



## Planning and Land Use Committee Report

---

**Date:** April 3, 2014      **From:** Helen Cain, Senior Planner

**Subject:** **Update on 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 a new small lot house with one variance for front yard setback

---

### Executive Summary

The purpose of this report is to present Council with updated 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 the property from the R1-B Zone (Single Family Dwelling District) to permit a single family dwelling with a secondary suite on a subdivided lot and construction of a new small lot house with one variance related to the front yard setback requirements. Given the existing single family dwelling on a newly created lot would have greater total floor area and higher density than the R1-B Zone, a custom zone would be required.

In an earlier report (attached) considered at Planning and Land Use Committee (PLUC) on January 23, 2014, staff advised that the proposal was consistent with land use policy and design guidelines. However, staff recommended that this application be declined because the applicant did not achieve a "satisfactory support" level (75%) of neighbours as identified in the Small Lot House Rezoning Policy. PLUC postponed a decision and directed the applicant to seek more support and to refine the small lot house design.

Subsequent to the PLUC meeting on January 23, the applicant has undertaken further neighbourhood consultation and has now achieved an increase in support to 79%. Additionally, the design is refined to break up the massing of the north side by stepping back the upper storey of the house. Given the proposal is now consistent with the Small Lot House Rezoning Policy with respect to neighbours' support, and the applicant has followed the direction of PLUC, staff recommend Committee support this application.

### Recommendation

That Committee recommend to Council:

1. That Rezoning Application #00380 for 62 Cambridge Street proceed to 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 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 February 7, 2014, 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.

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:

April 6<sup>th</sup>, 2014

HC:lw



## **1.0 Purpose**

The purpose of this report is to present Council with updated information, analysis and recommendations regarding a Rezoning Application and Development Permit with Variance for the property located at 62 Cambridge Street.

## **2.0 Background**

### **2.1 Relevant History**

This application was considered at Planning and Land Use Committee (PLUC) on January 23, 2014 (Minutes attached) where the PLUC passed the following motion:

*That Committee authorize Council to postpone consideration of the motion until further refinements are completed in relation to setbacks, height and community support.*

In response to direction from Committee, the applicant has submitted a new Small Lot House Rezoning Petition and refined the proposed house design as presented in the revised plans attached to this report.

### **2.2 Description of Proposal**

This proposal is described in detail in an earlier staff report dated January 9, 2014 (attached). Subsequent changes to the proposed small lot house design include refinements to the north and Cambridge Street frontage. The second storey of the north wall is now stepped back an additional 0.6 m from the lower building face, resulting in an upper storey that would be set back 3 m from the north property line. This would reduce any shadow impacts of the new small lot house on the rear yard of the adjacent house at 1149 Woodstock Avenue. To accommodate this redistribution of the massing proportions, the façade of the front elevation above the built-in garage has been altered to have a hipped roof.

### **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 this area of south Fairfield.

### **2.4 Community Consultation**

As described in the previous staff report, the applicant has consulted with the Fairfield Gonzales Community Association. The *Small Lot House Rezoning Petition* had also been completed twice but did not achieve a “satisfactory support” level (75%) from the immediate neighbours.

In response to direction from PLUC, the applicant has undertaken further consultation and has now achieved increased support to 79% in the petition responses.

## 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 <sup>2</sup> ) – minimum	471.9	460	299.47	260
Lot width (m) – minimum	18.26	15	16.39	10.00
Total floor area (m <sup>2</sup> ) – maximum	374.92**	190.00	148.78	190
Density (Floor Space Ratio) – maximum	0.79:1	n/a	0.5:1	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

## 3.0 Issues

Arising from the PLUC motion of January 23, 2014, the issues related to this application are:

- satisfactory level of support
- design revisions for height and setbacks.

## 4.0 Analysis

### 4.1 Satisfactory Level of Support

Since receiving direction from PLUC with respect to community support, the applicant has undertaken further consultation, and achieved an increase in neighbours' support to 79%. Given this outcome is higher than the standard for "satisfactory support" (75%) identified in the *Small Lot House Rezoning Policy*, the staff recommendation in this report is changed to recommending that Committee support the Rezoning Application and the Development Permit with Variance.



## 4.2 Design Revisions for Height and Setbacks

A third-party Solar Impact Analysis provided with this application (attached to January 9, 2014 PLUC report) states that the earlier version of the new small lot house proposal would have no direct shading over the rear yard of the house at 1149 Faithful Street. To further reduce any shading, the applicant has refined the north elevation of the house design through stepping back the upper storey. While the building height is not reduced, breaking up the massing in the way would lessen the perceived height as viewed from the property to the north, and as seen from public vantage points on Cambridge Street.

## 5.0 Resource Impacts

There are no anticipated resource impacts.

## 6.0 Options

### Option One (Staff Recommendation)

That Committee recommend to Council:

1. That Rezoning Application #00380 for 62 Cambridge Street proceed to 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 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 February 7, 2014, 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.

### Option Two (Decline)

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

## 7.0 Conclusions

This proposal is well-suited to the surrounding land use context and is consistent with design guidelines for infill in low-density residential areas with established place character. Given that further consultation efforts of the applicant have achieved the minimum level of "satisfactory support" from adjacent property owners and residents, staff recommend that Committee support this Rezoning Application and Development Permit with Variance.

## 8. Recommendation

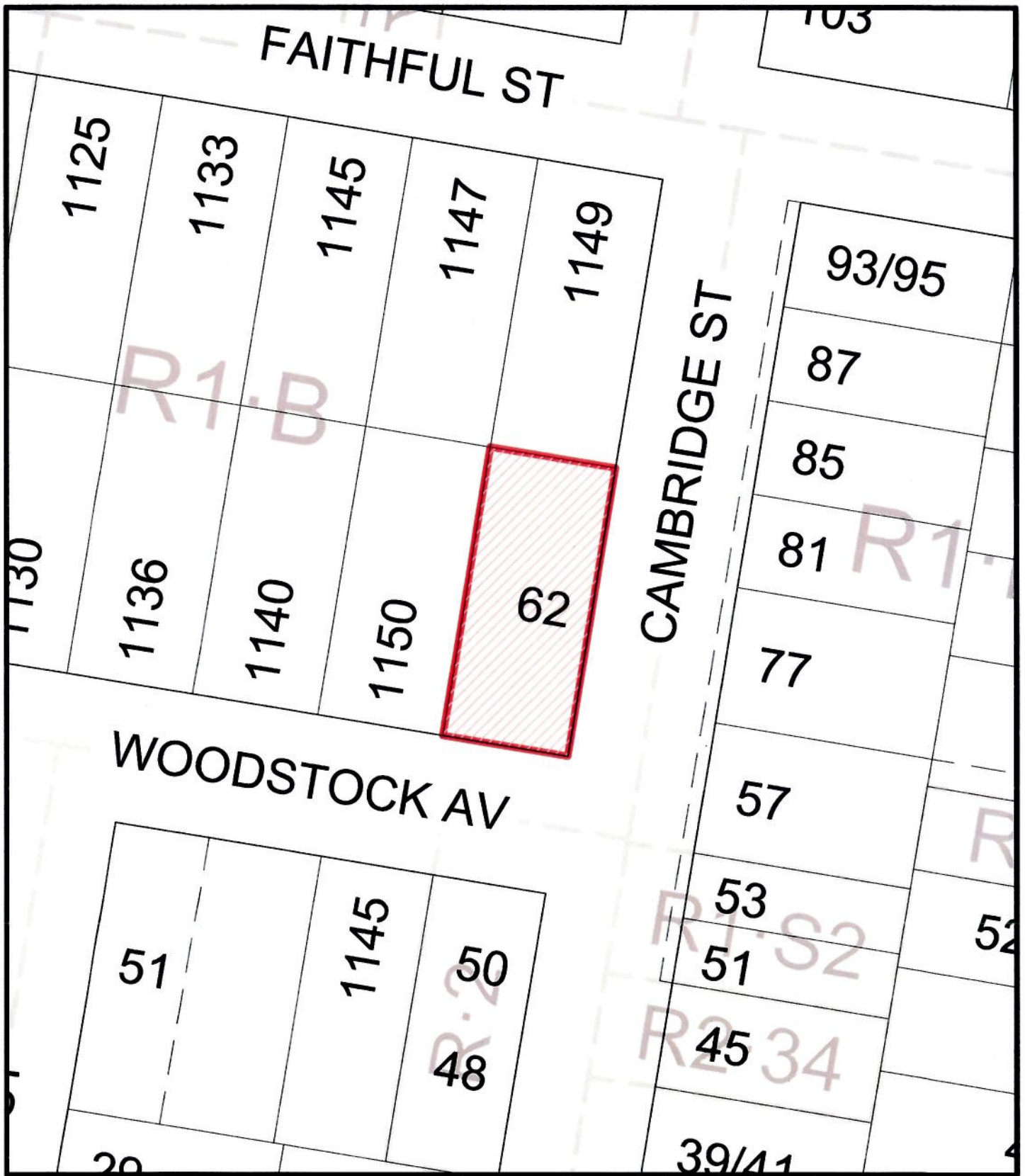
That Committee recommend to Council:

