

REPORTS OF COMMITTEES

1. Committee of the Whole – September 14, 2017

3. Rezoning and Development Permit with Variances Application No. 00544 for 1539 Pearl Street (Oaklands)

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman:

Rezoning Application No. 00544

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00544 for 1539 Pearl Street, that first and second reading of the *Zoning Regulation Bylaw* Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00544

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00544 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00544 for 1539 Pearl Moss Street, in accordance with:

1. Plans date stamped July 21, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 1.23.4(a): increase the maximum height of Lot A from 7.50m to 7.57m;
 - ii. Part 1.23.4(a): increase the maximum height of Lot A from 7.50m to 7.58m;
 - iii. Part 1.23.8(c): reduce the side yard (east) setback of Lot A from 2.40m to 1.50m to allow for a habitable room with a window;
 - iv. Part 1.23.8(c): reduce the side yard (west) setback of Lot B from 2.40m to 1.50m to allow for a habitable room with a window.
3. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

6. LAND USE MATTERS

6.1 Rezoning Application No. 00544 for 1539 Pearl Street (Oaklands)

Committee received a report dated August 31, 2017, from the Director of Sustainable Planning and Community Development regarding the proposal to rezone the property located at 1539 Pearl Street to a R1-S2 Zone in order to subdivide the property and construct two small lot houses with secondary suites.

Motion: It was moved by Councillor Madoff, seconded by Councillor Isitt, that Council decline Rezoning Application No. 00544 for the property located at 1539 Pearl Street.

Committee discussed:

- Their concerns with demolishing the existing residence.
- The proposal being consistent with the current look and feel of the street.

DEFEATED 17/COTW

For: Councillors Isitt and Madoff
Against: Acting Mayor Alto, Councillors Lucas, Loveday, Thornton-Joe, and Young

Motion: It was moved by Councillor Young, seconded by Councillor Lucas, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00544 for 1539 Pearl Street, that first and second reading of the *Zoning Regulation Bylaw* Amendment be considered by Council and a Public Hearing date be set.

CARRIED 17/COTW

For: Acting Mayor Alto, Councillors Lucas, Loveday, Thornton-Joe, and Young
Against: Councillors Isitt and Madoff



Committee of the Whole Report

For the Meeting of September 14, 2017

To: Committee of the Whole **Date:** August 31, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00544 for 1539 Pearl Street

RECOMMENDATION

That Council decline Rezoning Application No. 00544 for the property located at 1539 Pearl Street.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1539 Pearl Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District in order to subdivide the property and construct two new small lot houses with secondary suites.

The following points were considered in assessing this Application:

- secondary suites are not permitted on small lots in the *Zoning Regulation Bylaw*.
- the demolition of existing dwelling units to enable small lot subdivision is inconsistent with the *Small Lot House Rezoning Policy*. In this case, the applicant has submitted a letter from an Engineer which states that renovation of the existing building to current minimum standards of occupancy was determined to be not economically feasible
- the proposal is generally consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development, as described in the *Official Community Plan 2012 (OCP)*
- neighbouring lots are similar in size to the proposed small lots and are zoned R1-B, Single Family Dwelling District, which allows secondary suites as a permitted use.

BACKGROUND

Description of Proposal

This Rezoning Application proposes to rezone 1539 Pearl Street from the R1-B Zone, Single Family Dwelling District, to the R1-S2, Restricted Small Lot (Two Storey) District, and to subdivide the existing property to create two small lots. Variances related to building height and setbacks are considered under the concurrent Development Permit with Variances Application and are discussed in the accompanying report.

The Application proposes the inclusion of secondary suites in each small lot house. As secondary suites are not permitted within the R1-S2 Zone, a site specific zone would be required.

Affordable Housing Impacts

The applicant proposes the creation of three additional residential units in total. If approved, each of the two houses would have secondary suites, which would increase the overall supply of rental housing in the area.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this Application.

Public Realm Improvements

No public realm improvements are proposed in association with this Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The neighbourhood is predominately characterized by single family dwellings, with retail and commercial uses concentrated along Hillside Avenue. The rear lot line is adjacent to the Oaklands Elementary School grounds.

Existing Site Development and Development Potential

The property located at 1539 Pearl Street is presently a single family dwelling. Under the current R1-B, Single Family Dwelling District, the property could be developed as a single family dwelling with a secondary suite or garden suite. Should the property be rezoned to the R1-S2 Zone and subdivided, one small lot house would be permitted on each lot. Secondary suites and garden suites are not currently permitted on small lots.

Data Table

The following data table compares the proposal with the R1-S2, Restricted Small Lot (Two Storey) Zone. An asterisk is used to identify where the proposal is less stringent than the proposed zone. The variances related to height and setbacks will be considered in the accompanying Development Permit with Variances Application.

Zoning Criteria	Proposed Lot A	Proposed Lot B	Zone Standard R1-S2
Site area (m ²) - minimum	373.40	373.40	260.00
Density (Floor Space Ratio) - maximum	0.47	0.47	0.60
Total floor area (m ²) - maximum	175.86	175.10	190.00
Lot width (m) - minimum	12.20	12.20	10.00
Height (m) - maximum	7.57*	7.58*	7.50
Storeys - maximum	2	2	2
Site coverage % - maximum	33.70	33.70	40.00
Setbacks (m) - minimum:			
Front (north)	6.03	6.03	6.00
Rear (south)	6.74	6.74	6.00
Side (west)	3.00 (habitable)	1.50* (habitable)	1.50 non-habitable 2.40 habitable
Side (east)	1.50* (habitable)	3.00 (habitable)	1.50 non-habitable 2.40 habitable
Parking - minimum	1	1	1
Secondary Suite	Yes*	Yes*	Not permitted

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant consulted the Oaklands CALUC at a Community Meeting held on October 25, 2016. A letter from the CALUC is attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the Application. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the property is Traditional Residential which contemplates small residential lots to diversify housing to create more opportunities for home ownership. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential - Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

The Strategic Direction for the Oaklands Neighbourhood considers increased residential capacity within walking distance of the Hillside Avenue transit corridor. The property is one block from Hillside Avenue and would provide an additional three residential units.

Small Lot House Rezoning Policy

The *Small Lot House Rezoning Policy* encourages sensitive infill with an emphasis on ground-oriented housing that is consistent with the existing character of development. The proposed lots each have a site area of 373.40m², and lot width of 12.20m, which is similar to neighbouring lots along the south side of Pearl Street. The lot dimensions exceed the Policy's minimum site requirement of 260m² and a minimum lot width of 10m.

The policy is not intended to facilitate the demolition of an existing house to enable additional houses to be built unless under justifiable circumstances. In this instance a letter from a Professional Engineer has been submitted which states that the existing house has poor air quality, mould, and foundation/seismic concerns, and remediation would not be economically feasible.

The policy does not contemplate secondary suites within small lot houses.

Tree Preservation Bylaw and Urban Forest Master Plan

There are two protected Garry Oaks on the property: a 1.10m (DBH or diameter breast height) Garry Oak on the City owned frontage, and one dead protected Dogwood that has been approved for removal. There are also three Garry Oaks on the Oakland's School grounds, just south of the property line.

The consulting arborist recommends removal of the two privately owned Garry Oaks as they will be adversely affected by construction and are within the building envelope. The applicant will be planting four replacement trees on the property.

The large municipal Garry Oak on the street frontage will be protected during construction, and the retaining wall located at its trunk will remain in place so as to not disturb its roots. The proposed driveways and site servicing would be located as far from the protected Garry Oak tree as possible. City staff are requiring that the consulting project arborist supervise the protection of the municipal Garry Oak and the School District's Garry Oaks during site demolition, blasting and the construction of the new driveways. The arborist will also oversee the installation of the tree protection fencing of all protected Garry Oak locations off-site.

The arborist will also be asked to regularly monitor construction progress in relation to the protected Garry Oak trees.

Regulatory Considerations

There are variances required to facilitate this proposal related to increasing the maximum heights and reducing the side yard setbacks. These variances are discussed in the accompanying report for the Development Permit with Variances Application.

Secondary suites are not a permitted use in small lot zones and are not supported under the City's *Small Lot Rezoning Policy*; therefore, staff recommend that Council consider declining this Application. However, the proposed small lots are comparable in site area to the neighbouring properties that are zoned R1-B, Single Family Dwelling District. The buildings on these neighbouring lots are legally non-conforming single family dwellings, and may have secondary suites. In light of this, a case may be made that the proposed development is consistent with the land use and pattern of development in the immediate vicinity, and secondary suites could be considered supportable. An alternative motion is presented should Council consider approving this Application.

Road Dedication

Pearl Street is identified as a local road; therefore, the applicant would be required to provide a 2.9m road dedication at the time of subdivision for future upgrades to the street and the addition of a sidewalk.

CONCLUSIONS

This proposal to rezone the subject property to create two small lot houses is generally consistent with the applicable City policies. However, the *Small Lot Rezoning Policy* does not support the inclusion of secondary suites within small lots. As such, staff recommend that Council consider declining the Rezoning Application.

Notwithstanding the above, in recognizing that the proposal would result in a land use and lot characteristics, relatively consistent with that currently existing on the southern side of Pearl Street, an alternative motion has been provided should Council consider approving the Application. In addition, an alternative motion is provided should Council consider directing staff to work with the applicant to remove the secondary suite element from the proposal.

ALTERNATE MOTIONS

Option 1 (remove secondary suites from proposal)

That Council instruct staff to work with the applicant to remove the secondary suites from the proposal, and prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00544 for 1539 Pearl Street, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

Option 2 (approve Application)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00544 for 1539 Pearl Street, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

Respectfully submitted,



Chelsea Medd, Planner
Sustainable Planning and Community
Development Department



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

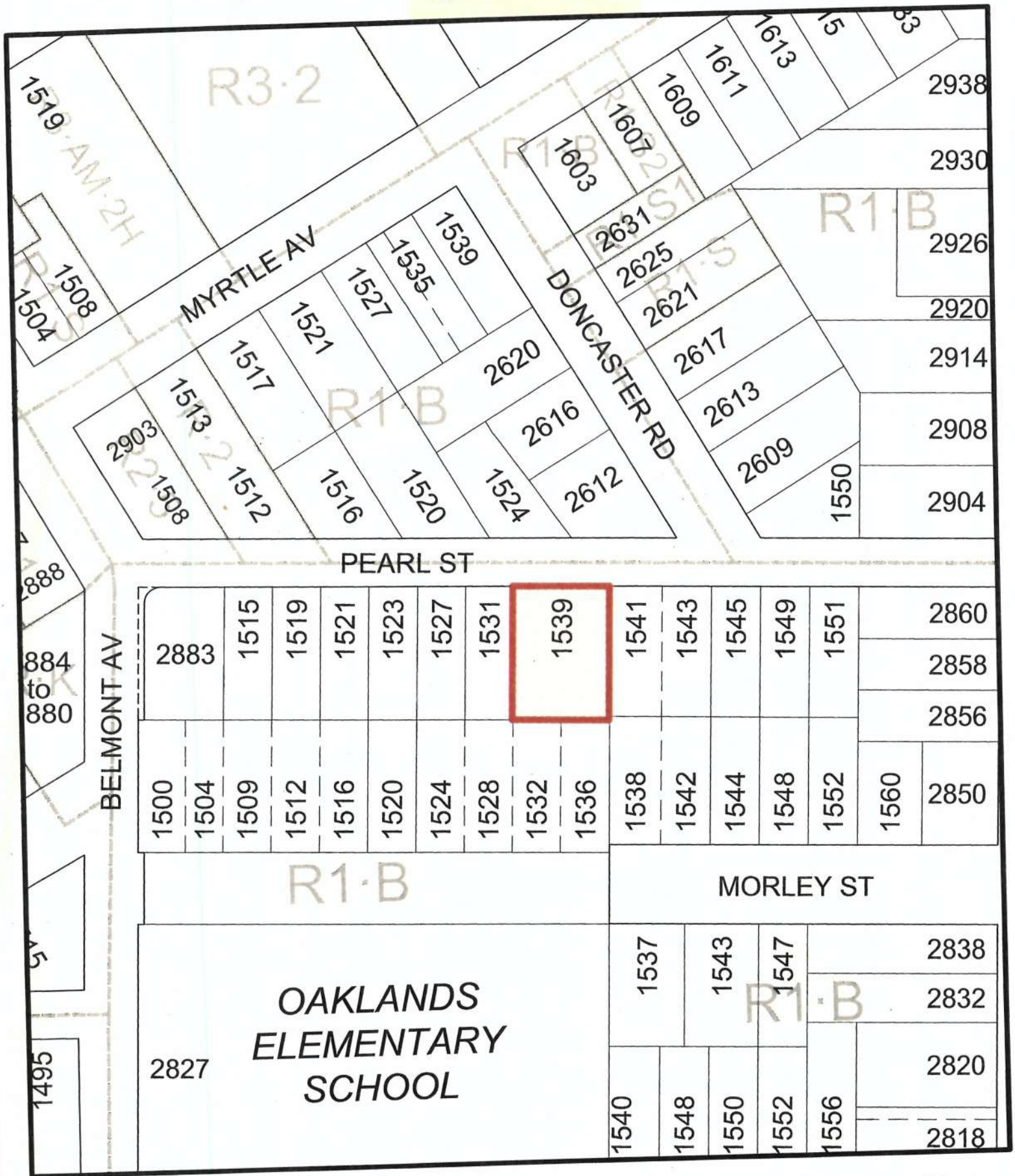
Report accepted and recommended by the City Manager:



