridge 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 new infill.

In accordance with the OCP, the new small lot dwellings are subject to DPA 15A, Intensive Residential Small Lot. The objectives of DPA 15A are:

4. (a) *To accommodate 10% of Victoria's anticipated population growth and associated housing growth in Small Urban Villages and residential area to encourage and support future and existing commercial and community services.*
- (b) *To accommodate housing growth in Traditional Residential areas in a manner that is gradual, of a small scale and adaptive to the local contexts.*
- (c) *To integrate more intensive residential development in the form of single family dwellings on relatively small lots within existing Traditional Residential areas in a manner that respects the established character of neighbourhoods.*
- (d) *To achieve a high quality of architecture, landscape and urban design to enhance neighbourhoods.*

- (e) *To integrate infill development in Traditional Residential areas that is compatible with existing neighbourhoods through considerations for privacy, landscaping and parking.*

The proposal for 62 Cambridge Street is consistent with DPA 15A objectives to achieve infill that is of high-quality design and that respects the established character in residential areas.

2.8 Consistency with Design Guidelines

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*. Staff assessment of this small lot house proposal for compliance with applicable guidelines is summarized as below.

2.8.1 Siting, Location and Topography

The subject property is a corner lot with an older single family dwelling that has its front yard on Woodstock Avenue, east side yard on Cambridge Street, and a north rear yard, which would be subdivided with a new small lot house. The proposed new dwelling on Lot 2 would have a frontage along Cambridge Street with a west rear yard. Its side setbacks would be narrow, but would have landscaping strips to visually separate the Lot 1 and 2 houses on the latter's south side, and to provide privacy for the Lot 2 house in relation to the house at 1149 Faithful Street. Because the small lot house would be two storeys and sited near (1.83 m) the north property line, the building would have a minor shadowing impact on the rear yard of the adjacent house.

2.8.2 Architectural Envelope

No exterior changes to the Lot 1 house are part of the proposal. With respect to the small lot house, the proposed form and massing are compatible with the block of Cambridge Street between Faithful Street and Woodstock Avenue where houses are varied in scale and size. The house design is a contemporary interpretation of Arts and Crafts architectural styles as evident in gable roof elements, wood trim siding details, and twin entrance columns on rock piers. Given the prevalence of Arts and Crafts houses on this particular section of Cambridge Street, the proposed design would enhance and reinforce existing place character.

2.8.3 Openings

The main entrance of the small lot house would be the prominent feature of its front elevation, central to the façade with a gable roof and flanked by columns on piers. While this frontage would have a built-in garage, this entrance would be set back from building face and painted in a colour that blends with the lower facade. On the west (rear) elevation there would be two doors, one opening to a patio area. Upper windows would face the rear yard of the property to the west, but outward views would be screened by a row of new trees on the subject site and a large existing tree on the neighbouring property. Similarly, views from a small window on the upper north elevation would be limited due to a tree near the property line on the adjacent lot.

2.8.4 Textures and Detail

The colour palette for the small lot house would be neutral with a mix of materials and textures. Finishes include: light grey smooth fibre cement board siding with HardiePlank detailing on the upper façade and grey-brown cedar shingles at grade; black vinyl windows; metal garage door painted in grey-brown; fir main entrance door; and wooden entry columns on granite rock piers.

2.8.5 Landscaping

New landscape design is proposed for Lots 1 and 2. A new hedge and shrubbery planted along both frontages of the Lot 1 house would contribute to a positive street presence. Other hedges at the south and north edges of Lot 2 would visually separate the small lot house from the Lot 1 house, and place a buffer between the small lot house and the adjacent house to the north. While there would be hard surfaces in the front yard of the small lot house, these would be softened with new plantings along the east property line and building face. Additionally, new trees and plantings along the west property line would help to provide privacy for neighbours.

3.0 Issues

The issues related to this application are:

- satisfactory level of support
- shadowing impact
- house conversion.

4.0 Analysis

4.1 Satisfactory Level of Support

Although this proposal is consistent with land use policy and design guidelines, a number of adjacent neighbours are not supportive. While the applicant's efforts have increased support from 33% to 56%, this level is less than the threshold of 75% for "satisfactory support" identified in the *Small Lot House Rezoning Policy*. Given the latter standard, staff are recommending that Council decline this rezoning. Should Council wish to advance the application for consideration at a Public Hearing, an alternate recommendation is provided in "Options – Section 6.2", below.

4.2 Shadowing Impact

Impact of new development on access to sunlight for adjacent residents is an important design consideration. Because the small lot house would be two storeys and sited relatively close (1.5 m) to the north property line, the applicant has submitted a third-party Solar Impact Analysis, attached to this report. This study states that there would be no direct shading over the rear yard of the house at 1149 Faithful Street.

4.3 House Conversion

Currently, the single family dwelling on Lot 1 has a legal secondary suite, but this house has potential for conversion into additional self-contained dwelling units. Staff have no concerns about retention of the secondary suite, but future house conversion should be restricted to

maintain an appropriate intensity of development. Should Council advance the rezoning for consideration at a Public Hearing, Option Two (below) provides direction to ensure the existing house is restricted to a single family dwelling with a secondary suite that cannot be converted into additional suites.

5.0 Resource Impacts

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

6.0 Options

Option One (Staff Recommendation)

That Council decline Rezoning Application #00380 for 62 Cambridge Street.

Option Two (Proceed to a Public Hearing)

1. That Rezoning Application #00380 for 62 Cambridge Street proceed for consideration at a Public Hearing, subject to the preparation of the necessary *Zoning Regulation Bylaw* amendments for the existing single family dwelling with a secondary suite, restricting any further conversion, and for construction of a small lot house.
2. Subject to adoption of the *Zoning Regulation Bylaw* amendments, that Council authorize the issuance of a Development Permit, in accordance with:
 - a. plans for Rezoning Application #00380, stamped November 12, 2013, and December 13, 2013, for the colour elevation and landscape plan;
 - b. development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
Part 1.23, R1-S2 Zone, Restricted Small Lot Two Storey District
 - minimum front setback is relaxed from 6.0 m to 4.1 m;
 - c. final plans to be in accordance with plans identified above.

7.0 Conclusions

This proposal to create two lots with retention of a single family dwelling with a secondary suite on one lot and one new small lot house is well-suited to the surrounding land use context. It is also consistent with design guidelines for infill in low-density residential areas with established place character. However, the application is not supportable based on the applicable policy for achieving a minimum level of "satisfactory support" from adjacent property owners and residents.