1. That Rezoning Application #00380 for 62 Cambridge Street proceed to 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 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 February 7, 2014, 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.

## 9. List of Attachments

- Zoning map
- Aerial photo
- Letter from owner, Peter Waldhuber, stamped April 1, 2014
- Plans for Rezoning Application #00380, stamped February 7, 2014
- Updated Summary and Responses to Small Lot House Rezoning Petition
  - Letter from Derek Reimer and Maxine Charlesworth, stamped February 20, 2014
- Minutes of Planning and Land Use Committee Meeting, January 23, 2014
- Planning and Land Use Committee report, dated January 9, 2014
  - 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 #







April 1, 2014

Re: Update 62 Cambridge Small Lot Rezoning

To Mayor and Council,

On January 23rd 2014, my Small Lot Subdivision Application for 62 Cambridge Ave was reviewed by Council at the Planning and Land Use Committee Meeting. Council motioned to postpone the application based on the neighborhood support being less than the 75% set out in the Small Lot guidelines. At the time the neighborhood support was at 56%.

Immediately following this decision, myself and my Architect made a few very significant changes to the North side of the proposed house to lessen any shading to my neighboring property at 1149 Faithfull St. With these new changes I met with that neighbor, he was pleased to see the favorable changes and felt this would help in providing more sunlight. I have also met with a few of my other neighbors to inform them of these changes, all where in a favor of these changes.

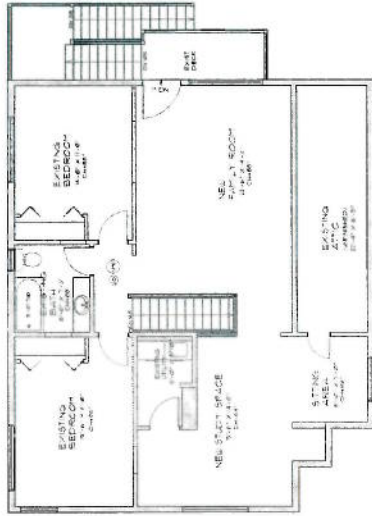
I have reached out to a few Councilors to get as much guidance and direction as possible. Councilor Madoff suggested that I should request to address council at the upcoming council meeting January 30th, which I did. I spoke to the changes that we made to the plans as well I informed council of my meetings with my neighbors.

Since meeting with neighbors and addressing council we have made another very significant change to the upper floor. We have brought back the upper northern exterior wall another .6 meters for a total upper floor setback of three meters to the north property line. We have also changed the front façade slightly and created a hip roof detail over the front entrance, reducing mass as well as tying into the roof detail that now breaks up the upper and lower floor on the northern exterior wall. All neighbors that I have met with are in favor of this change.

I have been able to increase neighborhood support to 79% since my first Planning and Land Use meeting January 23<sup>rd</sup>.

Sincerely,  
Peter Waldhuber

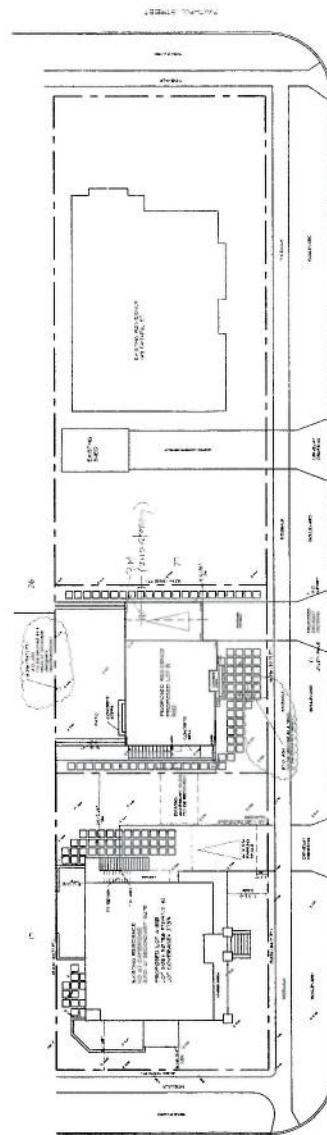
A handwritten signature in blue ink, appearing to read "P. Waldhuber".

[illegible]

MANALOGAN - 62 CARPENTERS STREET  
MANASSAS - 1528 EIGHTH  
SCALE 1000 : 1  
1000 1000 1000 1000 1000

QUERRELLER • 62 CALIFORNE STREET  
ENCINO, CA 91436  
SCALE 1/8" = 1'-0"  
RICHARD M. GEA • 5728 HWY. 101 S. #2  
COSTA MESA, CA 92626 (714) 441-1111