Date: Sept. 7, 2017

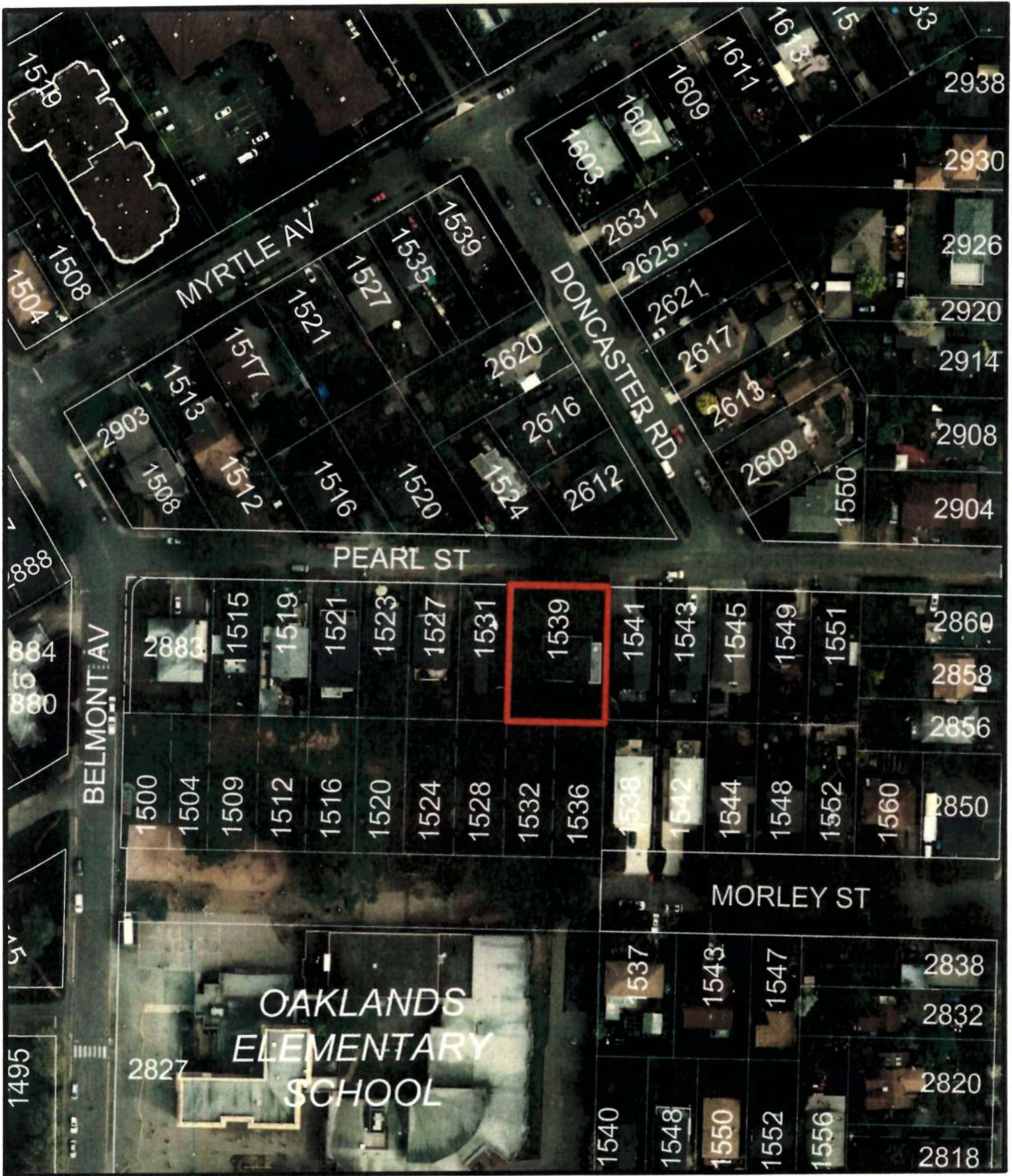
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped July 21, 2017
- Attachment D: Letter from Applicant to Mayor and Council dated August 22, 2017
- Attachment E: Community Association Land Use Committee Comments dated October 25, 2017
- Attachment F: Letter from Engineer dated December 1, 2016
- Attachment G: Arborist review dated January 30, 2017
- Attachment H: Small Lot Petition.



1539 Pearl Street
Rezoning No.00544





1539 Pearl Street
Rezoning No.00544



ATTACHMENT C

Received
City of Victoria

JUL 21 2017

Planning & Development Department
Development Services Division

PROJECT/ZONING DATA HOUSE A:

CIVIC ADDRESS: 1539 PEARL STREET

LEGAL ADDRESS: PARCEL A (DD232381-1), SECTION 29-30, VICTORIA DISTRICT, PLAN 1574

ZONING CLASS: SITE SPECIFIC

SITE AREA: 373.4 sq.m. (4019 sq. ft.)

SITING:
FRONT YARD (NORTH) 6.032m (19'-9 1/2")
SIDE YARD (EAST) 1.500m (4'-11")
SIDE YARD (WEST) 3.000m (9'-10 1/4")
REAR YARD (SOUTH) 6.740m (22'-1 3/8")

SITE COVERAGE: 125.84m (1555.135 sq. ft.) (33.73%)

FLOOR AREA:	LEVEL	TOTAL AREA (sq. ft.)	ELEVATION	FLOOR SPACE	TOTAL (sq. ft.)
MAIN FLOOR	116.457m ² (1253.536 sq. ft.)	26.035m (85'-5")	LIVING AREA	96.217m ² (1035.667 sq. ft.)	TOTAL (sq. ft.)
SECOND FLOOR	76.876m ² (827.466 sq. ft.)	29.061m (95'-4 1/8")	GARAGE	21.340m ² (229.766 sq. ft.)	
BASEMENT FLOOR	88.966m ² (957.834 sq. ft.)	23.314m (76'-5 7/8")	LIVING AREA	76.876m ² (827.466 sq. ft.)	
			LIVING AREA	31.752m ² (341.760 sq. ft.)	
			SUITE	57.233m ² (616.054 sq. ft.)	
			TOTAL	263.426m ² (2830.773 sq. ft.)	

FLOOR AREAS AS PER CITY OF VICTORIA ZONING:

TOTAL OF FIRST & SECOND STOREYS COMBINED	MAIN FLOOR LIVING AREA	96.217m ² (1035.667 sq. ft.)
	NON EXCLUDED GARAGE AREA	2.760m ² (29.792 sq. ft.)
	SECOND FLOOR LIVING AREA	76.876m ² (827.466 sq. ft.)
	TOTAL	175.853m ² (1892.945 sq. ft.)
TOTAL OF ALL FLOOR LEVELS COMBINED		264.846m ² (2850.774 sq. ft.)

FLOOR SPACE RATIO 0.47

GRADING: AVERAGE GRADE 25.271m (82'-10 7/8")

MAXIMUM BUILDING HEIGHT:
AVERAGE GRADE + 7.6m = 32.841m (107'-9")

PROJECT/ZONING DATA HOUSE B:

CIVIC ADDRESS: 1539 PEARL STREET

LEGAL ADDRESS: PARCEL A (DD232381-1), SECTION 29-30, VICTORIA DISTRICT, PLAN 1574

ZONING CLASS: SITE SPECIFIC

SITE AREA: 373.4 sq.m. (4019 sq. ft.)

SITING:
FRONT YARD (NORTH) 6.032m (19'-9 1/2")
SIDE YARD (WEST) 1.500m (4'-11")
SIDE YARD (EAST) 3.000m (9'-10 1/4")
REAR YARD (SOUTH) 6.739m (22'-1 1/4")

SITE COVERAGE: 125.84m (1555.135 sq. ft.) (33.73%)

FLOOR AREA:	LEVEL	TOTAL AREA (sq. ft.)	ELEVATION	FLOOR SPACE	TOTAL (sq. ft.)
MAIN FLOOR	116.457m ² (1253.536 sq. ft.)	24.841m (81'-6")	LIVING AREA	96.217m ² (1035.667 sq. ft.)	TOTAL (sq. ft.)
SECOND FLOOR	76.876m ² (827.466 sq. ft.)	27.067m (88'-9 1/8")	GARAGE	21.340m ² (229.766 sq. ft.)	
BASEMENT FLOOR	88.966m ² (957.834 sq. ft.)	22.120m (72'-6 7/8")	LIVING AREA	76.876m ² (827.466 sq. ft.)	
			LIVING AREA	31.752m ² (341.760 sq. ft.)	
			SUITE	57.233m ² (616.054 sq. ft.)	
			TOTAL	263.426m ² (2830.773 sq. ft.)	

FLOOR AREAS AS PER CITY OF VICTORIA ZONING:

TOTAL OF FIRST & SECOND STOREYS COMBINED	MAIN FLOOR LIVING AREA	96.217m ² (1035.667 sq. ft.)
	NON EXCLUDED GARAGE AREA	2.760m ² (29.792 sq. ft.)
	SECOND FLOOR LIVING AREA	76.876m ² (827.466 sq. ft.)
	TOTAL	175.853m ² (1892.945 sq. ft.)
TOTAL OF ALL FLOOR LEVELS COMBINED		264.006m ² (2842.622 sq. ft.)

FLOOR SPACE RATIO 0.47

GRADING: AVERAGE GRADE 24.067m (78'-11 1/2")

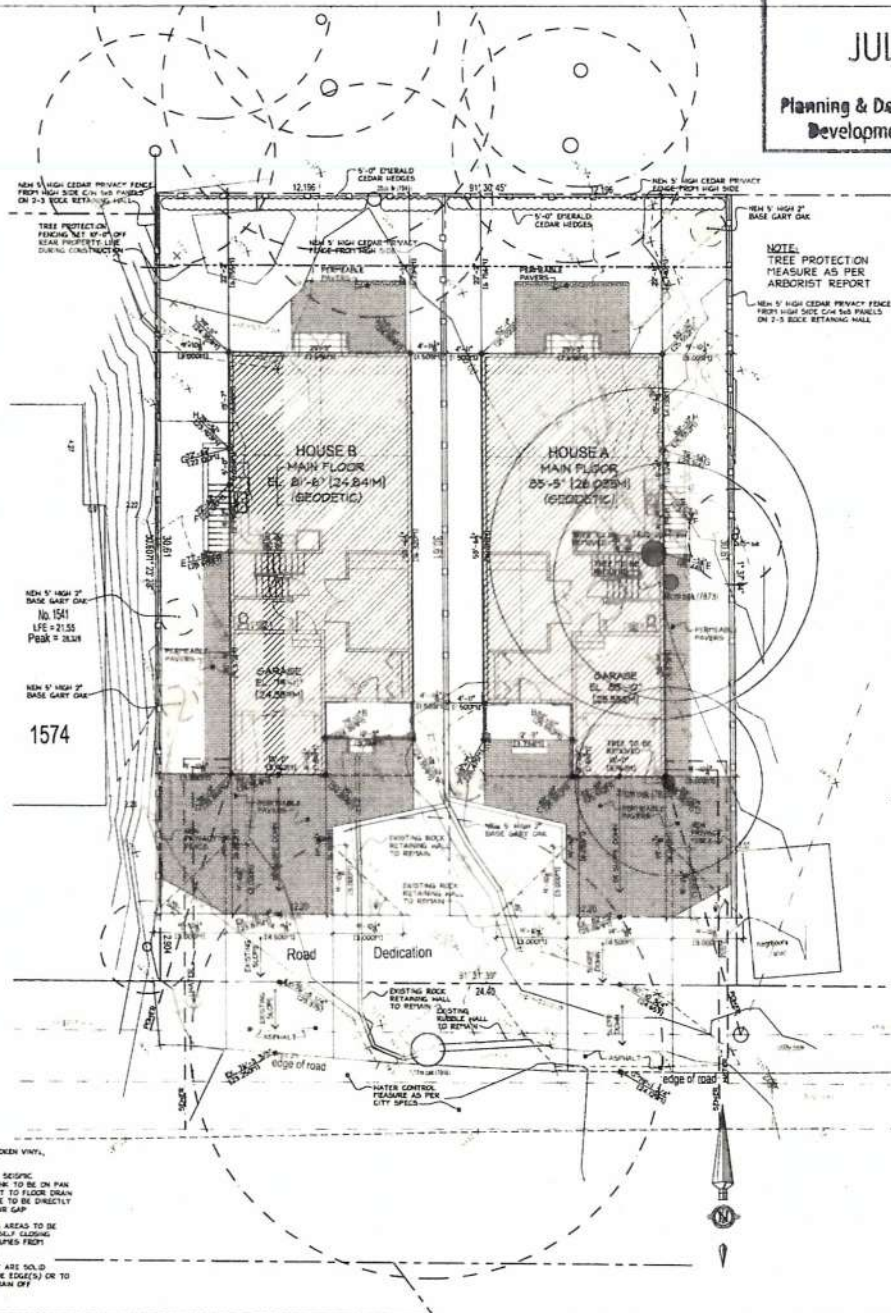
MAXIMUM BUILDING HEIGHT:
AVERAGE GRADE + 7.6m = 31.647m (103'-10")