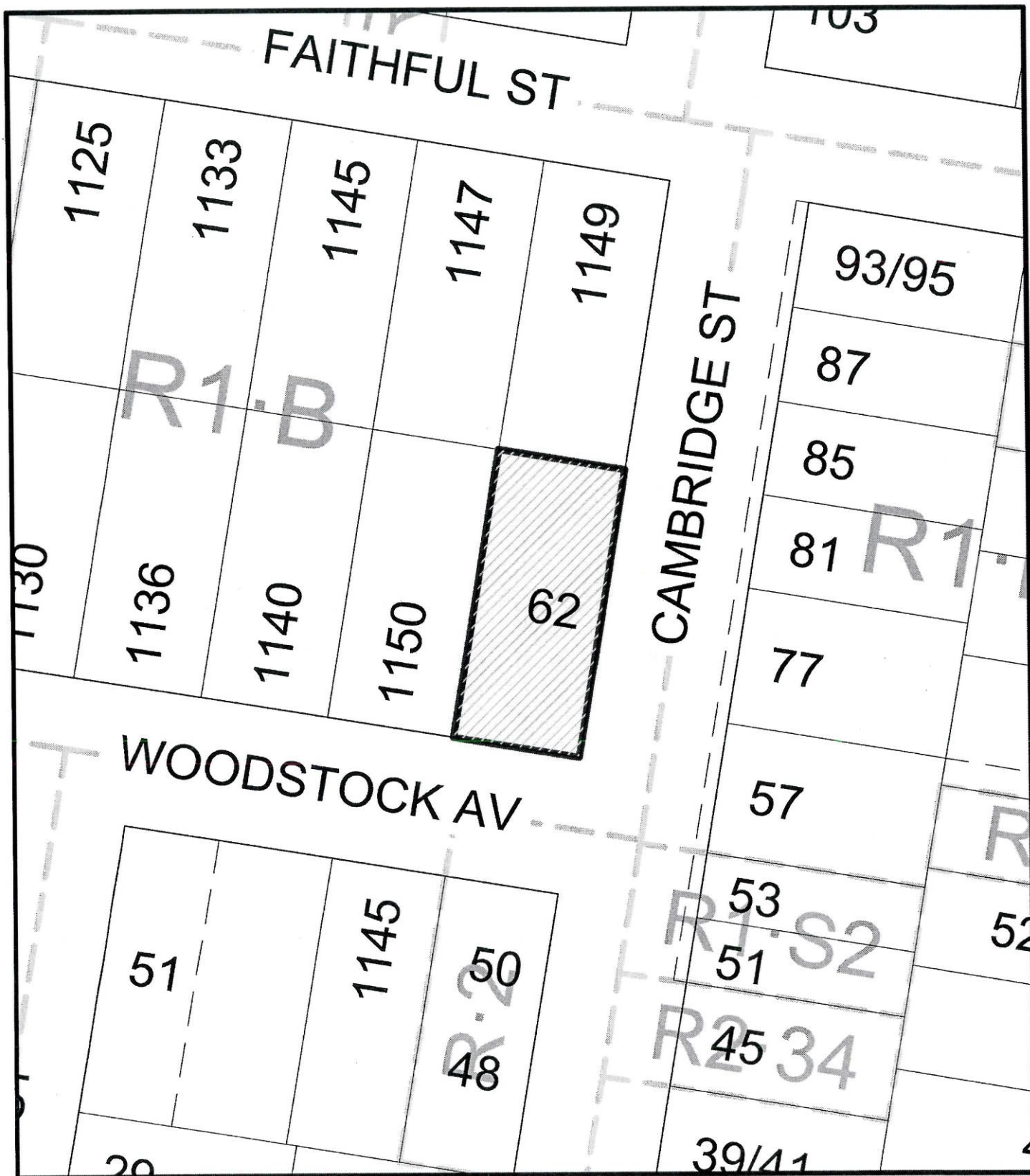
8. Recommendation

That Council decline Rezoning Application #00380 for 62 Cambridge Street.

9. List of Attachments

- Zoning map
- Aerial photo

- Letter from owner, Peter Waldhuber, stamped December 16, 2013
- Letters from Archie Willie on behalf of the owner, stamped March 15, 2013
- Letter from Alfresco Living Design, stamped December 13, 2013
- Plans for Rezoning Application #00380, stamped November 13, 2013 and stamped December 13, 2013 for colour elevation and Landscape Plan
- Two Summaries and Responses to the Small Lot House Rezoning Petition.



62 Cambridge Street
 Rezoning #00380
 Bylaw #





62 Cambridge Street
Rezoning #00380
Bylaw #





December 10, 2013

Re: 62 Cambridge St.
Small Lot Subdivision Rezoning

My name is Peter Waldhuber, I am the homeowner of 62 Cambridge St. I purchased the house in 2010, at that time there was a Bylaw Contravention registered on title for two unauthorized suites. I purchased the home to rezone and subdivide the north portion of the property. I spoke with City of Victoria planning department several times to get proper instruction and guidance as to how to proceed with the Bylaw Contravention and my plans to rezone. I was told by the planning department that I could put in my application for the Small Lot subdivision but it could not go to council until I cleared the title.

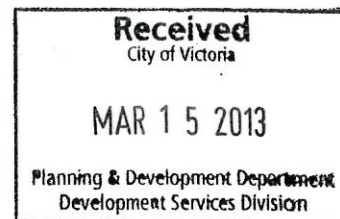
I started to meet with neighbours to discuss my plans for the property. At the time I had a preliminary plan for the proposed house design, initial feedback was generally positive, although the size and height were an issue with some. All along I recognized my direct neighbours to the north and west would be the most impacted by the new proposed house. I changed my house design based on some initial feedback, in fact I changed architects altogether and hired Archie Willie Designs. Archie has successfully completed several Small Lot Subdivisions in the Fairfield Gonzales area and I knew he would be very sensitive to the house design fitting into the neighborhood. He came up with a great house plan that complemented the neighbourhood very well and addressed initial concerns from neighbors.

In September 2012 Archie Willie and I went in front of the Fairfield Gonzales Community Association. Some feedback from neighbors was that the proposed house design was too large and shaded out my neighbor's garden directly to the north of the property. Along with an extensive landscaping plan for the proposed house and the existing house, I had a shading analysis done. The shading analysis shows there is no direct shading being impacted on the garden of 1149 Faithfull St. I also spoke of the fact that the proposed house is under the maximum allowable size for the proposed property size, as well as being under height. The zoning bylaw allows for a maximum house floor area of 180 square meters (1,937 sqft), the proposed house is 158 square meters (1,700 sq ft) which is 88 percent of the maximum allowable floor area. The overall roof height also conforms to the city bylaw in fact we are under the maximum height 0.54 meter (1.8 feet). Some other feedback was the existing house had unauthorized suites. I informed my neighbors that I had spoken with City Planning department and that I was working on a Clean Hands Policy and putting a building permit in place to convert the house back to a single family dwelling



March 15, 2013

The Mayor and Council
Corporation of the City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



RE: Rezoning and Subdivision of 62 Cambridge Street (existing zone R1-B)
Legal Description: Lot 16, Section 23, Victoria district, Plan 2097

We hereby request subdivision and rezoning of an existing R1-B zoned lot (Single Family Dwelling District) into two lots as follows:

Lot A - existing residence with one secondary suite (site specific zoning)

Lot B - new single family dwelling residence (R1-S2 zoning) Restricted Small
Lot (Two Storey) facing Cambridge Street

This proposal has been reviewed by the Fairfield Community Association. The neighbours were concerned over parking, but all city parking requirements conform with one onsite parking space to each lot. Another concern has been the illegal use of the existing single family dwelling with two illegal units, but the owner is removing both illegal units and constructing a new legal permitted secondary suite. The primary concern has been privacy and shading on the adjacent lots, but we have addressed this concern with an extensive landscape design (by Larry Myers, Alfresco Living Design) to both proposed lots.