DATE	TIME	COASTED W/BS	REUNITED	REMARKS
11-10-68	1:07 PM			NOVA 12 1/2 IN. 42
	1:10 PM			NOVA 12 1/2 IN. 42
	1:15 PM			NOVA 12 1/2 IN. 42
	1:20 PM			NOVA 12 1/2 IN. 42
	1:25 PM			NOVA 12 1/2 IN. 42
	1:30 PM			NOVA 12 1/2 IN. 42
	1:35 PM			NOVA 12 1/2 IN. 42
	1:40 PM			NOVA 12 1/2 IN. 42
	1:45 PM			NOVA 12 1/2 IN. 42
	1:50 PM			NOVA 12 1/2 IN. 42
	1:55 PM			NOVA 12 1/2 IN. 42
	2:00 PM			NOVA 12 1/2 IN. 42
	2:05 PM			NOVA 12 1/2 IN. 42
	2:10 PM			NOVA 12 1/2 IN. 42
	2:15 PM			NOVA 12 1/2 IN. 42
	2:20 PM			NOVA 12 1/2 IN. 42
	2:25 PM			NOVA 12 1/2 IN. 42
	2:30 PM			NOVA 12 1/2 IN. 42
	2:35 PM			NOVA 12 1/2 IN. 42
	2:40 PM			NOVA 12 1/2 IN. 42
	2:45 PM			NOVA 12 1/2 IN. 42
	2:50 PM			NOVA 12 1/2 IN. 42
	2:55 PM			NOVA 12 1/2 IN. 42
	3:00 PM			NOVA 12 1/2 IN. 42
	3:05 PM			NOVA 12 1/2 IN. 42
	3:10 PM			NOVA 12 1/2 IN. 42
	3:15 PM			NOVA 12 1/2 IN. 42
	3:20 PM			NOVA 12 1/2 IN. 42
	3:25 PM			NOVA 12 1/2 IN. 42
	3:30 PM			NOVA 12 1/2 IN. 42
	3:35 PM			NOVA 12 1/2 IN. 42
	3:40 PM			NOVA 12 1/2 IN. 42
	3:45 PM			NOVA 12 1/2 IN. 42
	3:50 PM			NOVA 12 1/2 IN. 42
	3:55 PM			NOVA 12 1/2 IN. 42
	4:00 PM			NOVA 12 1/2 IN. 42
	4:05 PM			NOVA 12 1/2 IN. 42
	4:10 PM			NOVA 12 1/2 IN. 42
	4:15 PM			NOVA 12 1/2 IN. 42
	4:20 PM			NOVA 12 1/2 IN. 42
	4:25 PM			NOVA 12 1/2 IN. 42
	4:30 PM			NOVA 12 1/2 IN. 42
	4:35 PM			NOVA 12 1/2 IN. 42
	4:40 PM			NOVA 12 1/2 IN. 42
	4:45 PM			NOVA 12 1/2 IN. 42
	4:50 PM			NOVA 12 1/2 IN. 42
	4:55 PM			NOVA 12 1/2 IN. 42
	5:00 PM			NOVA 12 1/2 IN. 42
	5:05 PM			NOVA 12 1/2 IN. 42
	5:10 PM			NOVA 12 1/2 IN. 42
	5:15 PM			NOVA 12 1/2 IN. 42
	5:20 PM			NOVA 12 1/2 IN. 42
	5:25 PM			NOVA 12 1/2 IN. 42
	5:30 PM			NOVA 12 1/2 IN. 42
	5:35 PM			NOVA 12 1/2 IN. 42
	5:40 PM			NOVA 12 1/2 IN. 42
	5:45 PM			NOVA 12 1/2 IN. 42
	5:50 PM			NOVA 12 1/2 IN. 42
	5:55 PM			NOVA 12 1/2 IN. 42
	6:00 PM			NOVA 12 1/2 IN. 42
	6:05 PM			NOVA 12 1/2 IN. 42
	6:10 PM			NOVA 12 1/2 IN. 42
	6:15 PM			NOVA 12 1/2 IN. 42
	6:20 PM			NOVA 12 1/2 IN. 42
	6:25 PM			NOVA 12 1/2 IN. 42
	6:30 PM			NOVA 12 1/2 IN. 42
	6:35 PM			NOVA 12 1/2 IN. 42
	6:40 PM			NOVA 12 1/2 IN. 42
	6:45 PM			NOVA 12 1/2 IN. 42
	6:50 PM			NOVA 12 1/2 IN. 42
	6:55 PM			NOVA 12 1/2 IN. 42
	7:00 PM			NOVA 12 1/2 IN. 42
	7:05 PM			NOVA 12 1/2 IN. 42
	7:10 PM			NOVA 12 1/2 IN. 42
	7:15 PM			NOVA 12 1/2 IN. 42
	7:20 PM			NOVA 12 1/2 IN. 42

[illegible]

BITE PLAN  
SCALE: 1:100  
LEGAL INFORMATION: 3/10/2004 04:49 PM  
C:\PROJ\05 516227



CAMBRIDGE STREET FRONTAGE (LOOKING WEST)  
SCALE 1:250

Received  
City of Victoria

FEB 07 2014

Planning & Development Department  
Development Services Division

A. WILLE DESIGN

2409 EPOURTA ST.  
VICTORIA, BC  
TEL: (250) 596-2886

PROTEGE DEVELOPMENTS

Project Location  
LOT B, CAMBRIDGE STREET,

AS-BUILT PLANS AND PROPOSED  
SITEPLAN, STREETSCAPE

THIS PLAN & PROPERTY OF A WILLIE DESIGN  
AND MAY NOT BE REPRODUCED OR RE-USED  
WITHOUT THE WRITTEN CONSENT OF A WILLIE DESIGN

No	Date	Usage Description	Usage Description
1	06/07/19	Usage Description	Usage Description
2	06/08/19	Usage Description	Usage Description
3	06/09/19	Usage Description	Usage Description

© 2007 Pearson Education, Inc. All rights reserved.

no	Date
1	2008-13

1000

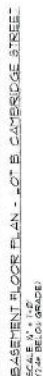
1107

City of V

100

SCALE: 1000



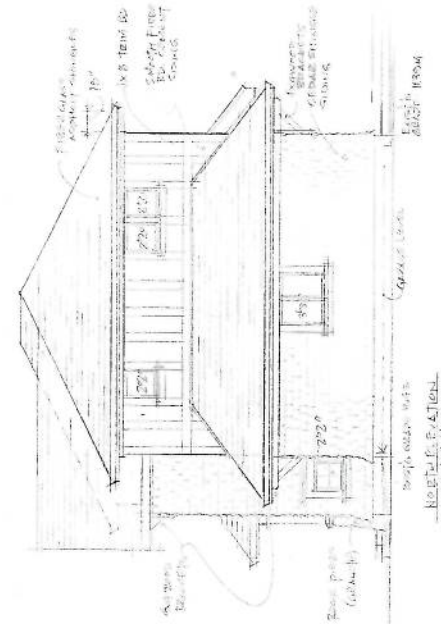
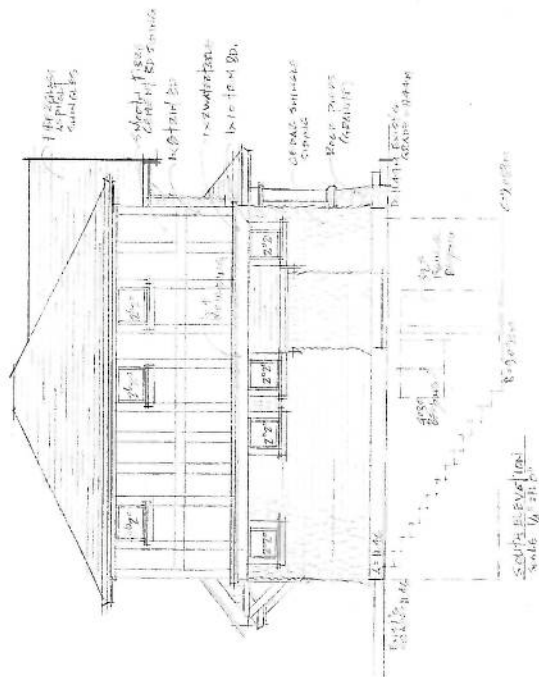
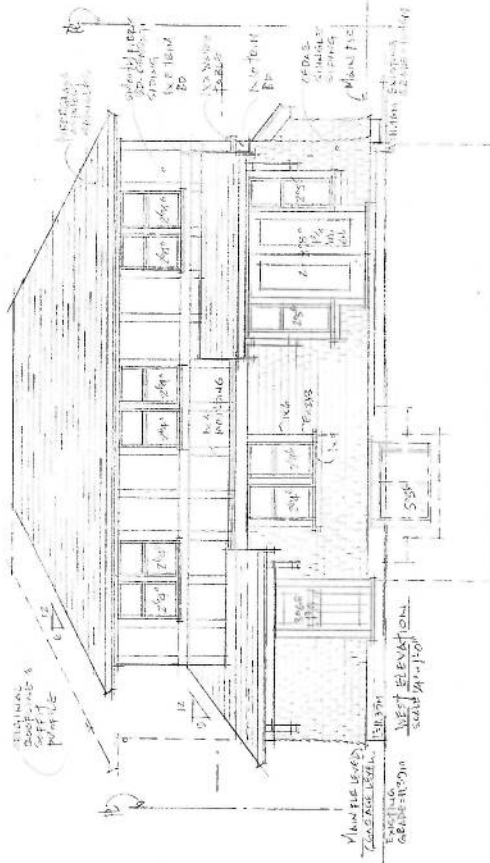
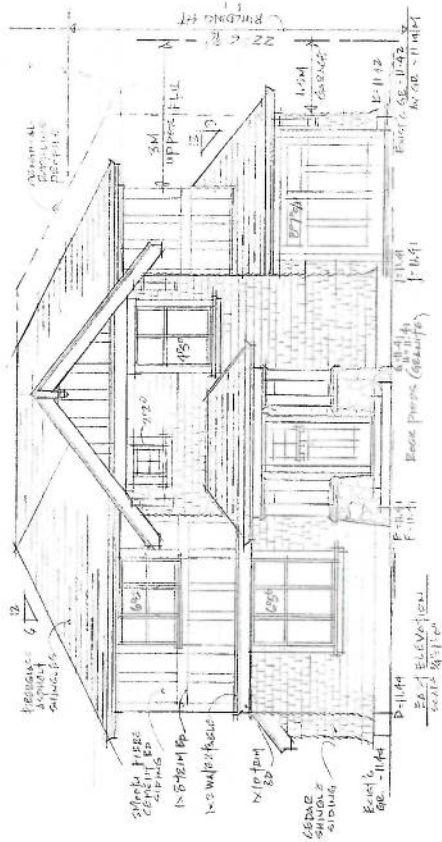
[illegible]