Lot	Grade	Area	Height	Volume
1539	15.00	15.00	15.00	15.00
1540	15.00	15.00	15.00	15.00
1541	15.00	15.00	15.00	15.00
1542	15.00	15.00	15.00	15.00
1543	15.00	15.00	15.00	15.00
1544	15.00	15.00	15.00	15.00
1545	15.00	15.00	15.00	15.00
1546	15.00	15.00	15.00	15.00
1547	15.00	15.00	15.00	15.00
1548	15.00	15.00	15.00	15.00
1549	15.00	15.00	15.00	15.00
1550	15.00	15.00	15.00	15.00
1551	15.00	15.00	15.00	15.00
1552	15.00	15.00	15.00	15.00
1553	15.00	15.00	15.00	15.00
1554	15.00	15.00	15.00	15.00
1555	15.00	15.00	15.00	15.00
1556	15.00	15.00	15.00	15.00
1557	15.00	15.00	15.00	15.00
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1559	15.00	15.00	15.00	15.00
1560	15.00	15.00	15.00	15.00
1561	15.00	15.00	15.00	15.00
1562	15.00	15.00	15.00	15.00
1563	15.00	15.00	15.00	15.00
1564	15.00	15.00	15.00	15.00
1565	15.00	15.00	15.00	15.00
1566	15.00	15.00	15.00	15.00
1567	15.00	15.00	15.00	15.00
1568	15.00	15.00	15.00	15.00
1569	15.00	15.00	15.00	15.00
1570	15.00	15.00	15.00	15.00
1571	15.00	15.00	15.00	15.00
1572	15.00	15.00	15.00	15.00
1573	15.00	15.00	15.00	15.00
1574	15.00	15.00	15.00	15.00
1575	15.00	15.00	15.00	15.00
1576	15.00	15.00	15.00	15.00
1577	15.00	15.00	15.00	15.00
1578	15.00	15.00	15.00	15.00
1579	15.00	15.00	15.00	15.00
1580	15.00	15.00	15.00	15.00
1581	15.00	15.00	15.00	15.00
1582	15.00	15.00	15.00	15.00
1583	15.00	15.00	15.00	15.00
1584	15.00	15.00	15.00	15.00
1585	15.00	15.00	15.00	15.00
1586	15.00	15.00	15.00	15.00
1587	15.00	15.00	15.00	15.00
1588	15.00	15.00	15.00	15.00
1589	15.00	15.00	15.00	15.00
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1596	15.00	15.00	15.00	15.00
1597	15.00	15.00	15.00	15.00
1598	15.00	15.00	15.00	15.00
1599	15.00	15.00	15.00	15.00
1600	15.00	15.00	15.00	15.00

Lot	Grade	Area	Height	Volume
1539	15.00	15.00	15.00	15.00
1540	15.00	15.00	15.00	15.00
1541	15.00	15.00	15.00	15.00
1542	15.00	15.00	15.00	15.00
1543	15.00	15.00	15.00	15.00
1544	15.00	15.00	15.00	15.00
1545	15.00	15.00	15.00	15.00
1546	15.00	15.00	15.00	15.00
1547	15.00	15.00	15.00	15.00
1548	15.00	15.00	15.00	15.00
1549	15.00	15.00	15.00	15.00
1550	15.00	15.00	15.00	15.00
1551	15.00	15.00	15.00	15.00
1552	15.00	15.00	15.00	15.00
1553	15.00	15.00	15.00	15.00
1554	15.00	15.00	15.00	15.00
1555	15.00	15.00	15.00	15.00
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1557	15.00	15.00	15.00	15.00
1558	15.00	15.00	15.00	15.00
1559	15.00	15.00	15.00	15.00
1560	15.00	15.00	15.00	15.00
1561	15.00	15.00	15.00	15.00
1562	15.00	15.00	15.00	15.00
1563	15.00	15.00	15.00	15.00
1564	15.00	15.00	15.00	15.00
1565	15.00	15.00	15.00	15.00
1566	15.00	15.00	15.00	15.00
1567	15.00	15.00	15.00	15.00
1568	15.00	15.00	15.00	15.00
1569	15.00	15.00	15.00	15.00
1570	15.00	15.00	15.00	15.00
1571	15.00	15.00	15.00	15.00
1572	15.00	15.00	15.00	15.00
1573	15.00	15.00	15.00	15.00
1574	15.00	15.00	15.00	15.00
1575	15.00	15.00	15.00	15.00
1576	15.00	15.00	15.00	15.00
1577	15.00	15.00	15.00	15.00
1578	15.00	15.00	15.00	15.00
1579	15.00	15.00	15.00	15.00
1580	15.00	15.00	15.00	15.00
1581	15.00	15.00	15.00	15.00
1582	15.00	15.00	15.00	15.00
1583	15.00	15.00	15.00	15.00
1584	15.00	15.00	15.00	15.00
1585	15.00	15.00	15.00	15.00
1586	15.00	15.00	15.00	15.00
1587	15.00	15.00	15.00	15.00
1588	15.00	15.00	15.00	15.00
1589	15.00	15.00	15.00	15.00
1590	15.00	15.00	15.00	15.00
1591	15.00	15.00	15.00	15.00
1592	15.00	15.00	15.00	15.00
1593	15.00	15.00	15.00	15.00
1594	15.00	15.00	15.00	15.00
1595	15.00	15.00	15.00	15.00
1596	15.00	15.00	15.00	15.00
1597	15.00	15.00	15.00	15.00
1598	15.00	15.00	15.00	15.00
1599	15.00	15.00	15.00	15.00
1600	15.00	15.00	15.00	15.00

NOTES & SPECIFICATIONS:

- THE INSTALLATION OF THIS ADDITION ON LOT TO BE THE RESPONSIBILITY OF THE CONTRACTOR
- BEFORE STARTING CONSTRUCTION OF THIS BUILDING THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THESE DRAWINGS AND IF ANY DISCREPANCIES ARE FOUND THEY ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER
- AT NO TIME SHALL THE CONTRACTOR SCALE OFF THESE DRAWINGS BUT SHALL BUILD TO DIMENSIONS THEREON ONLY AFTER VERIFICATION
- ANY DEVIATION FROM THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- ALL TRADES TO WORK TO THEIR LATEST RESPECTIVE CODES AND BY-LAWS
- ALL WINDOWS TO BE CENTERED IN WALL UNLESS OTHERWISE DIMENSIONED
- ALL SPOKE DETECTORS TO BE INTERCONNECTED AND WIRED TO 10 VOLTS
- THE ORIGINALS OF THIS PLAN ARE TO REMAIN THE PROPERTY OF CHASER
- ELECTRICAL TO BE TO CODE, AND ELECTRICAL CONTRACTOR AND OWNER DESIGN
- GLASS WITHIN 10' OF DOORS, GLASS WITHIN 10' OF FLOOR, GLASS WITHIN 10' OF CEILING, GLASS WITHIN 10' OF SIDEWALKS AND GLASS WITHIN 10' OF DRIVEWAYS TO BE SAFETY GLASS
- PLAIN OVER ALL EXPOSED OPENINGS
- SOLID STUDS UNDER BEAM, POINT LOADS AND GROUND SUPPORTS
- SQUARE FOOTAGE INDICATED IS APPROXIMATE IT IS NOT FLOOR AREA TO THE INTERIOR OR EXTERIOR BUT IT DOES NOT INCLUDE GARAGE AREA, DECK OR OPEN PORCHES
- GARAGE WALLS, CEILING AND FLOORS THAT ARE CORRODIBLE WITH LIVING AREAS, TO BE DRY WALLED AND SEALED (WITH DRYWALL TAP ETC.) TO PREVENT EXHAUST FUMES FROM ENTERING THE LIVING AREAS
- CONCRETE SLABS IN GARAGES, CARPORTS OR PATIOS TO HAVE 2" IN 10' OF SLOPE TOWARDS EXTERIOR SIDE OR DRAIN, 10' PPA CONCRETE
- WINDOWS TO BE THERMALLY BROKEN VINYL, ALUMINUM OR WOOD
- THE HOT WATER TANK TO HAVE SEISMIC RESTRAINTS TOP & BOTTOM, TANK TO BE ON PAVEMENT OR ON CONCRETE FLOOR OR ADJACENT TO FLOOR DRAIN IF ON CONCRETE FLOOR PIPE TO BE DIRECTLY IN LINE WITH DRAIN WITH A 1" AIR GAP
- DOORS FROM GARAGE TO LIVING AREAS TO BE WEATHER STRIPPED AND HAVE SELF CLOSING SPRINGS TO PREVENT EXHAUST FUMES FROM ENTERING THE LIVING AREAS
- DECKS AND/OR BALCONIES THAT ARE SOLID SHEETED, TO BE SLOPED TO THE EDGE(S) OR TO DRAIN ALLOWING WATER TO DRAIN OFF



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CLIENT
Law
Residences

PROJECT
Proposed
Homes
1539 Pearl Street
Victoria, B.C.

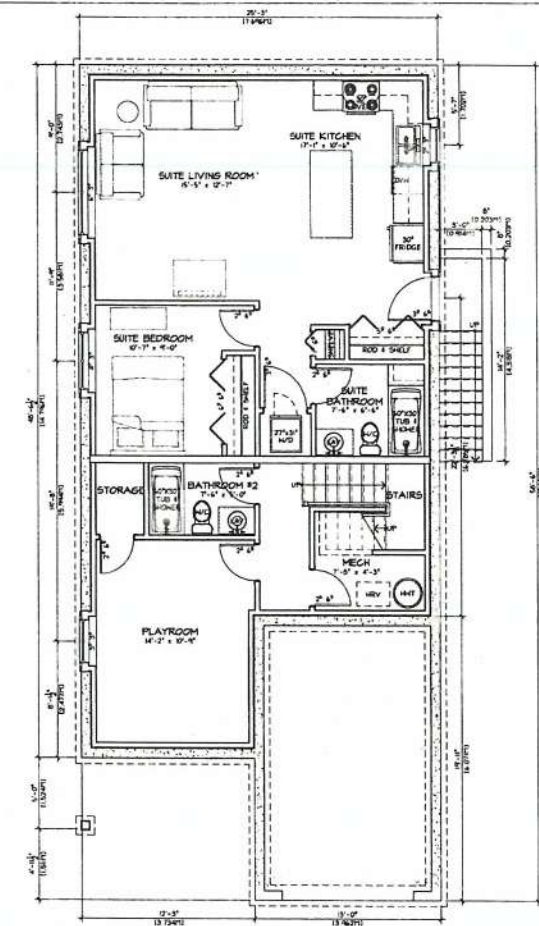
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SITE PLAN

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JUL 21 2017

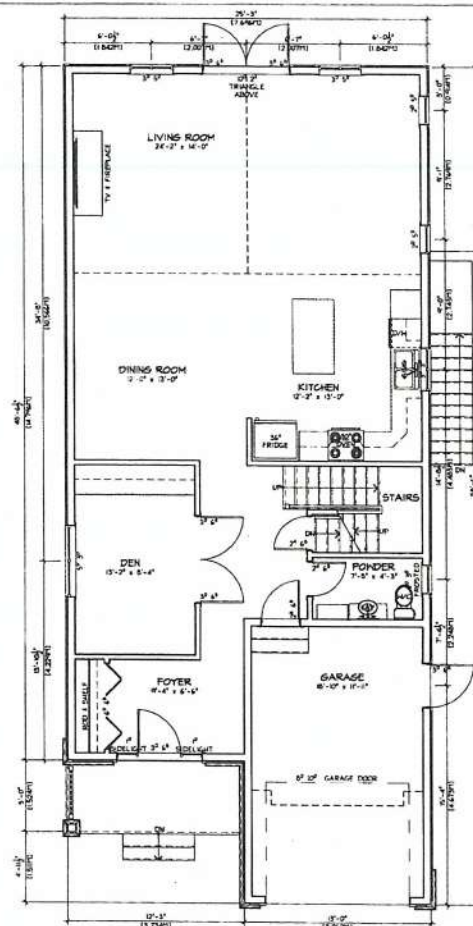
Planning & Development Department
Development Services Division



FLOOR AREA:
BASEMENT
SUITE

341.780 sq. ft.
616.064 sq. ft.