A minor development variance is also requested to the front setback of the proposed R1-S2 zoned lot (Lot B) from the required 6.0 metre setback to a 4.1 metre setback for alignment with the adjacent Cambridge Street residences. All other zoning requirements conform.

There would be a significant benefit for this development to provide additional housing on an under-utilized property. In addition, it will create an attractive streetscape for all the adjacent properties in the form of an architecturally designed home while maintaining and enhancing the established character in this area as recommended by the Official Community Plan. . We will also be providing substantial attractive landscaping to both proposed lots which will complement and improve existing conditions in the neighbourhood and the adjacent properties.



Green Building Features:

- Energy audit with an on-site consultant
- Energy efficient windows and construction
- Pre-fabricated wall panels, floor and roof structure for less waste and noise
- Recycled aggregate for concrete
- Hardscaping with permeable seams and application
- Substantial increase in plant material
- Drip irrigation
- Reduced turf

Thank you for your consideration of this request.

Respectfully submitted

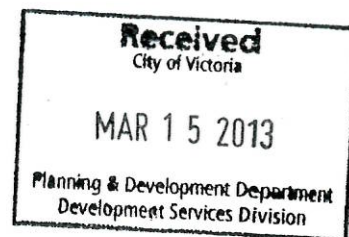
A handwritten signature in cursive script, reading "Archie Willie". The signature is written in dark ink and is positioned to the right of the typed name.

Archie Willie, A. Willie Design



Wednesday, 06 March 2013

The Mayor and Council
Corporation of the City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



RE: Development Variance Permit (DVP) for 62 Cambridge Street
Legal Description: Lot 16, Section 23, Victoria district, Plan 2097

The existing lot is being subdivided into two lots as follows:

- Lot A - existing residence with one secondary suite (site specific zoning)
- Lot B - new single family dwelling residence (R1-S2 zoning)

We hereby request a development variance to a proposed R1-S2 zoned lot facing Cambridge Street (Lot B) for the following reasons:

- To comply with small lot guidelines that suggest we maintain the front setback in line with the adjacent houses.
- To maintain compliance with rear and side setbacks so adjacent properties will not be affected.
- To provide adequate room sizes for comfortable living space

Zoning Criteria (R1-S2)	Required	Proposed	Relaxation
Front Setback	6.0m	4.1m	1.9m

There would be a significant benefit for this development to provide additional housing on an under-utilized property. In addition, it will create an attractive streetscape for all the adjacent properties in the form of an architecturally designed home while maintaining and enhancing the established character in this area as recommended by the Official Community Plan. . We will also be providing substantial attractive landscaping to both proposed lots which will complement and improve existing conditions in the neighbourhood.

Green Building Features:

- Energy audit with an on-site consultant
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- Recycled aggregate for concrete
- Hardscaping with permeable seams and application
- Substantial increase in plant material
- Drip irrigation
- Reduced turf

Thank you for your consideration of this request.

Respectfully submitted

Archie Willie, A. Willie Design



Alfresco Living Design

79-850 Parklands Drive
Victoria, BC V9A 7L9
Phone: 250-381-5802
E-Mail: alfrescolivingdesign@shaw.ca
Web: www.alfrescolivingdesign.ca

Protégé Developments
Peter Walddhuber
20 Marlborough Street
Victoria BC V8V 4A5

December 10, 2013

Re: Landscape Plan 62 Cambridge
Lot 16, Section 23, Victoria District,
Plan 2097 Lot A / Lot B

City of Victoria
Planning Department



Dear Sir or Madam:

This Letter is a Document Attachment to the Landscape Plan referenced and supports Project L1.01 Protege dated November 28, 2012 and is an Integral Part of Landscape Plan L1.1, Perspective L2.1 and Planting Plan L3.1.

The Landscape Plan is intended to address Site conditions with respect to the Existing Vegetation, Lighting and Drainage concerns.

Lot A

The Landscape Plan for Lot A is a proposal to replace the non-conforming wooden deck structures and concrete pads with Permeable Hardscape Structures. The Plan also was developed with respect for privacy, as well as address light quality and shading concerns for both the above-mentioned lot and adjacent properties.

- All Hardscape surfaces shall be placed on compacted lifts of aggregate utilizing French Drains and Drain Curtains for both structural integrity as well as site drainage capacity.
- Hardscapes shall be constructed with permeable surfaces, or sufficient breaks in contiguous surfaces, allowing surface water to filter and drain.
- Hydra Press Heavy Pavers and Aggregate is proposed for walkways spaced on a grid pattern to facilitate site drainage.
- Cast in Place Concrete and Aggregate is proposed for patios and Entrances in such a manner to facilitate site drainage.

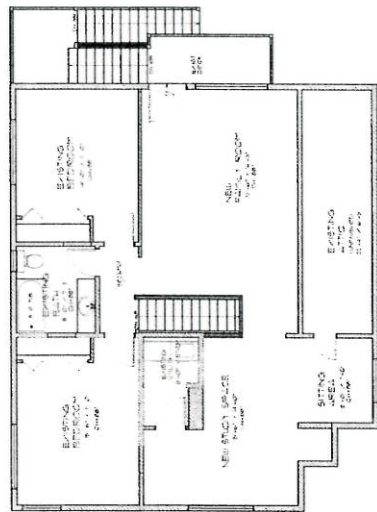
Lot B

The Proposed landscape Plan is intended to utilize the site, balancing both Hardscape and Softscape components. Drainage capacity, privacy and light quality primarily shading were addressed in all aspects of the planning process. Hardscapes shall be constructed and configured to prevent surface water from migrating. Permeable Hardscape structures are proposed.

- All Hardscape surfaces shall be placed on compacted lifts of aggregate utilizing French Drains and Drain Curtains for both structural integrity as well as site drainage capacity.
- Hardscapes shall be constructed with permeable surfaces, or sufficient breaks in contiguous surfaces allowing surface water to filter and drain.
- Hydra Press Heavy Pavers and Aggregate is proposed for Walkways spaced on a grid pattern to facilitate site drainage.
- Cast in Place Concrete and Aggregate is proposed for Patios and Entrances to facilitate site drainage.