No	Date	Head Description
3	06/01/14	Upper 1st and 2nd
2	06/01/14	Refering and subordinator
1	06/01/14	Preliminary Layout

A. WILLIE DESIGN  
2489 E. 10TH ST.  
VICTORIA, BC  
TEL: (250) 598-7986

THIS PLAN IS PROPERTY OF A WILLY DESIGN  
AND MAY NOT BE REPRODUCED OR RE-USED  
WITHOUT THE WRITTEN CONSENT OF A WILLY DESIGN

AND MAY NOT BE REPRODUCED OR RE-USED  
WITHOUT THE WRITTEN CONSENT OF A WALL DESIGN



Received  
City of Victoria  
FEB 07 2014  
Planning & Development Department  
Development Services Division

Project Title		Project Location	Drawn By	Scale	Sheet
PROTEGE DEVELOPMENTS		2495 EPIPHANY ST. VICTORIA BC	ATV	3/4" = 1'	2
A. WILIE DESIGN		2495 EPIPHANY ST. VICTORIA BC TEL: (250) 598-1986	PROPOSED ELEVATIONS  THIS PLAN IS PROPERTY OF A. WILIE DESIGN AND NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF A. WILIE DESIGN		
Client: Protege Developments					
Architect: A. Willie Design					
Engineer: [Blank]					
Inspector: [Blank]					
Inspector: [Blank]					



**SUMMARY  
SMALL LOT HOUSE REZONING PETITION**

*T. Walcher*

I, Peter Walcher, 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 ST.  
(location of proposed house)

and the petitions submitted are those collected by April 1/14 . \*\*  
(date)

	Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
1	1147 FAITHFUL ST.			✓
2	1149 FAITHFUL ST.		✓	
3	1145 WOODSTOCK AVE	✓		
4	1145 WOODSTOCK AVE	✓		
5	1145 WOODSTOCK AVE	✓		
6	1145 WOODSTOCK AVE	✓		
7	1145 WOODSTOCK AVE	✓		
8	48 CAMBRIDGE ST.			✓
9	50 CAMBRIDGE ST.	✓		
10	50 CAMBRIDGE ST.	✓		
11	57 CAMBRIDGE ST.	✓		
12	57 CAMBRIDGE ST.	✓	✓	
13	77 CAMBRIDGE ST.			✓
14	81 CAMBRIDGE ST.			✓
15	85 CAMBRIDGE ST.	✓	✓	
16	85 CAMBRIDGE ST.	✓		
17	85 CAMBRIDGE ST.	✓		

SUMMARY	Number	%
IN FAVOUR	11	79%
OPPOSED	3	
TOTAL RESPONSES	14	100%

NEUTRAL / NO RESPONSE 3

\*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,

Peter Walchuk  
(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 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 pinkm  
tree

June 2, 2012  
Date

March 9, 2013

March 31 2014 VSD

20 Mar 1

[Signature]  
Signature

## SMALL LOT HOUSE REZONING PETITION

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

Peter Waldbauer  
(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'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) Roger McKeown (see note above)

ADDRESS: 1145 Woodstock Ave Victoria

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

---

---

---

---

---

Feb 03 / 14  
Date

[Signature]  
Signature



### SMALL LOT HOUSE REZONING PETITION

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

Peter Waldbuer (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'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) Holly Enns (see note above)

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.

☐ I am opposed to the application.

Comments:

---


---

---

---

---

Feb 03/14  
Date

  
Signature

## SMALL LOT HOUSE REZONING PETITION

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

Eric Waldhabe (print name), am conducting the petition requirements for the

property located at 62 Cambridge

to the following Small Lot Zone: R1S2

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

Please review the plans and indicate the following:

NAME: (please print) Arran Wilkin (see note above)

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.

☐ I am opposed to the application.

Comments:

Go for it!

---

---

---

---

Feb 1, 2014  
Date

Arran Wilkin  
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

to the following Small Lot Zone: R1S2.

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

Please review the plans and indicate the following:

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

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.

☐ I am opposed to the application.

Comments:

---


---

---

---

---

1 Feb 2014  
Date

  
Signature

### 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

April 1/2014

Les Hoya  
Signature

Les Hoya



### SMALL LOT HOUSE REZONING PETITION

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

Peter Waldbauer  
(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'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) GILLES HOGAN (see note above)

ADDRESS: 50 CAMBRIDGE ST  
VICTORIA, BC V8V 4A8

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:

---

---

---

---

---

9 Feb 2014  
Date

[Signature]  
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) R. J. Senard

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. 1, 2014  
Date

  
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) 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:

---

---

---

---

---

---

---

---

---

---

April 14  
Date

L. Gerrard  
Signature

## SMALL LOT HOUSE REZONING PETITION



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

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

property located at 62 Cambridge

to the following Small Lot Zone: R152

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) Ron Seward / Lorie Gerrard (see note above)

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:

---

---

---

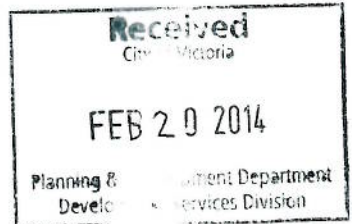
---

---

Feb 20 / 14  
Date

[Signature]  
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'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) Patricia Foster / Robert Boudreau (see note above)

ADDRESS: 77 Cambridge

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:

---

---

---

---

---

2014-02-20  
Date

Peter Waldhuber  
Signature

Received  
City of Victoria

FEB 20 2014

Planning & Development Department  
Development Services Division

### SMALL LOT HOUSE REZONING PETITION

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

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

property located at 63 CAMBRIDGE STREET

to the following Small Lot Zone: R152

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) Penelope Earnshaw (see note above)

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:

On March 2/2013 I signed a petition opposing the application. Approximately Oct 30/2013 I signed a petition in support of P. Walther's rezoning application as I felt that I was Bullied into signing in support. Please see Page 2. attached

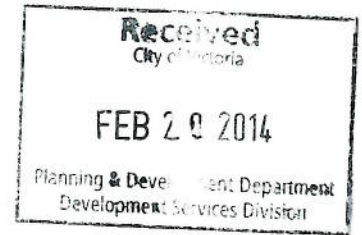
Feb 19/2014  
Date

Mrs. P. Earnshaw  
Signature



Small Lot House Rezoning Petition  
62 Cambridge Street.