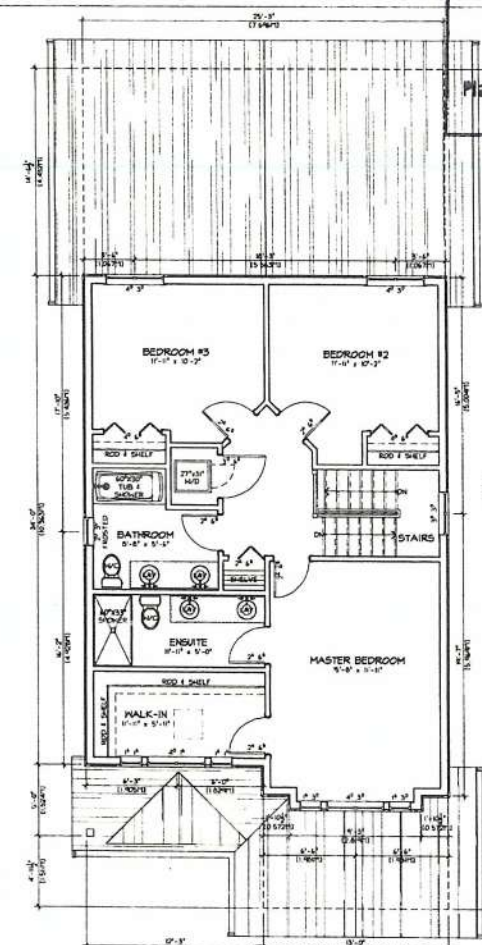
1 BASEMENT/SUITE
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FLOOR AREA:
MAIN FLOOR
GARAGE

1035.667 sq. ft.
224.786 sq. ft.

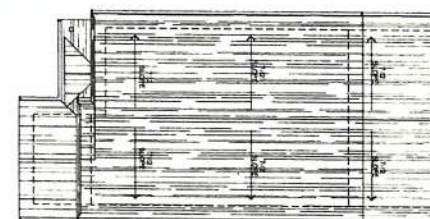
2 MAIN FLOOR
SCALE 1/4" = 1'-0"



FLOOR AREA:
SECOND FLOOR

827.406 sq. ft.

3 SECOND FLOOR
SCALE 1/4" = 1'-0"



4 ROOF PLAN
SCALE 1/8" = 1'-0"

DISCLAIMER
The user of these drawings shall be responsible for obtaining all necessary permits and for ensuring that the drawings are used in accordance with the applicable laws and regulations. The user shall also be responsible for ensuring that the drawings are used in accordance with the applicable standards and specifications.

NO.	DATE	FOR

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CLIENT
Law
Residences

PROJECT
Proposed
Homes
1539 Pearl Street
Victoria, B.C.

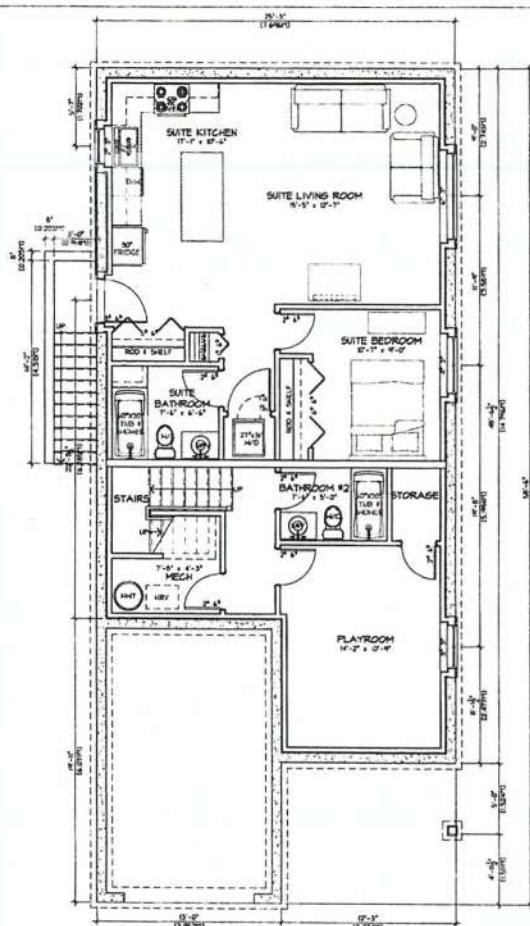
DRAWING TITLE
HOUSE A
FLOOR PLANS

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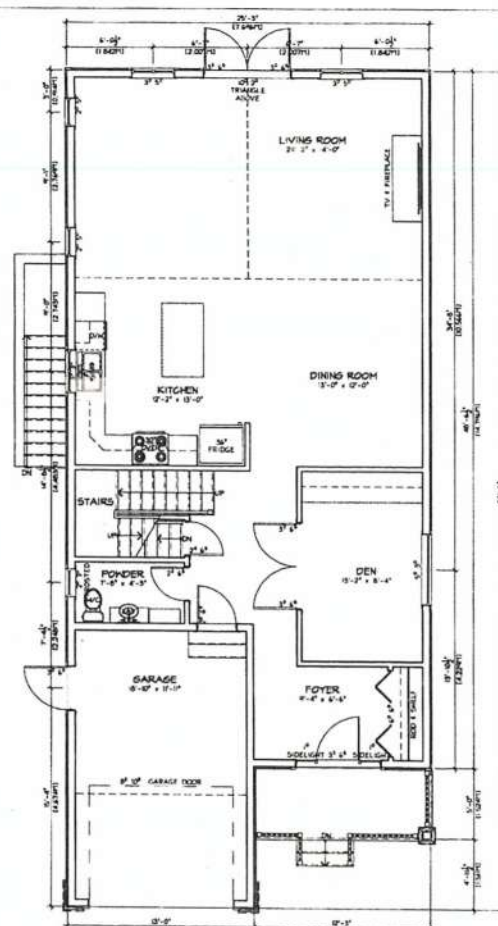
Planning & Development Department
Development Services Division



FLOOR AREA:
BASEMENT
SUITE

341.780 sq. ft.
616.054 sq. ft.

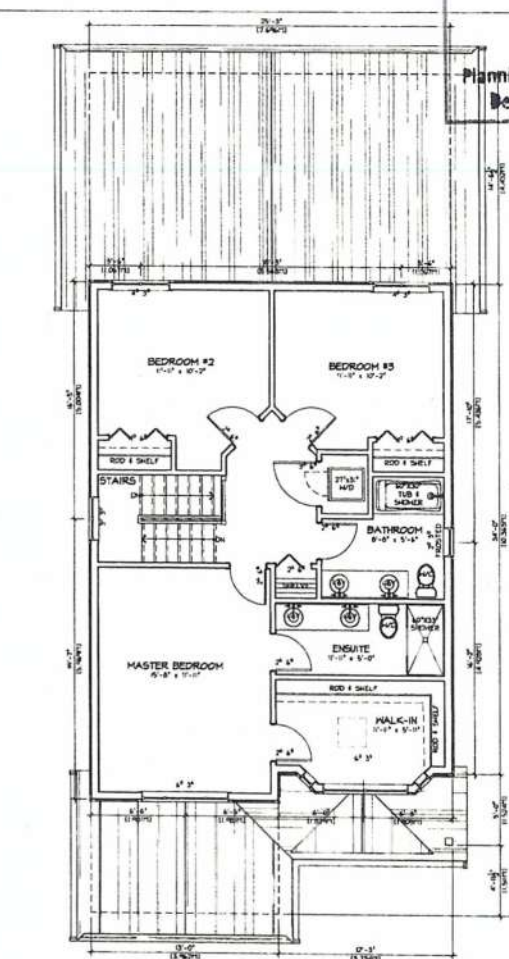
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FLOOR AREA:
MAIN FLOOR
GARAGE

1035.667 sq. ft.
229.786 sq. ft.

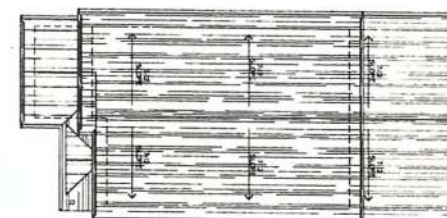
2 MAIN FLOOR
SCALE 1/4" = 1'-0"



FLOOR AREA:
SECOND FLOOR

819.319 sq. ft.

3 SECOND FLOOR
SCALE 1/4" = 1'-0"



4 ROOF PLAN
SCALE 1/8" = 1'-0"

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ISSUES / REVISIONS

NO.	DATE	BY

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CLIENT

Law
Residences

PROJECT

Proposed
Homes
1539 Pearl Street
Victoria, B.C.

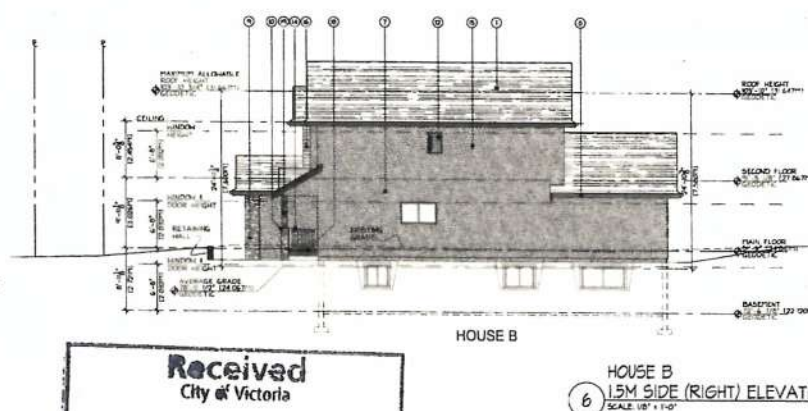
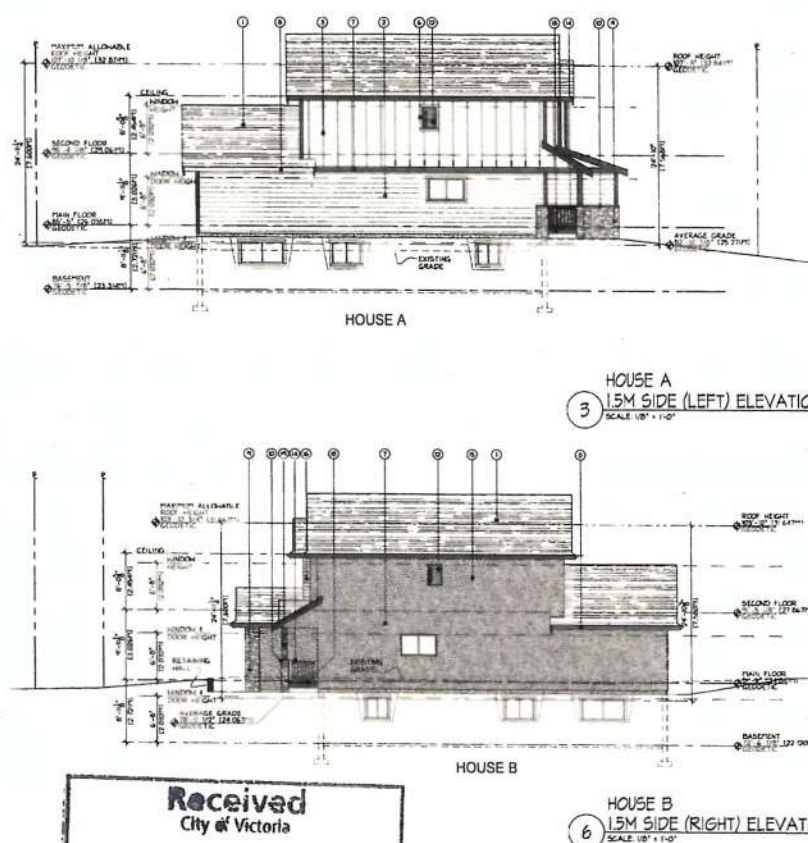
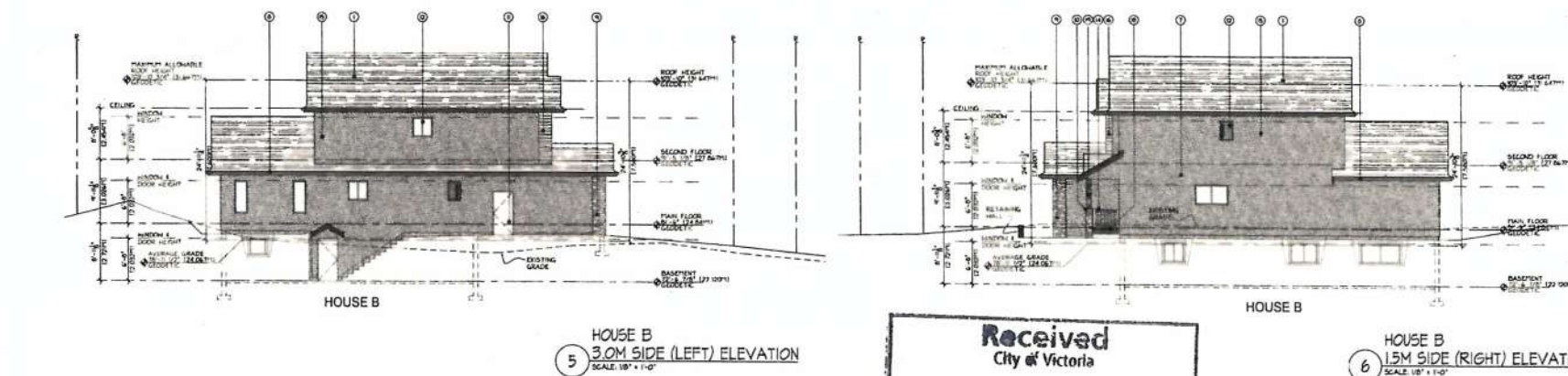
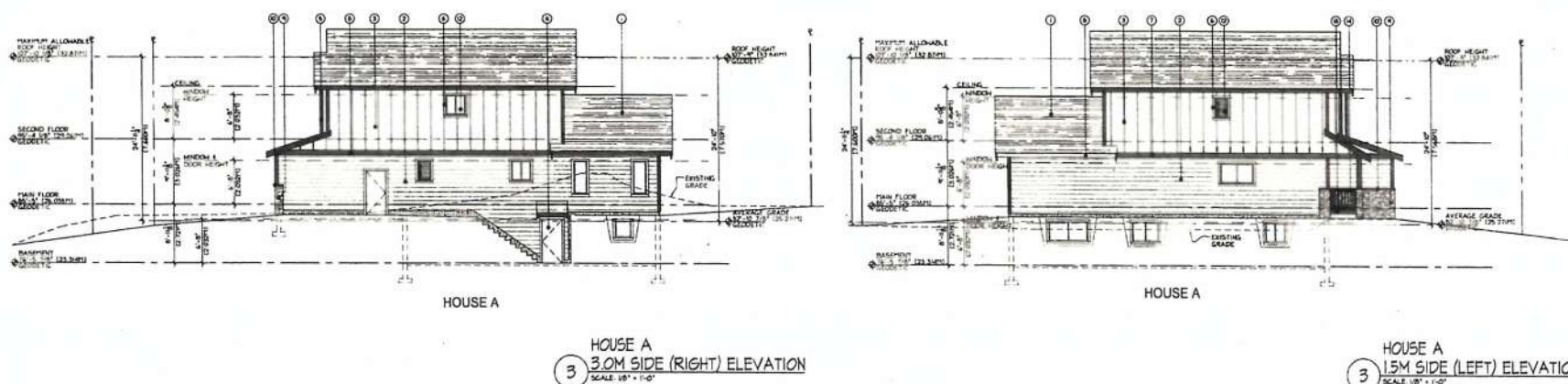
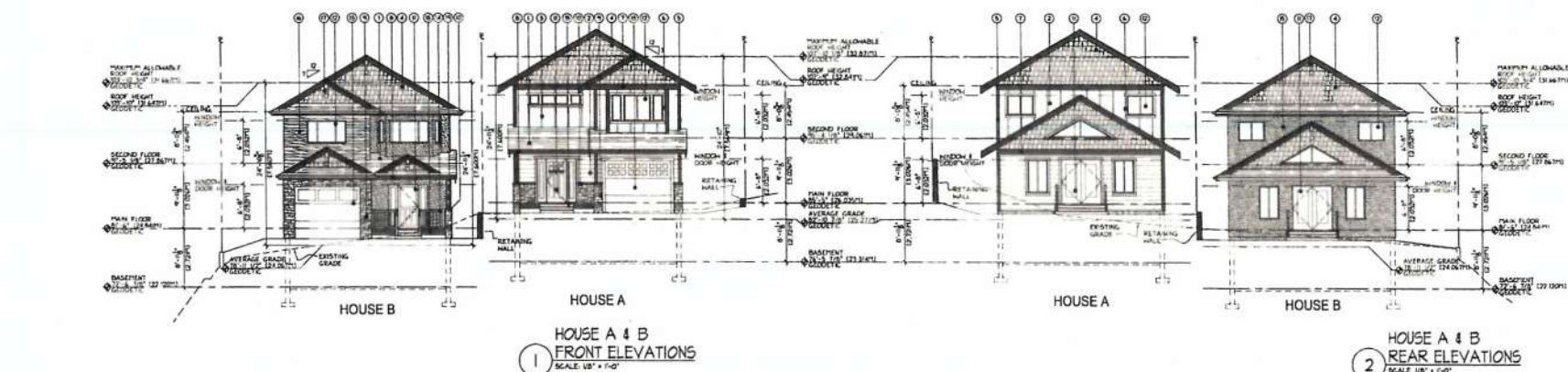
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HOUSE B
FLOOR PLANS