Sincerely,

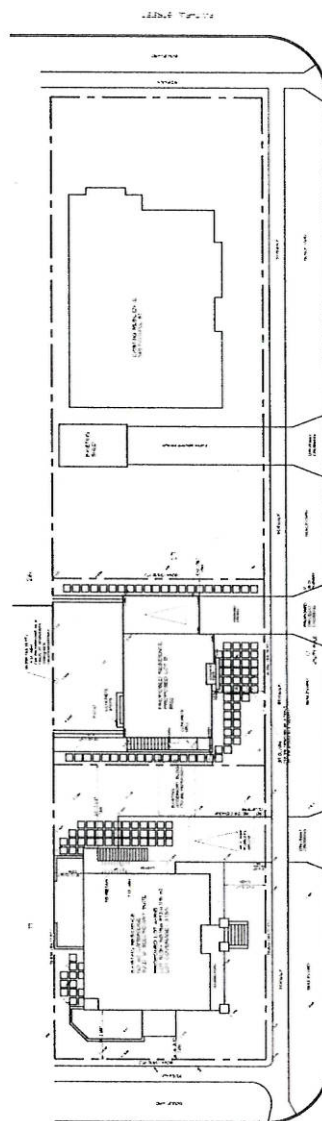
Larry Myers
Alfresco Living Design



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500 mg \times 1.07
 = 535 mg \times 1.07 = 572.45 mg

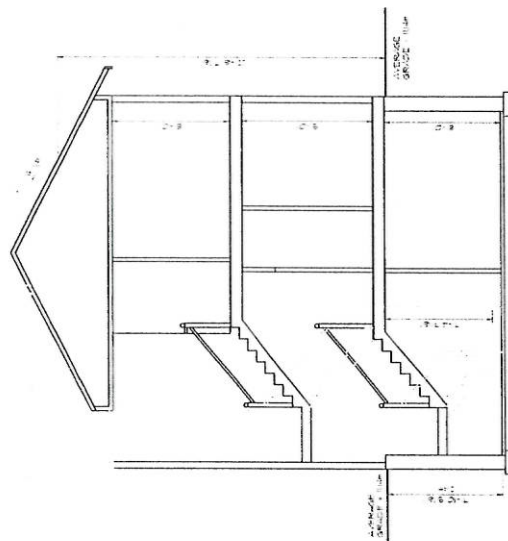
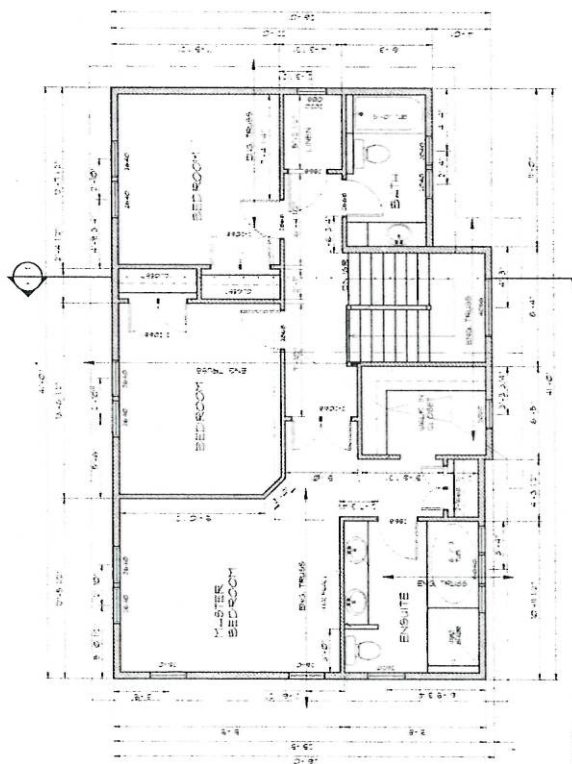
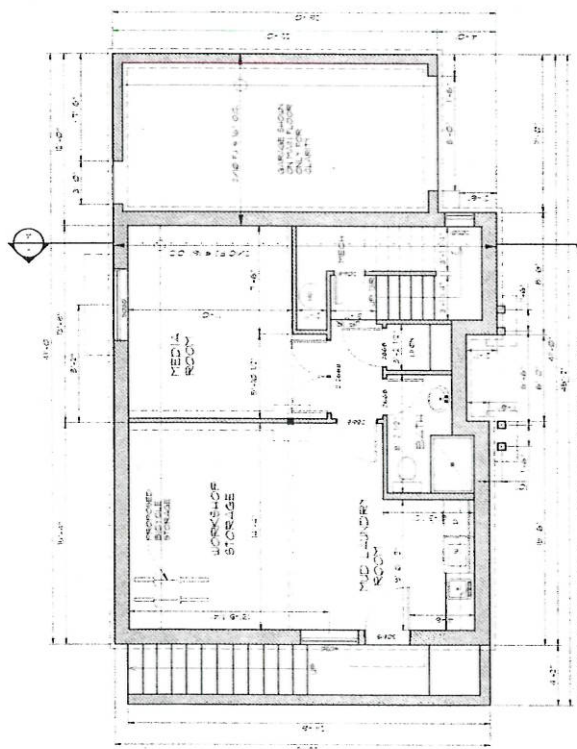
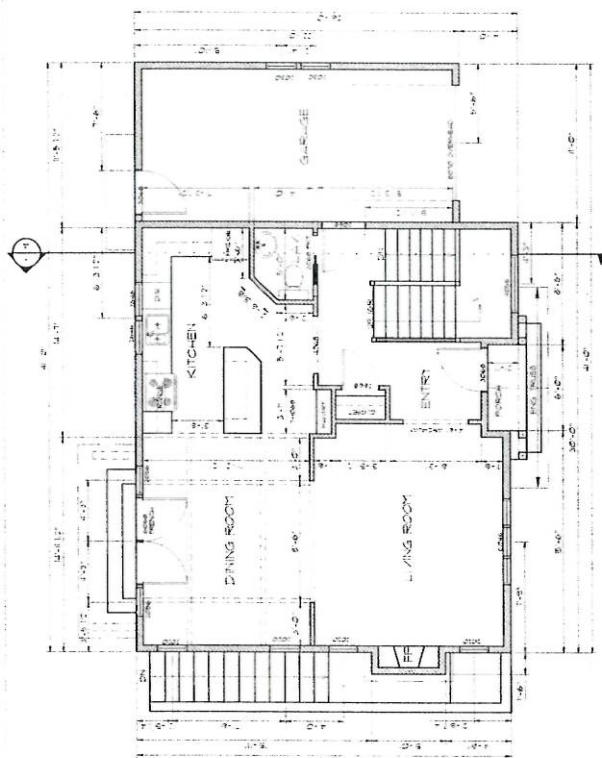
-COURT REPORTER & VIDEO SERVICE
 10000 W. 10TH AVE. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111 FAX: 303.733.1112
 WWW.COURTREPORTERSANDVIDEO.COM