Pg 2 of 2



1. In Support of Green Space.
2. The proposed house is too large for the proposed lot. It blocks all of the rear yard of 114a Faithful St. of sunlight. The home owner lives for gardening and has resided there for over 30 years.
3. Vehicle traffic - Cambridge Street is cluttered with vehicles travelling in both directions. And the Residents will ~~cause~~ more congestion on the street, as there are many, many vehicles parked roadside on both sides of the street, all hours of the day + night.
4. I DO NOT SUPPORT THIS SMALL LOT HOUSE Rezoning petition for 62 CAMBRIDGE ST., R152.

~~Y~~

February 19 / 2014 Mrs P. Lashner

## SMALL LOT HOUSE REZONING PETITION

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

Peter Walchauer (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 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:

---

---

---

---

---

---

---

---

---

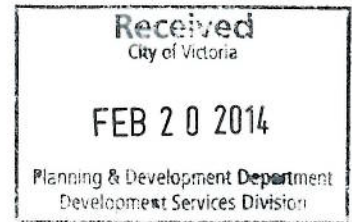
---

Oct 29/2013  
Date

Mrs P Earnshaw  
Signature



**Derek Reimer**  
**Maxine Charlesworth**  
**1149 Faithful St.**  
**Victoria, B.C.**  
**Canada**  
**V8V 2R5**



email [REDACTED]

February 20, 2014

City of Victoria  
Planning and Development  
1 Centennial Square  
Victoria, BC  
V8W 1P8

***Re: Proposed Small Lot Rezoning – 62 Cambridge St.***

Attached are three Small Lot House Rezoning Petitions relating to this proposal. All are from the owners of properties that are “neighbouring lots” as defined in the Small Lot House Policy. All are opposed to the application and all have been signed within the past few days.

Two are from neighbours who previously supported the application but who no longer do.

One is from a neighbour who was recently listed by the applicant as “neutral” but who says she and her partner have always been opposed.

These petitions show that a substantial majority (64%) of the occupants of the “neighbouring lots” are opposed to the proposed rezoning.

The Small Lot Rezoning policy states that “substantial consensus” is a precondition of advancing to a public hearing. There clearly is no “substantial consensus” about this application and it should not go forward to a public hearing. This proposal does not have the satisfactory level of support as defined in the policy (36% vs. the required 75%) and no “substantial consensus” in the neighbouring community exists. The Small Lot Rezoning policy states this consensus is a precondition of advancing to a public hearing.

  
Derek Reimer / Maxine Charlesworth

#### 4.2 Rezoning Application # 00380 and Development Permit with Variance for 62 Cambridge Street

Committee received a report dated January 9, 2014, regarding Rezoning Application # 00380 and Development Permit with Variance for 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 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 in 2012 and 2013. Initially 33% of adjacent property owners and residents supported the proposal; this increased to 56% in 2013.

**Action:**

Councillor Madoff moved that Committee recommends that Council authorize:

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 6.0m to 4.1m
  - c. Final plans to be in accordance with plans identified above.

Committee discussed the motion:

- 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.





## 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:

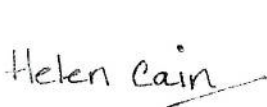
- The subject site is designated as Traditional Residential in the *Official Community Plan, 2012* (OCP). The rezoning proposal is generally consistent with the uses identified for this Urban Place Designation.
- The proposal to rezone is compatible with the OCP objectives for sensitive infill and the 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**

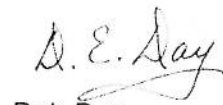
That Council decline Rezoning Application #00380 for 62 Cambridge Street.

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 m<sup>2</sup>) exceeding the maximum (300 m<sup>2</sup>) 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 <sup>2</sup> ) – minimum	471.9	460	299.47	260
Lot width (m) – minimum	18.26	15	16.39	10.00
Total floor area (m <sup>2</sup> ) – 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**

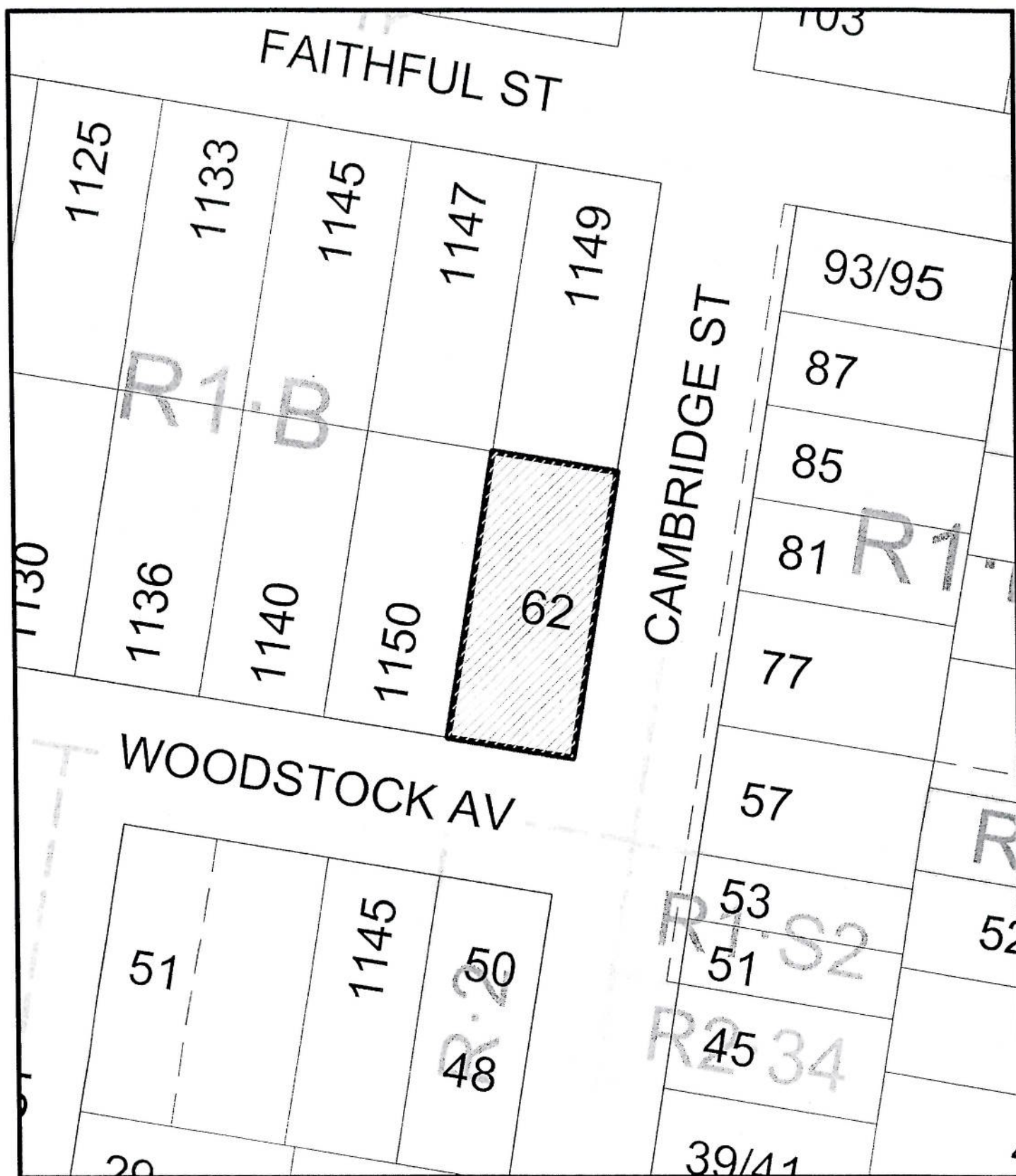
That Council decline Rezoning Application #00380 for 62 Cambridge Street.