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EXTERIOR FINISH SCHEDULE

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CLIENT _____

Law Residences

PROJECT
Proposed
Homes
1539 Pearl Street
Victoria, B.C.

DRAWING TITLE
ELEVATIONS

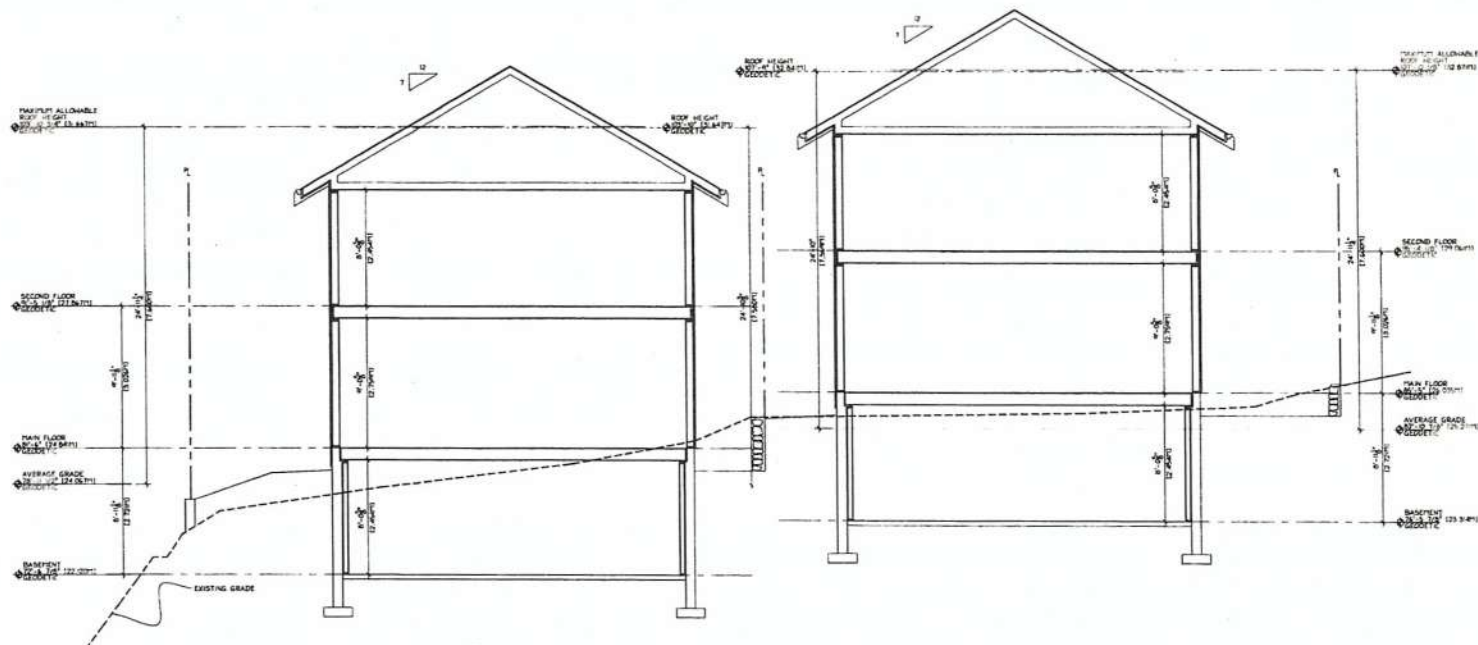
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Received
City of Victoria
JUL 21 2017
Planning & Development Department
Development Services Division



HOUSE B

HOUSE A



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ISSUES / REVISIONS

no.	date	by

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Law
Residences

PROJECT

Proposed
Homes
1539 Pearl Street
Victoria, B.C.

DRAWING TITLE

BUILDING
SECTIONS

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HOUSE B

HOUSE A





Received
City of Victoria

JUL 21 2017

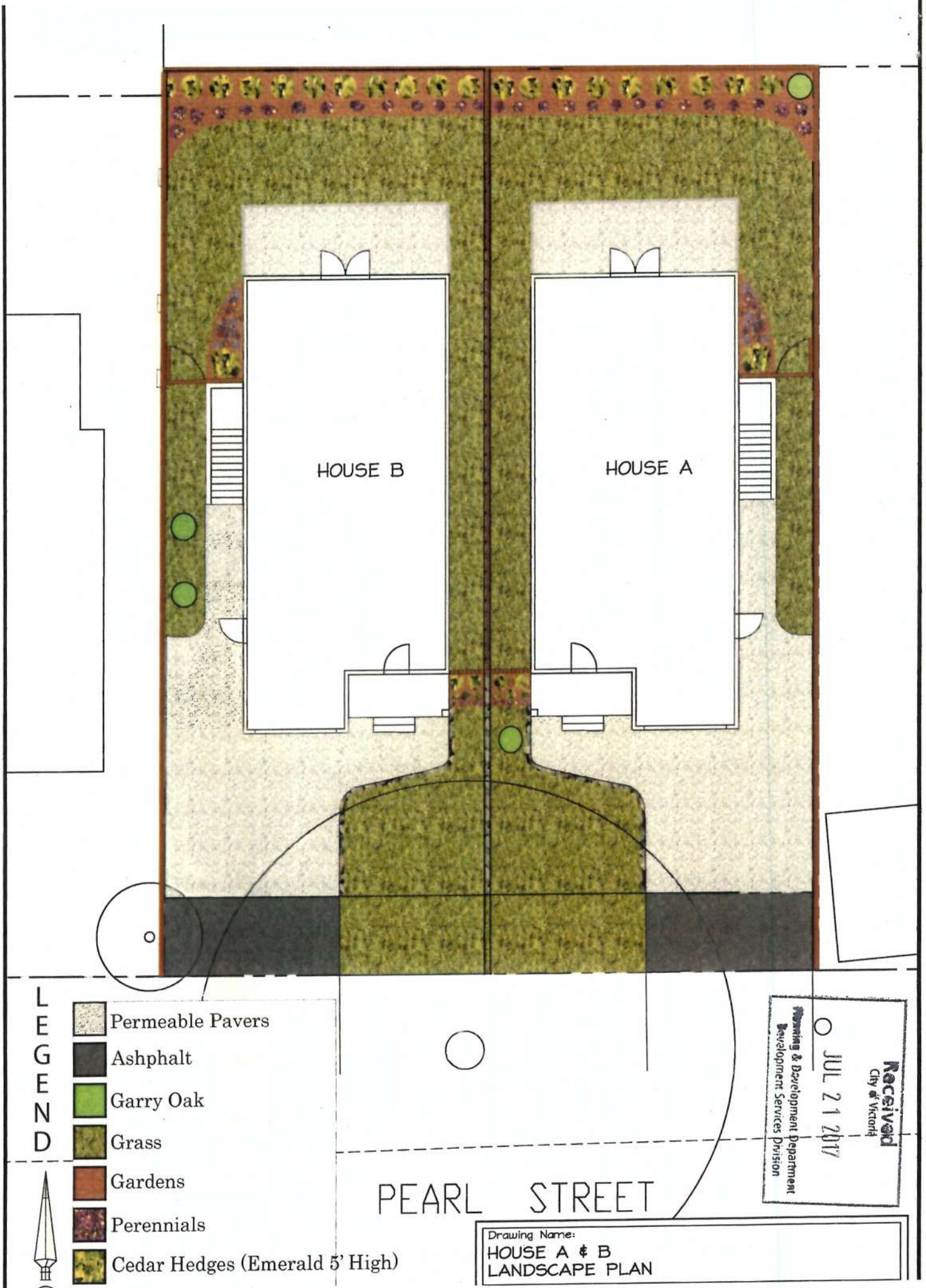
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Development Services Division



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City of Victoria

JUL 21 2017

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Development Services Division



LEGEND



Permeable Pavers

Asphalt

Garry Oak

Grass

Gardens

Perennials

Cedar Hedges (Emerald 5' High)

PEARL STREET

Drawing Name:
HOUSE A & B
LANDSCAPE PLAN

Received
City of Victoria
Planning & Development Department
Development Services Division
JUL 21 2017

ATTACHMENT D

Received
City of Victoria

AUG 22 2017

Planning & Development Department
Development Services Division

Dear Mayor and Council

I would first like to thank Mayor and Council for their time to consider this application for rezoning and subdividing the property located at 1539 Pearl St. I would also like to thank City of Victoria planning staff for their time and valuable input.