[illegible][illegible][illegible]

received
City of Victoria

NOV 12 2013

Planning & Development Department
Development Services Division

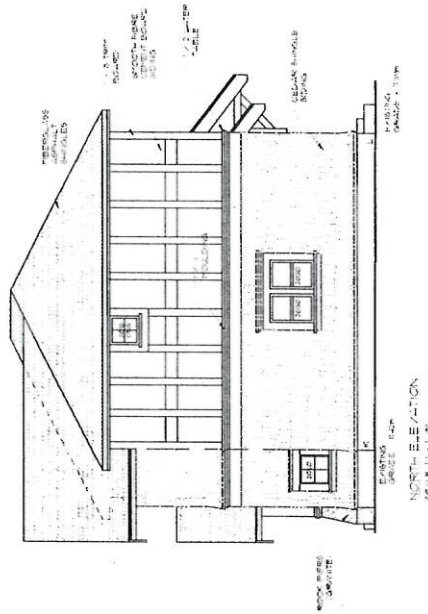
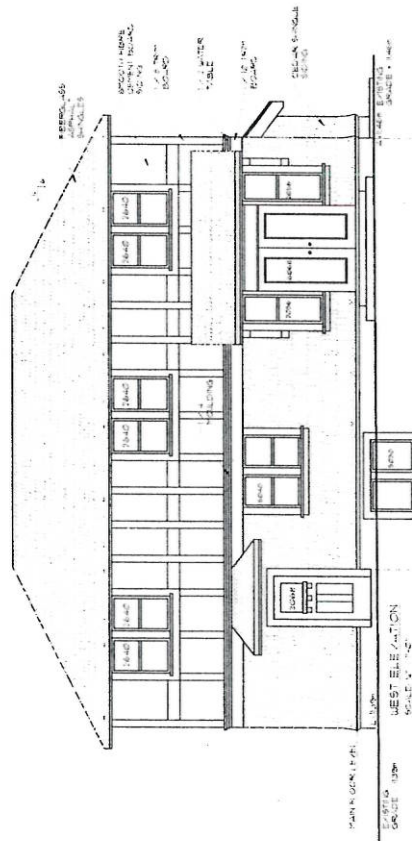
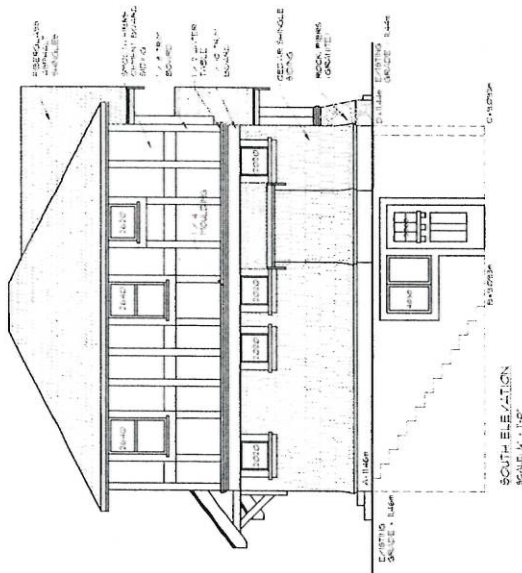
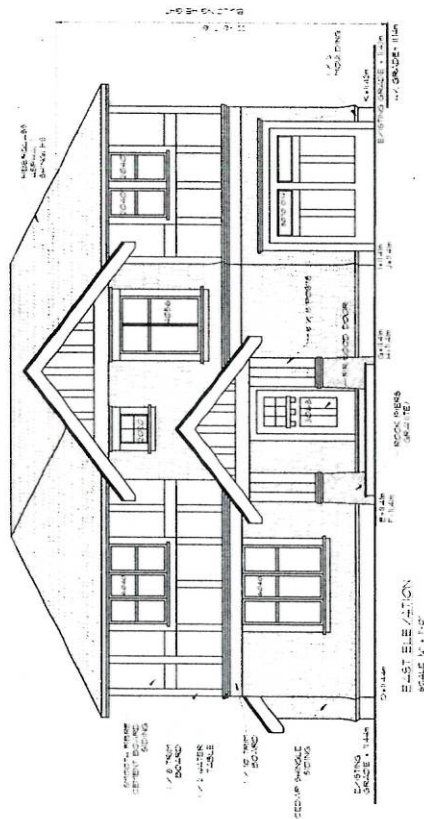


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Received
City of Victoria
Date Recd: 08/26/97

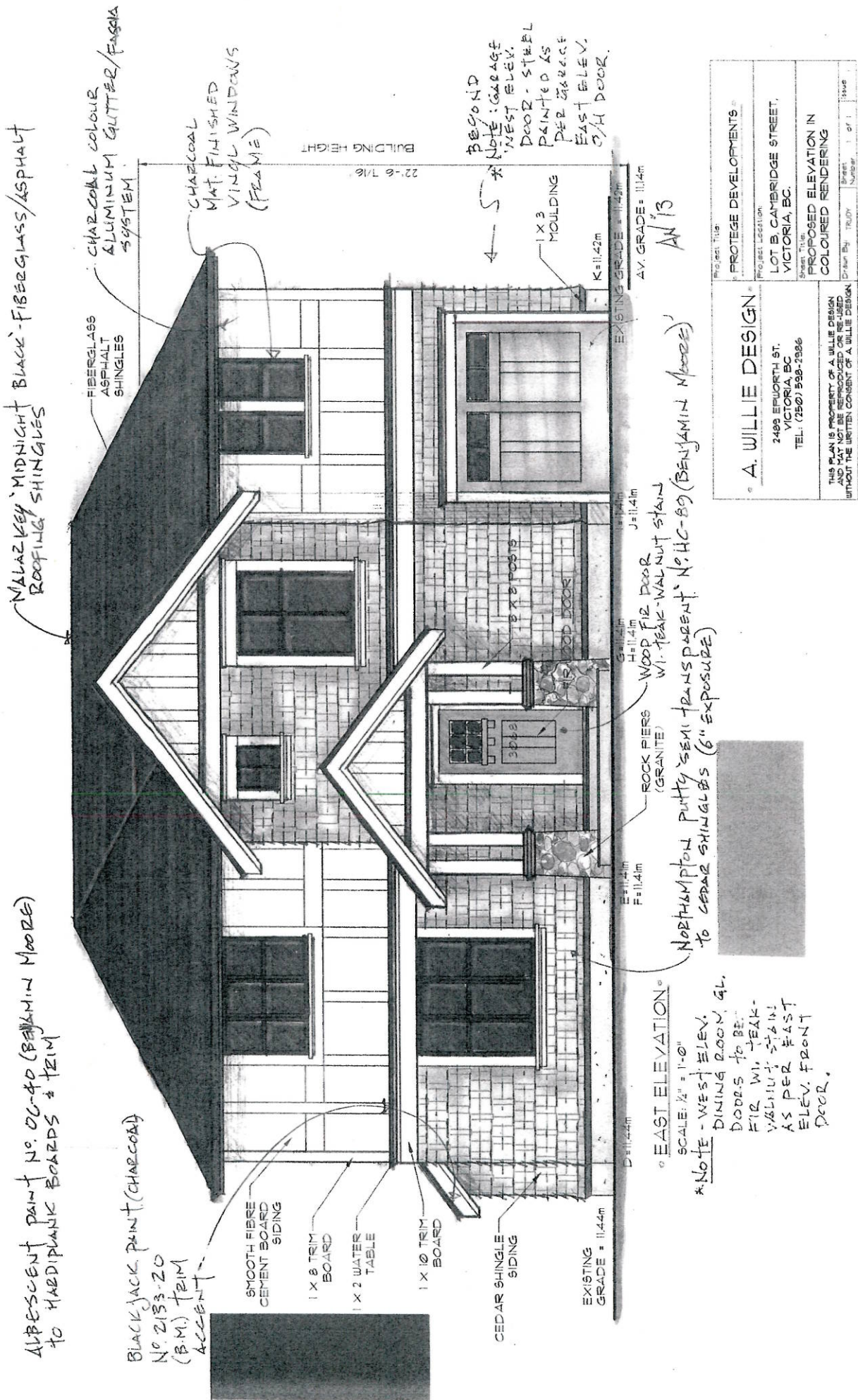
NOV 12 2013

Planning & Development Department
Development Services Division














Received
City of Victoria
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Planning & Development Department
Development Services Division