## **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 #







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

with a legal secondary suite in the basement. That building permit application was submitted in December 2012 and approved.

In March of 2012 I put in the application for a Small Lot Subdivision. At the time the percentage of support on my petitions was under fifty percent. I continued to meet with neighbours to address their concerns and managed to get the support petition percentage up to fifty six percent.

Throughout this process I had received my building permit for the existing house that allowed me to start the process of clearing the Bylaw Contravention that was still registered on title. I worked with the City inspectors to deal with the issues of the unauthorized suites and was able to clear the title in November of 2013 of the Bylaw Contravention.

This has been a very long process from the start and one that I felt needed time to address the issues with the existing house as well as to address issues my neighbors have to my rezoning proposal. It has been very important to me to not only to design a house that I felt would be the right fit for the neighborhood but to work with my neighbors on their concerns. I am a neighbor myself and have lived at 20 Marlborough St for the past seventeen years.

Sincerely,  
Peter Walddhuber

A handwritten signature in dark ink, appearing to read 'P. Walddhuber', written in a cursive style.





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 black ink, appearing to read "Archie Willie". The signature is written in a cursive, flowing style with a large initial 'A'.

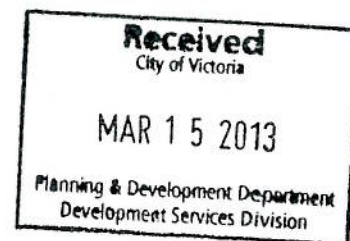
Archie Willie, A Willie Design





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.

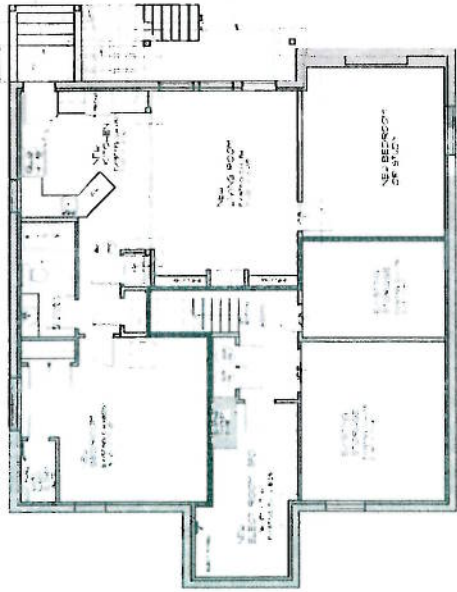
Green Building Features:

- Energy audit with an on-site consultant
- 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

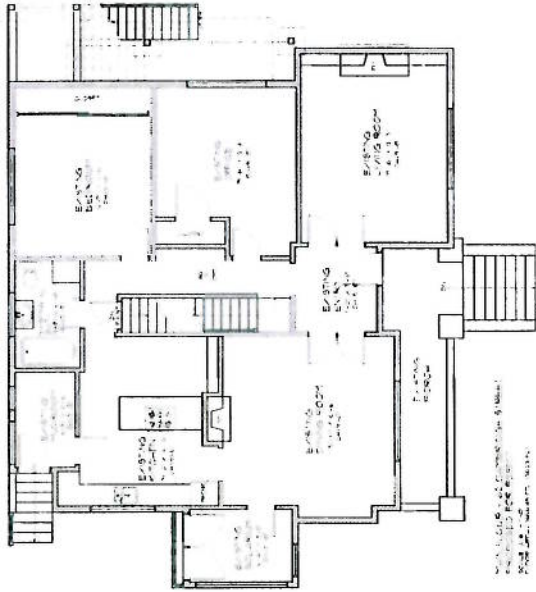
Thank you for your consideration of this request.

Respectfully submitted

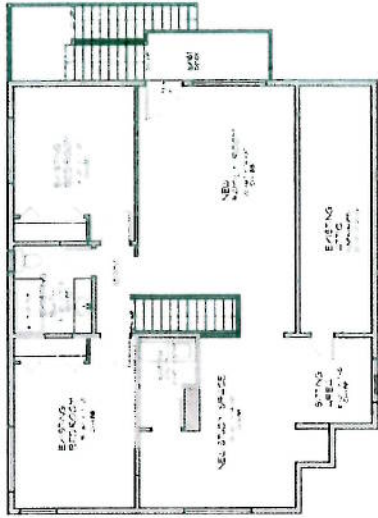
Archie Willie, A. Willie Design



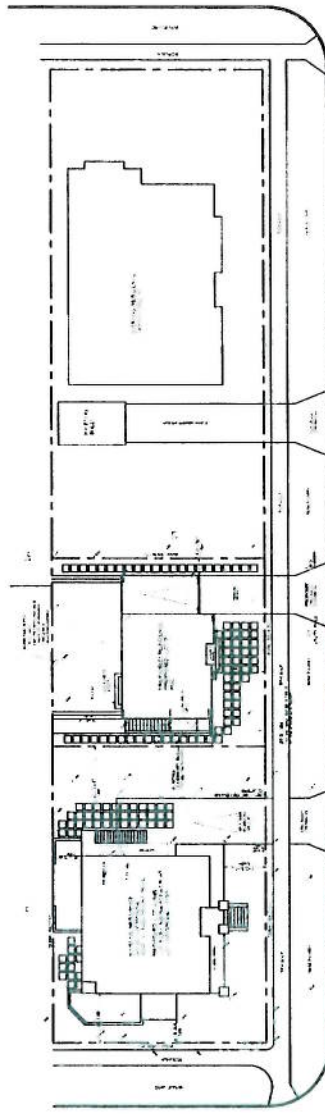
FIRST FLOOR PLAN  
1:100 SCALE  
DATE: 10/12/00



SECOND FLOOR PLAN  
1:100 SCALE  
DATE: 10/12/00



THIRD FLOOR PLAN  
1:100 SCALE  
DATE: 10/12/00



SITE PLAN  
1:500 SCALE  
DATE: 10/12/00

NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	FOUNDATION	1	10000.00	10000.00
2	FRONT PORCH	1	5000.00	5000.00
3	REAR PORCH	1	3000.00	3000.00
4	STAIRS	1	2000.00	2000.00
5	ROOFING	1	15000.00	15000.00
6	WALLS	1	12000.00	12000.00
7	FLOORS	1	8000.00	8000.00
8	DOORS	1	1000.00	1000.00
9	WINDOWS	1	1500.00	1500.00
10	PAINTING	1	3000.00	3000.00
11	LANDSCAPING	1	2000.00	2000.00
12	PERMITS	1	1000.00	1000.00
13	CONCRETE	1	4000.00	4000.00
14	PLUMBING	1	2500.00	2500.00
15	ELECTRICAL	1	2000.00	2000.00
16	MECHANICAL	1	1500.00	1500.00
17	INSULATION	1	1000.00	1000.00
18	CEILING	1	1500.00	1500.00
19	FINISHES	1	3000.00	3000.00
20	LABOR	1	10000.00	10000.00
21	OVERHEADS	1	5000.00	5000.00
22	TOTAL			100000.00



Received  
10/12/00

NOV 12 2000

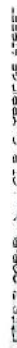
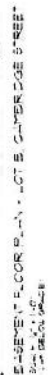
Planning & Development Department  
Development Services Division

**A. WILLIE DESIGN**  
2409 BROADVIEW ST.  
VICTORIA, BC  
TEL: (250) 598-1585

**PROTEGE DEVELOPMENTS**  
1000 BROADVIEW ST.  
VICTORIA, BC  
TEL: (250) 598-1585

**AS-BUILT PLANS AND PROPOSED SITEPLAN, STREETScape**



[illegible][illegible]