I would like to submit the following application to rezone and subdivide the property at located at 1539 Pearl St. The property is located approximately mid block on the south side of the street, adjacent to other single-family dwellings and backing on to Oakland's school. The current zoning is R1B. Our proposal is to rezone and subdivide the property into two lots. The proposed new houses would meet all the requirements of the R1B zone requirements with the exception of lot size and front yard setback. Currently the subject property meets the requirements of the R1B zone unlike most of the other properties on the street. It is interesting to note that this property originally was two separate lots and at some point was consolidated into one lot to build the current house. We are essentially requesting that the parent property be subdivided back to its original state. The need to rezone is because the lot size requirements have changed and the current property does not meet the new requirements. It is worth mentioning that most of the neighborhood does not meet the new lot size requirements, however they have been grandfathered and given legal non-conforming status. Our proposal would respect all current zoning requirements with the exception of lot size and front yard setback. The new proposed lots would be the same size as the adjacent lots and neighborhood. The proposed lots and the design of the houses would meet the small lot requirements with the exception of the planned secondary suites, this is why we have chosen to request a site specific zoning.

When identifying the best use and design for the property, we took into consideration the current market demand, the context of the surrounding, neighborhood and the overall housing needs of the city of Victoria.

1. Market – Currently it is well known that a combination of factors has made it difficult for young families to afford to live within the city of Victoria. Smaller lot sizes, are desirable to young families and seniors looking to downsize due to their lower maintenance requirements and their inherent affordability. I have discussed with city staff about rezoning to a small lots. The key issue with respect to rezoning to small lots is that the current permitted uses within the small lot regulations is the inability to construct new homes containing secondary suites. I feel that rezoning the property to small lots would be inconsistent with the permitted uses that the rest of the community currently enjoys. This coupled with the ability to use the secondary suite income to help afford to buy the property. Secondary suites would also help address concerns with the lack of rental units within the city. Our proposal addresses neighborhood concerns with parking, as parking would be provided on site. I feel it is also note worthy to mention that if the rezone is successful my brother and I would be moving into the new houses with our families. We both have been long time residents of the Oakland's community. We actually built two new houses in 2008 located at 1541 and 1543 Pearl St. The property we developed in 2008 was actually the same size as the subject property. The property previously developed was already two separate lots and therefore did not require rezoning. It is also note worthy to state that two new houses recently were built on Morely St. This property had also previously been subdivided and did not require rezoning. All of these properties originally were the same size however the subject property was legally consolidated from two lots to one lot. The consolidation of the two lots into one necessitates the need for rezoning and subdividing.
2. Location – One of the features of this property that makes the best use obvious, is its proximity within a neighborhood that is made up primarily of the market described above. It is adjacent to Oakland's Elementary School, within walking distance to grocery and convenience stores, and close to major bus routes accessing Camosun College, University of Victoria and downtown Victoria. It is also within walking distance to Royal Jubilee hospital
3. 3. City of Victoria's Vision – With our proposal we will be working toward the Districts Vision for residential growth within the Urban Containment Boundary. We will be presenting an affordable product to the market that helps to provide a type of housing that is desperately needed,

increasing the number of working families living in the city and supporting the tax base within Victoria. In addition to this the development will:

- a. Provide 3m of frontage to Victoria to allow full road widths and possibly sidewalks in the future.
- b. Complete the road frontage with curb, gutter thus vastly improving the safety of the road to better allow school kids to walk to Oakland's School.
- c. The design of the new houses provides as much privacy to the adjacent neighbors by positioning the new houses with the required 3m setbacks to the side of the adjacent properties. The layout also provides privacy to the neighboring properties by limiting the windows on the side adjacent to the neighboring properties. The planned development incorporates many sustainable attributes including permeable pavers and on site storm water management. The houses would be built to exceed current minimum BC Building Code and Energy Guide rating requirements.

In conclusion I would like to inform council that we have consulted with approximately 25 properties within the immediate area. We felt it was important to gain neighborhood support as we intend to live in the new houses. We have gathered over 25 signatures of support. To date we are unaware of any residents opposing our proposal. The design of the new houses is consistent with neighboring properties with respect to sitting, height, lot size and permitted uses within the R1B zone. We respectfully request site specific zoning to allow our proposal to move forward.

If you have any questions or would like further information, please call me directly at 250-995 3068 or my brother Andrew who is the co owner of the property at 250 812 7549

Sincerely,

Eric and Andrew Law

**Mission**

Strengthening the Oaklands community by providing programs, services and resources for its residents, businesses and visitors.

Oaklands Community Association Land Use Committee**October 25th Meeting Minutes**

Location: Oaklands Neighbourhood House - 2629 Victor Street

6:30pm – 8:30pm Oaklands Neighbourhood House

Number of community member attendees: 28

Agenda:

1. 1461 Finlayson Place
2. 1539 Pearl Street
3. 2695 Capital Heights
4. Oaklands Neighbourhood Plan

Minutes:

1. 1461 Finlayson Place
 - Converting existing garage to garden suite (it is a standalone garden suite – separate building)
 - No major changes expected other than needing to replace the garage door
 - No conflict with property lines
 - Developer spoke with neighbours and so far there is minimal conflict with those neighbours
 - Plan to complete the project over winter (2016-2017)
 - Plan to rent out the garden suite upon completion, not to use as a B&B
2. 1539 Pearl Street
 - The proposed plan is to rezone the property from R1-B to site-specific zoning with the same guidelines as an R1-B zone, as the small lot infill zoning does not allow for the desired use.
 - Developer states this property was originally 2 lots
 - 6 metre setback (3 m on each side of building)
 - Designed to avoid direct views to neighbours' windows
 - Developer will not need to apply for variance

Oaklands Community Centre

2827 Belmont Ave #1, Victoria BC V8R 4B2

<http://www.oaklandscommunitycentre.com/community-news/land-use>

landuse@oaklandsca.com

Oaklands Neighbourhood House

2629 Victor Street, Victoria BC V8R 4E3

- Currently there is a c1950's bungalow on the lot that is not in good shape, the plan is to tear the bungalow down and build 2 houses on the lot
- Canvassed 25 neighbours
 - Developer has not heard any complaints although aware of concerns with Garry Oak on city property at front
- Concerns from residents include:
 - cutting down of the Garry Oak tree on the property
 - developer will work with arborist regarding the Garry Oak and any other trees on the property
 - the plan is to keep driveways away from the tree as much as possible
 - There are some other Garry Oaks on the west side – trying to keep them as much as possible
 - increased parking on street
 - there will not be any increase in parking on the street as the driveway is designed to accommodate parking for a secondary suite
 - there was discussion of neighbours valuing the more informal feel of the street without sidewalks
 - blasting impacts to neighbouring houses
 - developer noted there will be some blasting
 - blasting will occur during work hours
 - blasting company's insurance provider will come and assess neighbouring houses before blasting occurs (i.e., take pictures)
 - any issues to the houses would be covered by the blasting company's insurance
 - the fir tree will probably have to be cut down
- Proposed timeline for project
 - 6-9 months for rezoning application
 - 6-7 months to build
 - Hoping to start construction June 2017

3. 2695 Capital Heights

- Small lot subdivision (R1-S2) proposed plus retain existing zone on second property
- Property is currently zoned R2 on a large corner lot
- Requesting one variance
 - 0.5 metre variance between the two structures – new small-lot house & a garage that will replace existing garage
- Questions from residents included:
 - height – the closest neighbour's house is higher than planned building but there will be some impact on light
 - privacy and size of the backyard
 - developer working to address those concerns – already replaced fencing

- project will be compliant with city's sight guidelines
 - there will be no windows on the side of the structure facing neighbours
- potential for sidewalk in front of the lot
 - neighbours want to maintain character of street along Kings Rd and Mt. Stephen and do not want a sidewalk (there was strong feelings and unanimous agreement among attendees); neighbours see seniors from the Cridge, bikers, strollers & walkers sharing the road without problems
 - a neighbour cited a vote among residents and an agreement from the city from the 1960's rejecting a sidewalk
 - discussions included installing greenspace (e.g. native garden) instead of a sidewalk
- developer will work with the city to avoid having to put in a sidewalk
- potential for 3 houses in future if R2 zone remains intact (i.e. duplex to replace existing home)
 - discussions highlighted the unlikelihood of a duplex due to an existing Garry Oak on the property; & long term lease (10 yrs) with existing residents
- blasting
 - No proposed blasting
- affect on parking on Kings Road
 - lot has a garage (parking spot)
 - there is also a spot in front of the garage
 - there will be no potential affect on parking on Kings Road
- parking during construction
 - not anticipating additional cars/construction vehicles during construction
- Proposed timeline for project
 - 4-5 months for construction
 - Developer will do what he can for green building, (e.g. permeable pavers)

4. Oaklands Neighbourhood Plan

- City of Victoria is in the process of updating all neighbourhood plans
- The last plan for Oaklands Neighbourhood was done in 1993
- The neighbourhood planning process for Oaklands is anticipated to start in spring 2018 and last one year
- OCA would potentially have 12 months to come up with the plan, which is shorter than past processes
- OCA would like to get a head start on the planning by engaging neighbours on visions, values now in order to get the most out of this coming opportunity

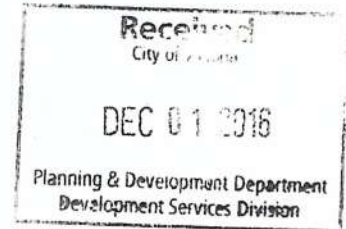
- OCA will engage residents through the Land Use Committee in 2017 to gauge the support for many of the guidelines set out in the 2012 Official Community Plan for Victoria
- Residents can look at the City of Victoria website to see the process currently going on for other neighbourhoods



ATTACHMENT F

October 25, 2016

Eric Law
Pearl St.
Victoria, B. C.
V8R 4A2



TO WHOM IT MAY CONCERN

Re: 1539 Pearl Street

Occupancy Condition Review

This is to confirm review October 7, 2016 of the condition of the above building to define remediation for continued occupancy and provide professional opinion of the economic feasibility associated with such work.

Building Description

The building is a 1200 sq.ft., 3 bedroom, conventional wood framed bungalow with a 2 X 4 "Stick Frame roof" on a concrete foundation with a non-insulated Concrete floor in the full height basement, circa 1950's construction.

Detailed inspection of the building interior shows evidence of water events from periodic roof failure, bathroom drainage and eaves leakage. Evidence of mould infestation in the attic insulation, the underside of roof sheathing, and around windows assure chronic indoor air quality problems which must be remediated to ensure healthful, long term occupancy.

The stick Frame 2 X 4 roof and conventional walls will require extensive upgrading to conform to current Structural and Seismic requirements.

While the basement is relatively dry, indoor humidity problems are evident and exacerbated by poor ventilation from source moisture vapor, bathroom ventilation and poor surface drainage.

Blue Mountain Engineering Inc.

561 Bellamy Close, Victoria, BC V9B 6C1

Office: (250) 658-0906

Cell: (250) 858-2491

Fax: (250) 658-0735

Email: vproctor@bluemountaineng.ca

Heating system is oil fired forced air with electric hot water. The electrical panel is of antique vintage which will require upgrading to current standards.

Bio-aerosol from black mold is toxic and contributes to chronic occupant respiratory problems. experience with mold remediation of hundreds of similar houses in BC, defines the necessary remediation to ensure occupancy:

- full removal of attic insulation and infected wood frame sections is essential. (cost: \$12 - \$15 per sq. ft.);
- improved ventilation of attic space and basement space with HRV and forced air ventilation (cost: approx. \$10 per sq. ft);
- new roof and sheathing (cost: \$6. per sq. ft.);
- indow replacement – (cost: \$6 per sq. ft.);

Other necessary companion remediation include:

- bathroom replacement;
- Basement insulation;
- Asbestos remediation:

Experience with remediation of this type and vintage of building show that the cost of remediation approaches the difference in value between a new building and the value of the remediated structure.

As well, experience has shown there is no assurance that remediation will be effective.

This analysis is not based on laboratory fungus tests or indoor air quality tests, the cost of which is estimated in excess of \$2,000 - \$3,000.

Conclusion

Considering the marginal nature of the house, both in terms of appointments, size, sub-standard foundations, poor indoor air quality and marginal utilities, remediation of this structure to current minimum standards of occupancy is not economically feasible.

If there are any further concerns you wish addressed, please contact the undersigned.

Yours very truly,

V. Proctor, P. Eng.





Talbot Mackenzie & Associates

Consulting Arborists

January 30, 2017

Andrew Law
1541 Pearl Street
Victoria, BC V8R 2Y8

Re: Arborist review for 1539 Pearl Street

Assignment: Provide arborist services to examine and document the tree resource on the property at 1539 Pearl Street, and review the potential impacts on the bylaw-protected trees related to a proposal to subdivide the property into two single family lots.

Method: During our January 12, 2017 site visit, we reviewed the plans for the subdivision proposal and documented the bylaw-protected trees located within the boundaries of this property, a single tree located on the municipal frontage and several trees that are located on the adjacent properties, where they could potentially be impacted. The information that was compiled was entered into a tree resource spreadsheet that is attached to this report and includes: the tree tag number, size (d.b.h.), species, calculated critical root zone (CRZ), crown spread, health and structural condition, retention status, relative tolerance to construction impacts and general comments and recommendations.