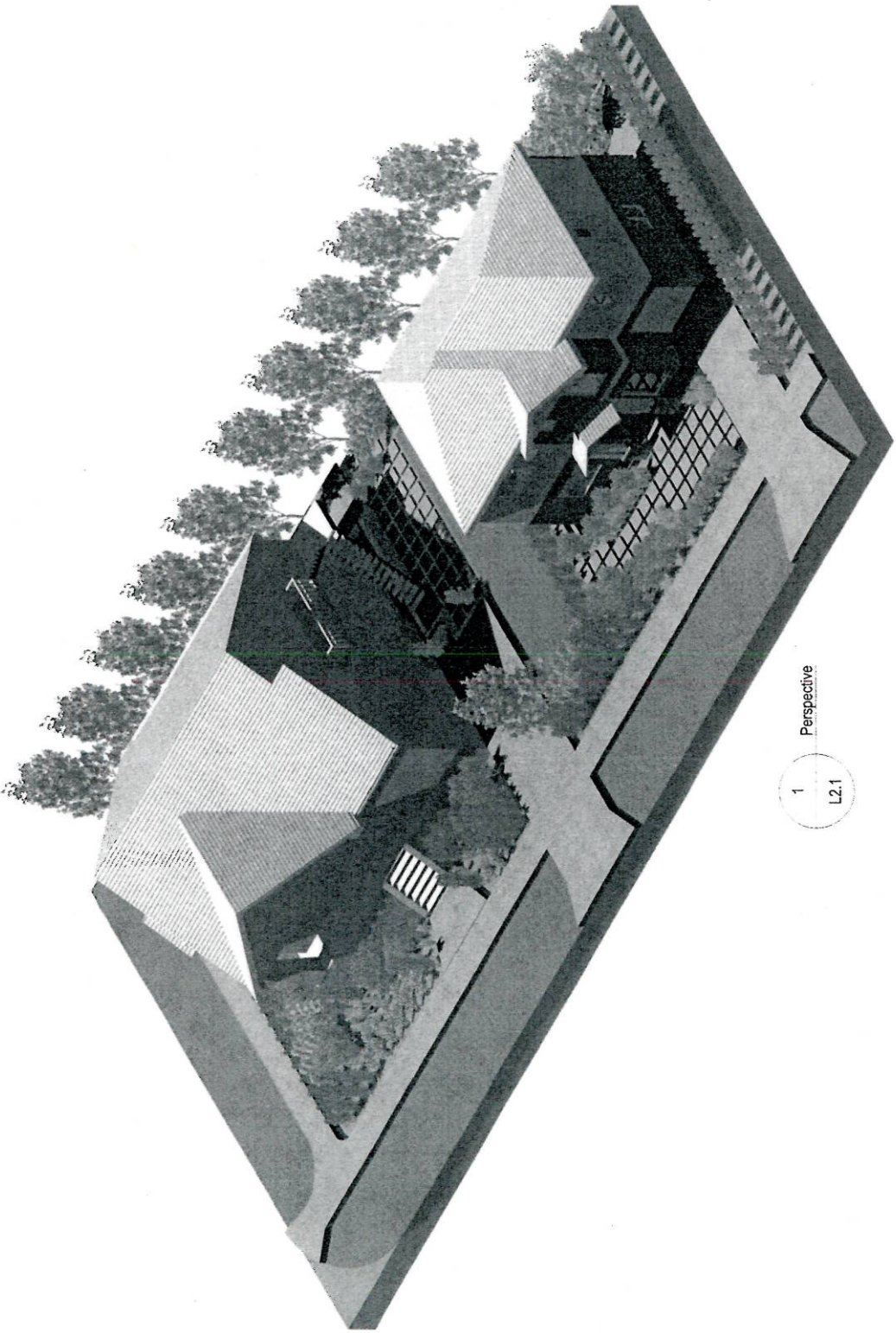
A. WILLIE DESIGN 2488 EDWORTH ST. VICTORIA, BC TEL: (250) 558-1586		Project: The PROTEGE DEVELOPMENTS Project Location: LOT B, CAMBRIDGE STREET, VICTORIA, BC. Drawn By: TERRY Scale: 3/4" = 1'-0" Date: 3/1/13
2. All elevations are preliminary and subject to change without the written consent of A. Willie Design.		Proposed Elevations



1

Plant List - Simple with Images						
Image	ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
	Acer	10	10 Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple	300, 12'	---
	A-Or	3	3 Acer glabrum	Smoothbark Maple	300, 10'	Winter Interest
	CaBe	25	25 Celastrus thuyifolia	Barkley Sedge	---	---
	Chaya	18	18 Chamaecyparis Alter Pearl	Aster Dwarf	300, 3'	Permanent
	Deutzia	10	10 Deutzia 'A. Nivosa'	Pink A. Brute Deutzia	45	---
	Hydrangea	7	7 Hydrangea macrophylla 'Nikko Blue'	Nikko Blue Hydrangea	45	---
	Magnolia	2	2 Magnolia salicina 'Royal Star'	Royal Star Magnolia	300, 5'	---
	Otto Luyken	45	45 Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	300, 3'	Permanent
	Pyrus	45	45 Pyracantha coccinea 'Valley River' P.P.A.F.	Valley River Firethorn Cane	45	---
	Pittosporum	7	7 Pittosporum tobira 'Magical Chameleon'	Magical Chameleon Pittosporum	45	Permanent
	Prunus laurocerasus	120	120 Prunus laurocerasus	Prunell Laurel	300, 4'	Permanent
	Prunus laurocerasus	2	2 Prunus laurocerasus	Prunell Laurel	---	Permanent
	Rhododendron	37	37 Rhododendron 'Cunningham's Bush' (4-12)	Cunningham's Bush Rhododendron	300, 4'	Permanent
	Viburnum	2	2 Viburnum coccineum	Korean Spice Viburnum	45	---

REV	DESCRIPTION	DATE	APPROVED



1 Perspective
L2.1

3. Missing details for the existing and proposed structures. Refer to the structural volume on page 2 for details.
2. Reviewed in an Artistic Representation for Construction. Refer to A. W. Design for Structural Drawings and Construction Details.
1. Site Analysis
July 21, 2007 Hours, Design: 1000
18-4328 N / 123.147 W
No. 1000 Note

Alfredsco
Living Design

Errors and Omissions:
Designer: Not responsible for the work shown to owner or construction through errors or omissions in plans or specifications. The designer is not responsible for the construction of the project. The designer is not responsible for the construction of the project. The designer is not responsible for the construction of the project.