**A. WILLIE DESIGN**  
2408 BURNTH ST.  
VICTORIA, BC  
TEL: (250) 588-3844

© 1993, 1994, 1995  
PROTEGE DEVELOPMENTS  
All rights reserved

**LOT B, CAMBRIDGE STREET  
VICTORIA, BC**

THIS PLAN IS PROPERTY OF A JILLIE DESIGN  
AND MAY NOT BE REPRODUCED OR RE-USED  
WITHOUT THE WRITTEN CONSENT OF A JILLIE DESIGN

Received  
City of London

NOV 12 2013

Planning & Development Department  
Development Services Division





ALBESCENT PAINT NO. 06-40 (BENJAMIN MOORE)  
TO HARDIPUNK BOARDS & TRIM

BLACK JACK PAINT (CHARCOAL)  
NO 2133-20  
(B.M.) TRIM  
ACCENT

NALAZKEY 'MIDNIGHT BLACK' FIBERGLASS/ASPHALT  
ROOFING SHINGLES

FIBERGLASS  
ASPHALT  
SHINGLES

CHARCOAL COLOUR  
ALUMINIUM GUTTER/FASCIA  
5/8" STEM

CHARCOAL  
MAT. FINISHED  
VINYL WINDOWS  
(FEARNE)

SHOOT-PIERCE  
CEMENT BOARD  
Siding

1 X 8 TRIM  
BOARD

1 X 2 WATER  
TABLE

1 X 10 TRIM  
BOARD

CEDAR SHINGLE  
Siding

SECOND  
NOTE: GARAGE  
DOOR - STEEL  
PAINTED AS  
PER GARAGE  
ELEV. EAST  
3/4" DOOR.

1 X 3  
Moulding

EXISTING  
GRADE = 1' 42"

DELIVER

ELEV. 4m  
F = 11.4m

ELEV. 4m  
H = 11.4m

ELEV. 4m  
J = 11.4m

EXISTING GRADE = 1' 42"

AV. GRADE = 1' 14"

AN 13

WOOD FIRE DOOR  
W/ TEAK-WALNUT STAIN

ROCK PIERS  
(GRANITE)

'NORTHAMPTON PUTTY' SEMI-TRANSPARENT NO. HC-89 (BENJAMIN MOORE)  
TO CEDAR SHINGLES (6" EXPOSURE)

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

\*NOTE - WEST ELEV.  
DINING ROOM, GL.  
DOORS TO BE  
FIR W/ TEAK-  
WALNUT STAIN  
AS PER EAST  
ELEV. FRONT  
DOOR.

A. WILLIE DESIGN

2489 ELMWORTH ST.  
VICTORIA, BC  
TEL: (250) 950-2986

PROTEGE DEVELOPMENTS

Project Location  
LOT B, CAMBRIDGE STREET,  
VICTORIA, BC

PROPOSED ELEVATION IN  
COLOURED RENDERING

THIS PLAN IS PROPERTY OF A WILLIE DESIGN  
AND MAY NOT BE REPRODUCED OR RE-USED  
WITHOUT THE WRITTEN CONSENT OF A WILLIE DESIGN

Drawn By: TUDY  
Scale: 1/4" = 1'-0"

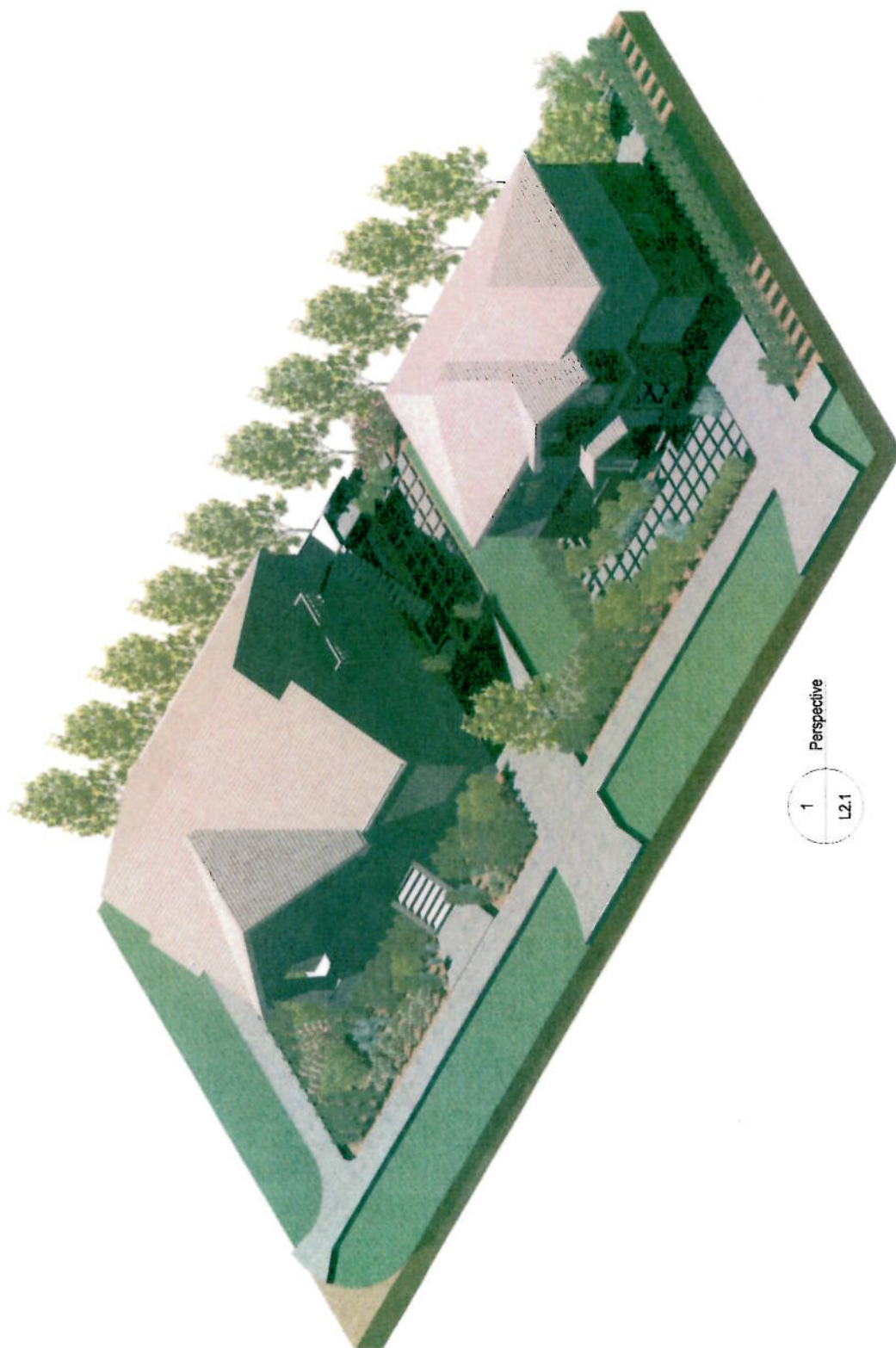
Name









[illegible]



# Alfresco Living Design

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

Protégé Developments  
Peter Walhuber  
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 L1.01Protege 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

**SUMMARY  
SMALL LOT HOUSE REZONING PETITION**

I, Peter Waldhuber (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 (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	63%
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 Wildhaber  
(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 Wildhaber  
Signature

L.R. 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: 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 Sun. That house has been an old 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 better way out of hand because they all park on the street allowing for only single lane traffic.

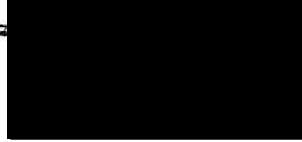
2013-03-02  
Date

Signature

(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 application.