Tree resource: The tree resource on the property, the municipal frontage and neighbouring properties, where they could potentially be impacted, is composed of:

Total trees	Species	Locations
2	Garry oak	Within boundaries of the property
1	Dogwood	Within boundaries of the property – was dead at the time of our site visit
1	Douglas-fir	Along the rear property boundary (below the size to be protected under the Municipal Tree Protection bylaw)
1	Garry oak	On Municipal frontage
1	Garry oak	On shared boundary with 1531 Pearl Street
1	Dogwood	Adjacent to 1531 Pearl Street
3	Garry oak	On Oaklands School property to the south

Potential Impacts: The tree resource on and associated with this property could potentially be impacted by the location of and excavation for the building and driveway footprints and for the service connections and corridors to the lots.

- From the plans that were reviewed, it is our opinion that it will be necessary to remove Garry oaks #7832 and #7873/7897 due to the conflicts with the building footprint.
- It might be possible to protect and retain Garry oak #71 that grows on the shared property boundary; however, the ability to retain this oak tree will depend on any requirements for retaining walls to retain the cut slope on this side of the property.
- In our opinion, an option discussed to reverse the house layout in attempt to retain oak #7832 is unlikely to reduce the impacts on this tree sufficiently to permit its retention.
- The change to the location of the driveway footprint that would be required if the house footprint were reversed would increase the impacts on the root zone of the municipal oak #7898 and consequently may compromise both trees.
- It should be possible under the proposed building scheme to mitigate the impacts of the construction on the municipal oak tree and the trees that will remain on the surrounding properties.

Mitigation of Impacts: We recommend the following procedures be implemented, to reduce the impacts on the bylaw-protected, municipal and the other trees that are proposed to be retained on this site.

Barrier fencing: The areas, surrounding the trees to be retained must be isolated from the construction activity by erecting protective barrier fencing. This fencing should be erected at the edge of the critical root zones as defined, or in locations identified by the project arborist, in areas where the building, driveway or service footprints encroach within these critical root zones (see attached diagram).

The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation and construction), and remain in place through completion of the project. Signs must be posted around the protection zone to declare it off limits to all construction related activity. The project arborist must be consulted before this fencing is removed or moved for any purpose.

We further recommend that solid hording, e.g. plywood sheeting, be erected against the trunk of the municipal Garry oak # 7898 to prevent mechanical injury to the trunk during construction.

Demolition: Prior to the demolition of the existing garage and existing house, the trees that are to be retained on the site must be isolated from the construction impacts by erecting the above-mentioned protective barrier fencing at the edges of their critical root zones. These fenced areas must remain off limits to all activity related to the demolition work. We also recommend that the existing driveway be retained and used as the access location for the demolition activity. The raised grade surrounding the municipal oak must remain undisturbed; therefore, if the existing retaining wall that supports this area is to be removed, a new retaining wall, if required, must be constructed further away from this raised area and the tree.

Building footprint: The building footprints are located where the removal of several oak trees will be required, but where there is unlikely to be any significant impacts on the remainder of the trees that are to be retained.

Driveway footprints: The driveway footprints are located where they encroach within the critical root zones of the municipal Garry oak tree. The locations of these driveways are critical to reducing the impacts on this tree, particularly if a retaining wall or similar is required at the driveway edge. The driveway footprints should be located as far from the base of the oak tree as is permitted on this site. The existing driveway on the site should be retained throughout the construction stage and carefully removed prior to landscape construction. It may not be possible to excavate beneath the existing grade, and therefore plans should be made to raise the grade slightly to permit it to float over the roots that will be located beneath this grade. The project arborist must supervise any excavation that is within the critical root zone area of this tree.

Servicing: The location of the underground services is critical to the survival of the municipal oak tree. As with the driveway footprint, the underground services should be located as far from the tree as possible. Running these services outside or along the outer edge of the driveway and connecting on the outside of the building will reduce the impacts on the tree. The project arborist must supervise any excavation that is within the critical root zone area of this tree.

Blasting and rock removal: The intention is to remove as little of the rock outcrops as possible; however, it is likely that some blasting and rock removal may be required. The project arborist must meet with the blasting contractor to review the blasting requirements and monitor the progress throughout the blasting phase. The arborist should monitor the blasting that is within the root zones of trees that are to be retained and supervise the removal of blast rock from these areas.

Precautions to protect trees at the edge of the area of rock removal must be taken throughout this phase. The blasting to level these rock areas should be sensitive to the root zones located at the edge of the rock. Care must be taken to assure that the area of blasting does not extend into the critical root zones beyond the building and road footprints.

..../4

The use of small low-concussion charges, and multiple small charges designed to pre-shear the rock face, will reduce fracturing, ground vibration, and reduce the impact on the surrounding environment. Only explosives of low phytotoxicity (stick dynamite), and techniques that minimize tree damage, are to be used within the critical root zones of the trees to be retained. Provisions must be made to store blast rock, and other construction materials and debris away from critical tree root zones.

Work area and material storage: It is important that the issue of storage of excavated soil, construction material, and site parking be reviewed prior to the start of construction. All construction related activity and the storage of soil and other construction materials must be located outside of the critical root zones of the protected, municipal and other trees that are to be retained.

Clients responsibility: It is the responsibility of the client or his/her representative to contact the project arborist for the purpose of:

- Locating the barrier fencing
- Reviewing the arborist reports and retention plans with the project foreman or site supervisor
- Locating work zones, where required
- Supervising excavation, blasting and other construction activities where they encroach within critical root zones of the bylaw-protected, municipal and other trees that are to be retained.

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

Thank you,

Talbot Mackenzie & Associates



Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

Enclosures: Tree Resource Spreadsheet, Barrier Fencing Specifications, Tree Location Diagram

Disclosure Statement

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

Trees are living organisms, whose health and structure change, and are influenced by age, continued growth, climate, weather conditions, and insect and disease pathogens. Indicators of structural weakness and disease are often hidden within the tree structure or beneath the ground. It is not possible for an arborist to identify every flaw or condition that could result in failure nor can he/she guarantee that the tree will remain healthy and free of risk.

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

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

Key to Headings in Resource Table

d.b.h. – **diameter at breast height** - diameter of trunk, measured in centimetres at 1.4 metres above ground level

CRZ – **critical root zone** - estimated optimal size of tree protection zone based on tree species, condition and age of specimen and the species tolerance to root disturbance. Indicates the radial distance from the trunk, measured in metres.

Crown spread – indicates the diameter of the crown spread measured in metres to the dripline of the longest limbs.

Condition health/structure –

- Good – no visible or minor health or structural flaw
- Fair – health or structural flaw present that can be corrected through normal arboricultural or horticultural care.
- Poor – significant health or structural defects that compromise the long-term survival or retention of the specimen.

Tree status – Planned status of tree retention within proposed development

- Retain – Retention of tree proposed
- Possible – Retention possible with precautions
- Unlikely – Survival and retention unlikely based on the proposal.
- Remove – Removal required or recommended

Relative Tolerance – relative tolerance of the selected species to development impacts.

**TREE RESOURCE
for 1539 Pearl Street**

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Status	Relative Tolerance	Remarks / Recommendations
7898	110		Garry oak	21.0	Good	Fair	Retain	Good	Located on the municipal frontage. Backfill on house side of trunk. Open cavity on scaffold limb and occluded wounds on trunk and limbs.
7832	39		Garry oak	9.0	Fair	Fair	Remove	Good	Some health stress visible in canopy.
7873/ 7897	31/37/ 62		Garry oak	15.0	Good	Fair	Remove	Good	Identified on site with two tag numbers however the three stems are joined at the root collar below the fill soil layer therefore are one tree.
71	14/14		Garry oak	7.0	Fair	Fair	Possible	Good	Located on the boundary with the adjacent property at 1531 Pearl Street. Grows out of fill soil layer. Appears to be two stems that grow from one root system.
391	57		Garry oak	9.0	Good	Good	Retain	Good	Located on neighbouring Oaklands School property, 5 metres from the property boundary.
689	54		Garry oak	12.0	Good	Good	Retain	Good	Located on neighbouring Oaklands School property, 2 metres from the property boundary.
499	63		Garry oak	9.0	Fair	Good	Retain	Good	located on neighbouring Oaklands School property, 4 metres from the property boundary.
7845	36		Douglas-fir	11.0	Good	Poor	Remove	Poor	Not protected under the Municipal Tree Protection bylaw. Precautions when removing stump
77	3 x 8		Dogwood	4.0	Dead	Dead	Remove	n/a	Dead tree to be removed.

**TREE RESOURCE
for 1539 Pearl Street**

Tree #	d.b.h. (cm)	CRZ	Species	Crown Spread(m)	Condition Health	Condition Structure	Status	Relative Tolerance	Remarks / Recommendations
not tagged #1	21		Dogwood	5.0	Fair	Poor	Retain	Good	Main trunk topped. Located on adjacent property at 1541 Pearl Street

B. C. LAND SURVEYOR'S SITE PLAN OF:

PARCEL A (DD232381-I), SECTION 29-30, VICTORIA DISTRICT, PLAN 1574

SCALE = 1 : 125



All distances are in metres.

LEGEND

Elevations are geodetic based on City of Victoria
Integrated Survey Monument 26-09 (elev. = 21.044m)
Contours are descriptive, and only accurate to +/- 1/2 interval.
Grade shot are taken at the point marked x.
grade shots of a curb line are in gutter.

Tree bases and canopies approximately to scale.
Where tree location is critical, tree species
and canopy should be confirmed by qualified arborist.

MUNICIPALITY

Victoria

PID No.

007-205-074

ZONING

R1-B

SITE AREA

818 m²
8805 s. f.



All rights reserved. No person may copy, reproduce,
transmit or alter this document in whole or in part
without the written consent of BCLS Inc.

This document was prepared for the exclusive
use of our clients, **Eric and Andrew Lau**

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey.

BCLS, INC., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.

- 26-09 - denotes Integrated Control Monument
- UP - denotes Utility Pole
- UP T - denotes Utility Pole with transformer
- UP L - denotes Utility Pole with light
- G - denotes guy wire
- CB - denotes Catch Basin
- WM - denotes Water Meter
- MS - denotes Manhole (Sanitary)
- MD - denotes Manhole (Storm)
- FR - denotes fire hydrant