Owner: Alfredsco Living Design
Architect: Larry Myers
75 100 Parkway Drive, Natick, MA 01909
Tel: 508-551-1000
Fax: 508-551-1001
www.alfredscodesign.com

Project: Lot 16, Section 23
Village of Natick
Plan 2017
Project Name: Protege Developments
Cambridge Street
Lot A / Lot B Proposal
Project File: Site Analysis
Solar Analysis
Mass Modeling
Project ID: L1.01 Protege

Designer:	Larry Myers
Project Manager:	Protege Developments
Scale:	1:75
Date:	November 28, 2012
Total:	

SUMMARY SMALL LOT HOUSE REZONING PETITION

I, Peter Walchuber, have petitioned the adjacent neighbours in compliance with
(applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 62 Cambridge
(location of proposed house)

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

Address	Total of Voting Age Renters and Owners	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
57 Cambridge St		✓		
81 Cambridge St			✓	
50 Woodstock Ave		✓		
1150 Woodstock Ave			✓	
1149 Faithful St.			✓	
1147 Faithful St.			✓	
85 Cambridge St			✓	
1145 Woodstock St		✓		
77 Cambridge St.			✓	

SUMMARY	Number	%
IN FAVOUR	3	33%
OPPOSED	56	67%
TOTAL RESPONSES	9	100%

33%

67%

*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,

Peter Waldhuber
(print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) RON SEWARD - LORIE GERRARD

ADDRESS: 57 CAMBRIDGE 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.

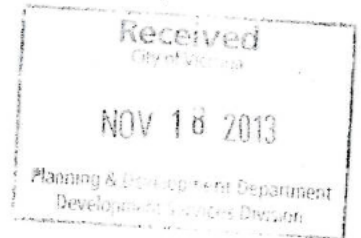
Comments:

APR 28, 2012
Date

Peter Waldhuber
Signature

L.H. March 2/2012 2013

p 107 3



SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhuber
(print name)

, am conducting the petition requirements for the

property located at Cambridge St.

to the following Small Lot Zone: R152

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) HOME OWNER (see addendum)

ADDRESS: CAMBRIDGE 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:

- The proposed house is way too big for the lot because it goes over the rear yard of 1149 Faithful Street to the point of the Suni. That house has been an avid garden at that location for 30+ years.
- There is way too much vehicle traffic on this short, narrow street another home (residence) will clutter the already clutter road.
- There are too many vehicles parked roadside on this street with vehicles coming going throughout the day and night.
- There are up to 5x vehicles associated with houses on this St. which has gotten way out of hand because they all park on the street allowing for only single lane traffic.

2013-03-02
Date

(OVER)

- The current property owner of 62 Cambridge Street has 3x suites in the existing house and he has not provided sufficient parking to accomodate these 3x suites on the property.
- I am opposed to the [redacted] application. [redacted]

SMALL LOT HOUSE REZONING PETITION

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

Peter Walchuk
(print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Leslie HOGYA

ADDRESS: 50 Cambridge 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.

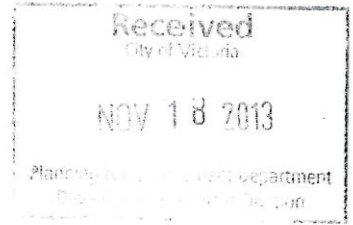
☐ I am opposed to the application.

Comments:

June 2/2012
Date
March 4/2013

Leslie Hogya
Signature

SMALL LOT HOUSE REZONING PETITION



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

Peter Waldhuber

(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge 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) Rose M. Sommerstad (see note above)

ADDRESS: 1150 Woodstock Ave. Victoria V8V 2R1

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:

Attached - LETTER SUBMITTED

Sept 15, 2012

Date

R. M. Sommerstad

Signature

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldbuser
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge St

to the following Small Lot Zone: B1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Derek Reimer + Maxine Charlesworth

ADDRESS: 1149 Faithful 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:

- building is too large, too high + too close to our property line
- too much loss of light in our backyard
- short setback on proposed "side" yard very near our "back" yard

Date

May 19, 2012

March 2/13

XR

Signature

Derek Reimer + Maxine Charlesworth

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhimer
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: RIS2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Jean-Pierre VERAN + Marie-Josée LEPAGE

ADDRESS: 1147 FAITHFUL ST VICTORIA BC V8V 2R5

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

* The proposed building is too large and too high compared to the size of the sub-divided lot

* The proposed building would be very close to our backyard, and its top floor would directly overlook it, therefore significantly impacting our privacy

* The current house at 62 Cambridge St appears to be already organized in multiple living units. Subdividing the lot and adding a new house could lead to a very high density of residents in our close neighbourhood

June 16, 2012
Date

J. Veran
Signature

Jean-Pierre VERAN

M. J. Lepage
Signature

Marie-Josée LEPAGE

SMALL LOT HOUSE REZONING PETITION

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

Peter Walchube
(print name), am conducting the petition requirements for the

property located at 62 Cambridge St

to the following Small Lot Zone: R1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) PENELOPE EARNSHAW

ADDRESS: 85 CAMBRIDGE 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:

- Vehicle come + go up + down this street
- Parking at (proposed) existing house, not enough parking spaces All suits have at least 1 car per suite.
- Traffic - currently one lane only, due to the many vehicles parked along street
- I have put up with 5 YRS of Reno's with adjacent to me and they are still continuing.
- The Home owner at 1149 Faithful is in his Rear Garden 24-7. The Proposed house will ruin his garden, leaving him with NO Sun light.

March 2/13
Date

Mrs P. Earnshaw
Signature

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhuber
(print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Valerie Stanley-Jones

ADDRESS: 1145 Woodstock Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application. see below

☐ I am opposed to the application.

Comments:

- My only 2 provisos for my approval/support are:
- # 1. That there is enough space to park a second standard sized car in the driveway of the garage (ie parking for 2 cars).
 - # 2 IF either or both of the trees have to come down, or die within the three years of the construction, that Peter Waldhuber (or a new owner) be required to replacement(s) in the form of similar oxygen producing tree(s), within less than one year of their demise.

*2 parking
tree*

June 2 2012
Date March 9, 2013

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

Received
City of Victoria

OCT 17 2012

Planning & Development Department
Development Services Division

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

Peter Waldhuber

(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge 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)

ROBERT Boudreau

(see note above)

ADDRESS:

77 Cambridge St, Victoria BC,

Are you the registered owner?

Yes ☒

No ☐

V8V 4A7

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

Attached

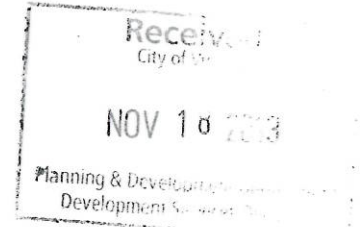
Oct. 15, 2012.