### SMALL LOT HOUSE REZONING PETITION

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

Peter Walchke  
(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 Walchuk  
(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

May 19, 2012  
Date

March 2/13

XR

Derek Reimer  
Signature



### SMALL LOT HOUSE REZONING PETITION

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

Peter Wadhuber  
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R52

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 subdivided 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 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:

- Vehicles come + go up + down this street  
- Parking at (proposed) existing house, not enough  
parking spaces. All units 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 Renos with adjacent  
to me and they are still continuing.  
The Home owner at 1149 Faithful is on his  
Rear Garden 24-7. The Proposed house will  
miss his garden, leaving him with NO Sunlight.

March 2/13  
Date

M. 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 parkin  
tree*

June 2, 2012  
Date March 9, 2013

[Signature]  
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) 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

---

---

---

---

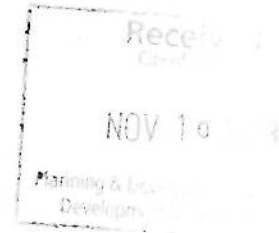
---

Oct. 15, 2012.  
Date

[Signature]  
Signature



**SUMMARY  
SMALL LOT HOUSE REZONING PETITION**



I, Peter Walldhuber (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	55
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 Walchuk  
(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 requires that all residents and owners of neighbouring lots be notified 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

Don Seward  
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: 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 17 1/4 ft. full 5 feet to the point of No Sun. That remainder has been an old garden at that location for 30+ years.
- There is a lot of vehicle traffic on this short narrow street and the house (residence) will clutter the already cluttered road. There are too many vehicles parked roadside on this street with vehicles coming going throughout the day and night.
- There are a lot of vehicles associated with houses on this street which have better way out of hand because they all park on the street allowing for only single lane traffic.

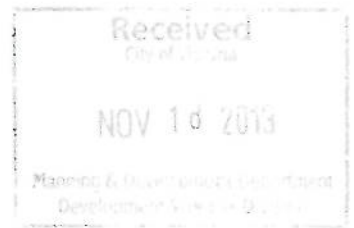
(OVER)

2013-03-02  
Date

[Redacted Signature]







### 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. 20m tall*

June 2, 2012  
Date March 9, 2013

[Signature]  
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 Walchhuber (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:

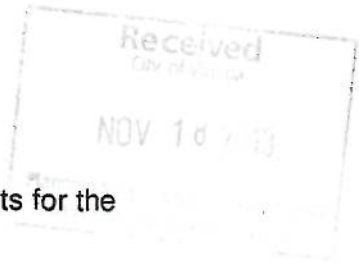
- building is too large, too high + too close to our property line
- too much loss of light in our backyard
- short setback on proposed "side" yard very near our "back" yard

Date May 19, 2012

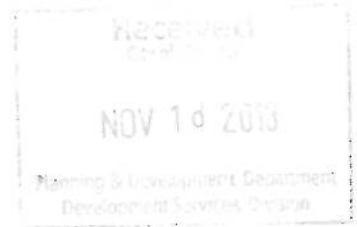
March 2/13

XR

Derek Reimer + Maxine Charlesworth  
Signature







### 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

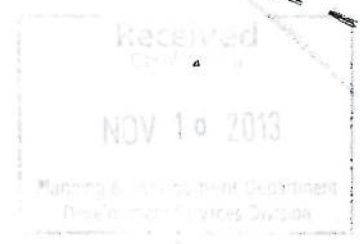
June 16, 2012  
Date

Jean-Pierre Veran  
Signature

Jean-Pierre VERAN

Marie-Josée Lepage  
Signature

Marie-Josée LEPAGE



# SMALL LOT HOUSE REZONING PETITION

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

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

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:

---

---

---

---

---

---

---

---

---

---

Nov 28/2012  
Date

Dorothy Day  
Signature

October 20, 2012

From: Jean-Pierre Véran & Marie-Josée Lepage  
1147 Faithful St  
Victoria, BC, V8V 2R5  
[REDACTED]

To: Councillor Pamela Madoff  
c/o 1 Centennial Square  
Victoria, BC, V8W 1P6

Re: Opposition to the proposed development at 62 Cambridge St.

Dear Ms. Madoff,

We are writing to express our concerns about the development at 62 Cambridge Street, as proposed by the current owner. This development calls for a large two-story house, which would be built on a small lot and therefore would stand close to the property lines on all sides. Yet, the configuration of the city block at this location is such that this house would directly overlook the backyards of the three adjacent properties, including ours. If this project were to go ahead then, we would lose both precious sunlight and privacy. In a recent meeting at the Fairfield Community Association, we pressed the developer to explain why he could not build a more modest single story house, which would not impact his neighbours so much. His response was that a single story house would not have enough floor space to include a garage. However, when pressed more, he had to recognize that a garage is not absolutely required because there would be enough space to park a car in front of the house, but that "most people want a garage". Such a response clearly demonstrates to us that the developer's focus is on profit, not on sustainability and not on the well being of whom he calls "his" neighbours, even though he does not live here and does not intend to.

Although we are not necessarily opposed to a new development at 62 Cambridge Street, we are strongly opposed to this proposed development, because it is just too big. We very much hope that the City will take into consideration the property layout and backyard locations in our small block and reject the R1-S2 rezoning application.

Sincerely,

Jean-Pierre Véran

Marie-Josée Lepage



**From:** Helen Cain  
**Sent:** Wednesday, Apr 9, 2014 11:15 AM  
**To:** 'Derek Reimer'  
**Cc:** Janet Hawkins; Christine Havelka  
**Subject:** RE: Rezoning petitions -- 62 Cambridge St.

Hi Derek,

Thank you for clarifying the details of your letter. The City has received more than the four petitions that you mention in your e-mail below. This information is attached to a staff report on design revisions which has been submitted for consideration at the Planning and Land Use Committee (PLUC) on April 17, 2014. I am copying Legislative Services to ensure that your comments are included in the Councilors' PLUC agenda packages.

Sincerely,

Helen Cain MCIP RPP  
Senior Planner  
Community Planning and Sustainable Development  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0282 F 250.361.0388



**From:** Derek Reimer [mailto: ]  
**Sent:** Wednesday, Apr 9, 2014 10:30 AM  
**To:** Helen Cain  
**Cc:** Pam Madoff (Councillor)  
**Subject:** Rezoning petitions -- 62 Cambridge St.

Helen Cain:

You asked for the addresses of the neighbours who have changed their positions from previously supporting to opposed (2) or from neutral to opposed (1):

From Supporting to Opposed:

85 Cambridge St. (This resident says in her petition that she felt "bullied" (her word) by the developer and this is why she was initially a supporter)  
57 Cambridge St.

From Neutral to Opposed:

77 Cambridge St. (NB these people claim to have always been Opposed and should never have been listed as Neutral)

From Supporting to Neutral:

You should also have received a petition from the residents of 53 Cambridge St. They assured me that they would be delivering their petition personally to the Planning Department.

I hope these petitions have not gone missing -- like the minutes from the community meeting of September 17, 2012. However, if you are unable to locate them, I have photocopies of the petitions from 57, 77 and 85 Cambridge St. I do not have a copy of the petition from 53 Cambridge St.

Please feel free to contact me again if you have any further questions.

I will reiterate one point made in my letters of February 20th and February 21st. Sending this proposal forward to a public hearing at this time would violate the city's Small Lot Rezoning policy which states that before a public hearing may take place that the developer must show a satisfactory level of support from neighbouring properties (defined as 75% support) and that a "substantial consensus" must exist about the development. This precondition for a public hearing clearly does not exist. Support for the proposal is only around 25% of the immediate neighbours, perhaps even lower.

**This proposal is not yet ready to go to a public hearing.**

- Derek Reimer