Date

Boudreau

Signature

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

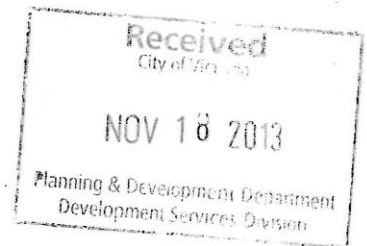


I, Peter Waldbauer (applicant), have petitioned the adjacent neighbours in compliance with the *Small Lot House Rezoning Policies* for a small lot house to be located at 62 Cambridge St. (location of proposed house) and the petitions submitted are those collected by _____* (date)

Address	Total of Voting Age Renters and Owners	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
57 Cambridge St.		✓		
81 Cambridge St.			✓	
50 Cambridge St.		✓		
1145 Woodstock Ave.		✓		
1150 Woodstock Ave.			✓	
1149 Faithful St.			✓	
1147 Faithful St.			✓	
85 Cambridge St.		✓		
53 Cambridge St.		✓		
77 Cambridge St.				✓

SUMMARY	Number	%
IN FAVOUR	5	56
OPPOSED	4	45
TOTAL RESPONSES	9	100%

*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,

Peter Walchhuber (print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S2

The City of Victoria requires that all residents and owners of neighbouring lots be called 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) RON SEWARD - LORIE GERRARD

ADDRESS: 57 CAMBRIDGE 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:

APR 28, 2012
Date

Ron Seward - Lorie Gerrard
Signature

L.H. March 2/2012 2013

p 1073

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhuber
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R152

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) HOME OWNER (see addendum)

ADDRESS: [REDACTED] CAMBRIDGE 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:

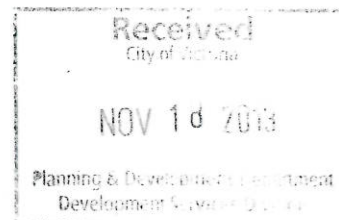
- The proposed house is way too big for the lot because it goes over the rear yard of 1149 Faithful Street to the point of the Sunlight that hereafter has been an avid gardener at that location for 30+ years.
- There is way too much vehicle traffic on this short narrow street & another home (residence) will clutter the already cluttered roadway. There are too many vehicles parked roadside on this street with vehicles coming going throughout the day and night.
- There are up to 5x vehicles associated with houses on this street which has gotten way out of hand because they all park on the street allowing for only single lane traffic.

(OVER)

2013-03-02
Date

[REDACTED]

- The current property owner of 62 Cambridge Street has 3x suites in the existing house and he has not provided sufficient parking to accommodate these 3x suites on the property.
- I am opposed to the [redacted] application. [redacted]



SMALL LOT HOUSE REZONING PETITION

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

Peter Walchuk
(print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Leslie HOGYA

ADDRESS: 50 Cambridge 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.

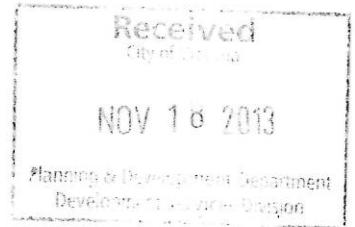
☐ I am opposed to the application.

Comments:

June 2/2012
Date
March 4/2013

Leslie Hogya
Signature

SMALL LOT HOUSE REZONING PETITION



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

Peter Waldhuber (print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Valerie Stanley-Jones

ADDRESS: 1145 Woodstock Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application. see below

☐ I am opposed to the application.

Comments:

- My only 2 provisos for my approval/support are:
- # 1. That there is enough space to park a second standard sized car in the driveway of the garage (ie parking for 2 cars).
 - # 2 IF either or both of the trees have to come down, or die within the three years of the construction, that Peter Waldhuber (or a new owner) be required to replacement(s) in the form of similar oxygen producing tree(s), within less than one year of their demise.

2. pink tree

June 2 2012
Date
March 9, 2013

[Signature]
Signature

20 Mar 1

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhuber

(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge 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) Rose M. Sommerstad (see note above)

ADDRESS: 1150 Woodstock Ave. Victoria V8V 2R1

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:

Attached - LETTER SUBMITTED

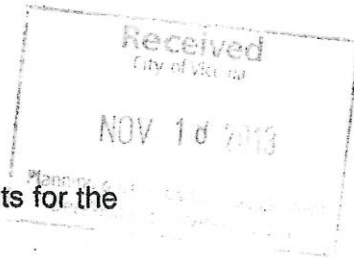
Sept 15, 2012

Date

R. M. Sommerstad

Signature

SMALL LOT HOUSE REZONING PETITION



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

Peter Waldhuber
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge St

to the following Small Lot Zone: B1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Derek Reimer + Maxine Charlesworth

ADDRESS: 1149 Faithful 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:

• building is too large, too high + too close to our property line

• too much loss of light in our backyard

• short setback on proposed "side" yard very near our "back" yard

Date

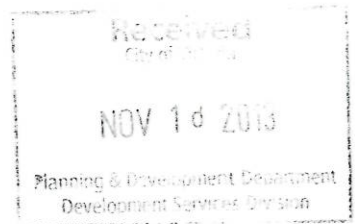
May 19, 2012

March 2/13

SR

Signature

Derek Reimer + Maxine Charlesworth



SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhauer (print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: RIS2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) Jean-Pierre VERAN + Marie-Josée LEPAGE

ADDRESS: 1147 FAITHFUL ST VICTORIA BC V8V 2R5

Are you the registered owner? Yes ☒ No ☐

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

☐ I support the application.

☒ I am opposed to the application.

Comments:

* The proposed building is too large and too high compared to the size of the sub-divided lot

* The proposed building would be very close to our backyard, and its top floor would directly overlook it, therefore significantly impacting our privacy

* The current house at 62 Cambridge St appears to be already organized in multiple living units. Subdividing the lot and adding a new house could lead to a very high density of residents in our close neighbourhood

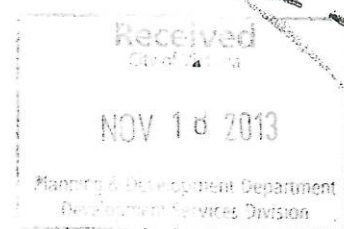
June 16, 2012
Date

J. Veran
Signature

Jean-Pierre VERAN

M. Lepage
Signature

Marie-Josée LEPAGE



SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhauer (print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: B1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) PEWELLOPE D. EARNSHAW

ADDRESS: 85 CAMBRIDGE STREET

Are you the registered owner? Yes ☒ No ☐

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

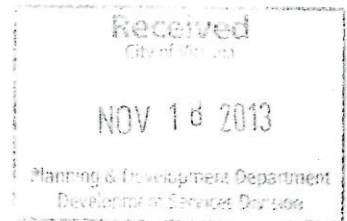
☒ I support the application.

☐ I am opposed to the application.

Comments:

Oct 29 / 2013
Date

Mrs P Earnshaw
Signature



SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhuber
(print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S2

The City of Victoria requires that all residents and owners of neighbouring lots be polled 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. **Please do not include your phone number or email address.**

Please review the plans and indicate the following:

NAME: (please print) DOROTHY DAY

ADDRESS: 53 CAMBRIDGE 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:

22/11/2012
Date

Dorothy Day
Signature