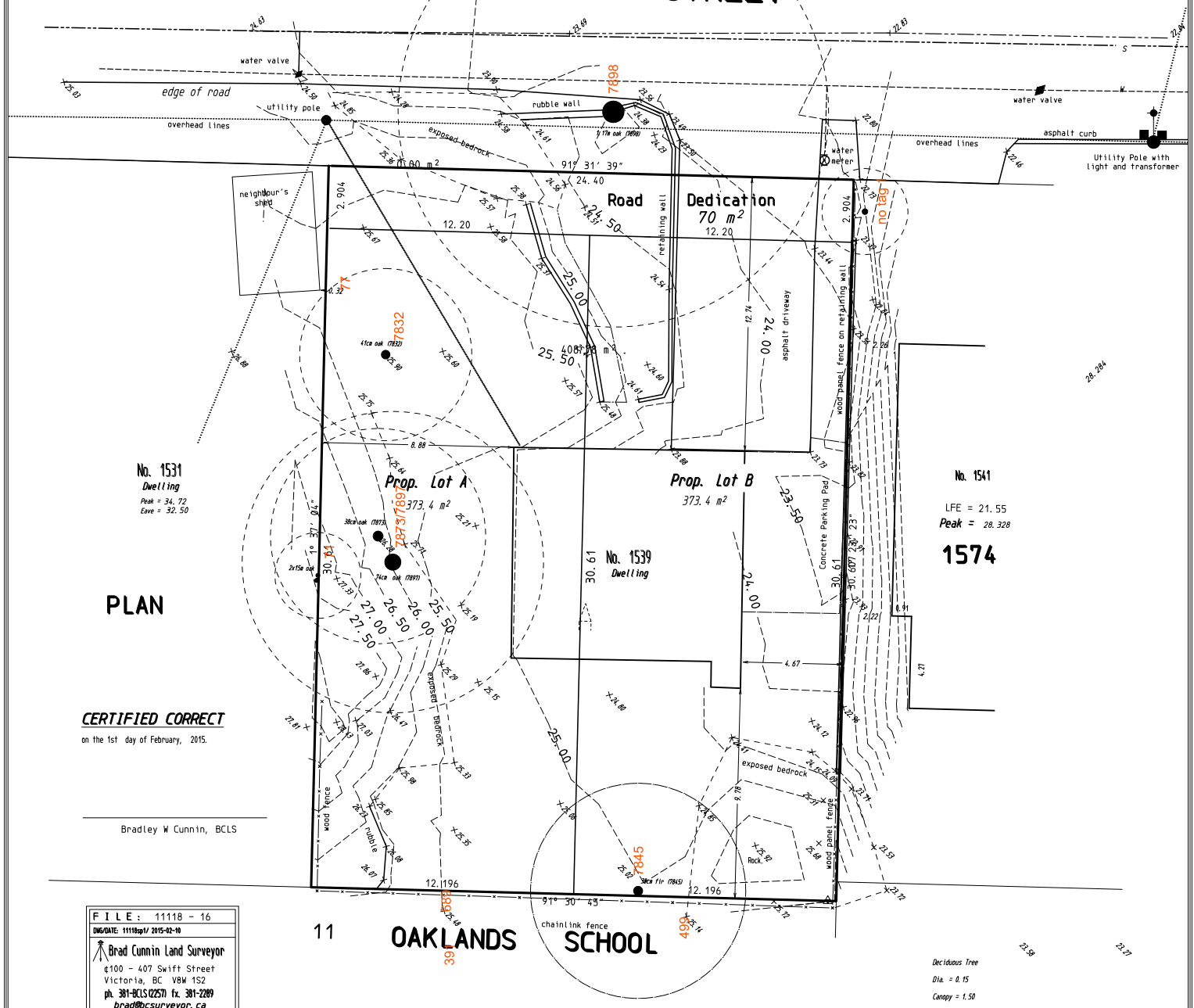
A

PLAN

VIP61585

C

PEARL STREET



PLAN

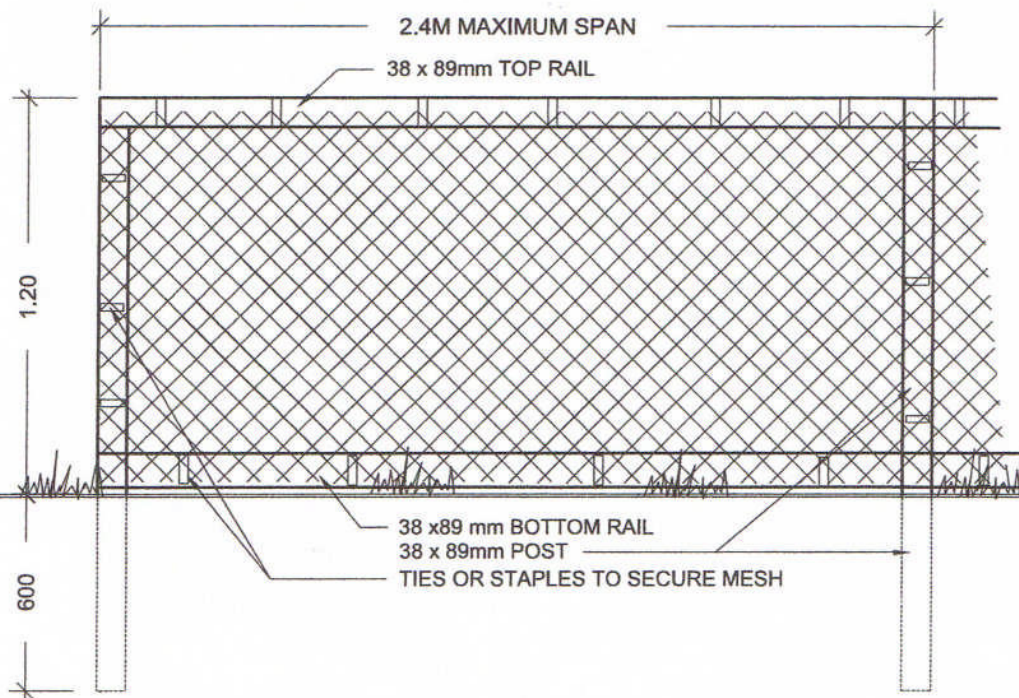
CERTIFIED CORRECT

on the 1st day of February, 2015.

Bradley W. Cunin, BCLS

FILE: 11118 - 16
DATE: 11/18/2015-02-10
Brad Cunin Land Surveyor
4100 - 407 Swift Street
Victoria, BC V8W 1S2
ph. 381-BCLS(2257) fx. 381-2289
brad@bcsurveyor.ca

Deciduous Tree
Dia. = 0.15
Canopy = 1.50



TREE PROTECTION FENCING
 FENCE WILL BE CONSTRUCTED USING
 38 X 89 mm (2"X4") WOOD FRAME:
 TOP, BOTTOM AND POSTS. *
 USE ORANGE SNOW-FENCING MESH AND
 SECURE TO THE WOOD FRAME WITH
 "ZIP" TIES OR GALVANIZED STAPLES

* IN ROCKY AREAS, METAL POSTS (T-BAR
 OR REBAR) DRILLED INTO ROCK WILL BE
 ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

DATE: Oct 30/07
 DRAWN: DM
 APP'D: RR
 SCALE: N.T.S.

E105
 DRAWING

**SUMMARY
HOUSE REZONING PETITION**



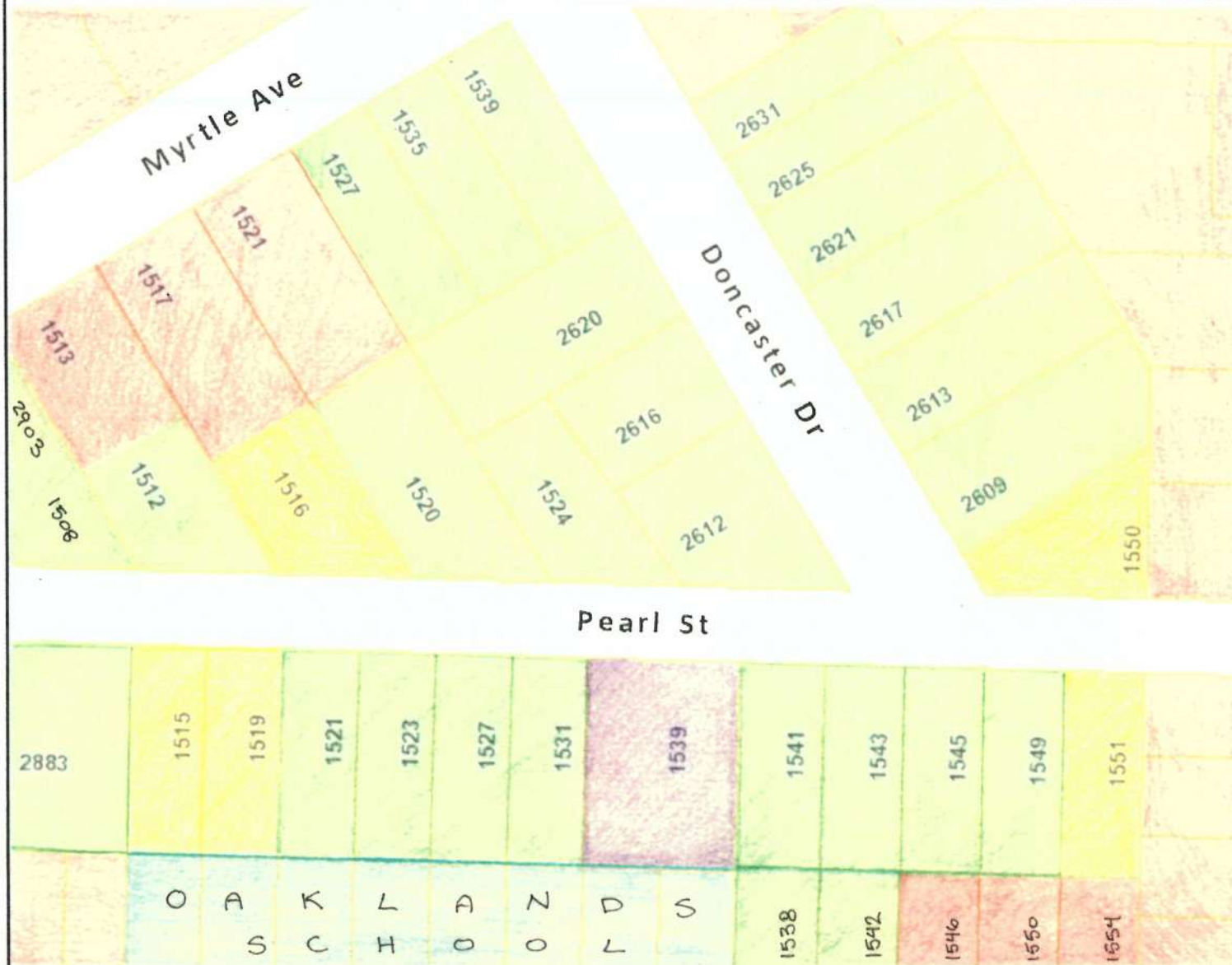
We, Andrew / Eric Law, have petitioned the adjacent neighbours* in compliance with the *Rezoning Policies* for a house to be located at 1539 Pearl Street and the petitions submitted are those collected by Nov 5 2016.
(date)

Address	In Favour ✓	Opposed ✓	Neutral (30 day Time expired) ✓
SEE ATTACHED MAP			

SUMMARY	Number	%
IN FAVOUR	28	100%
OPPOSED	0	0%
TOTAL RESPONSES	28	100%

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

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



Legend



SUBJECT PROPERTY



PROPERTIES IN
SUPPORT OF REZONE



PROPERTIES NOT
CANVASSED



CANVASSED WITH NO
RESPONSE OR
NEUTRAL



ELEMENTARY
SCHOOL

1: 925



Notes

47 0 24 47 Meters

NAD_1983_CSRS_UTM_Zone_10N

Public domain: can be freely printed, copied and distributed without permission.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1539 PEARL STREET
HOUSE REZONING PETITION



In preparation for my rezoning application to the City of Victoria, I,
Eric / Andrew Law, am conducting the petition requirements for the

property located at **1539 Pearl Street**

to the following Lot Zone: **Site Specific Zoning**

The City of Victoria's 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) Nathanya Vo (see note above)

ADDRESS: 2883 Belmont 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:

Sep 29 2016
Date

Nathanya Vo
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) CLAUDE CÔTÉ (see note above)

ADDRESS: 2903 BEAUMONT 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:

22 Sep 22/2016
Date

[Signature]
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Jo Cheng (see note above)

ADDRESS: 2903 Belmont 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.

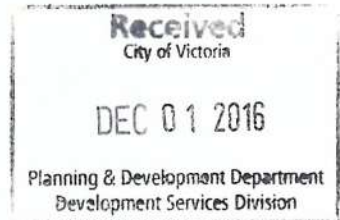
☐ I am opposed to the application.

Comments:

Sept 23/16
Date

[Signature]
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Jill Brypprock (see note above)

ADDRESS: 2069 Denison St. DR.

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:

Sept 19, 2016
Date

Jill Brypprock
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Melissa James (see note above)

ADDRESS: 2612 Doncaster Dr.

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

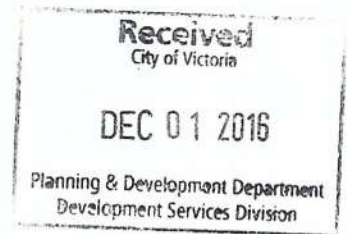
☐ I am opposed to the application.

Comments:

Sept 27, 2016
Date

M. James
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Bru Brown (see note above)

ADDRESS: 2613 Doncaster

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:

Sep 22/16
Date

Bru Brown
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Peggy Muncaster (see note above)

ADDRESS: 2616 Doncaster Dr, 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.

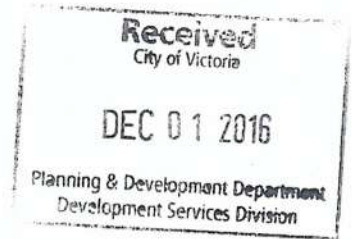
☐ I am opposed to the application.

Comments:

Sept 27, 2016
Date

Peggy Muncaster
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

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

ADDRESS: 1623 Amphion St 2617 Doncaster Rd

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Sept 22 / 2016
Date

[Signature]
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



In preparation for my rezoning application to the City of Victoria, I,
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Please review the plans and indicate the following:

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

ADDRESS: 2617 Doncaster Dr

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:

Fits with the neighbour.

Sept 22 2016
Date

f. Anderson
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



In preparation for my rezoning application to the City of Victoria, I,
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Please review the plans and indicate the following:

NAME: (please print) Paul Caubt (see note above)

ADDRESS: 2670 DONCASTER

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

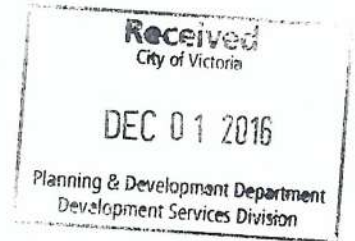
☐ I am opposed to the application.

Comments:

SEPT 22/16
Date

Paul Caubt
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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property located at **1539 Pearl Street**

to the following Lot Zone: **Site Specific Zoning**

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

Please review the plans and indicate the following:

NAME: (please print) Daniel Olaya (see note above)

ADDRESS: 2021 Doncaster Drive, V8R 5W8

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:

Sept 22, 2016
Date

[Signature]
Signature

**1539 PEARL STREET
HOUSE REZONING PETITION**



In preparation for my rezoning application to the City of Victoria, I,
Eric / Andrew Law, am conducting the petition requirements for the

property located at **1539 Pearl Street**

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Please review the plans and indicate the following:

NAME: (please print) ROBERT JONES (see note above)

ADDRESS: 2625 DONCASTER DRIVE

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:

2016-09-22
Date

Robert Jones
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) SHARON VERMANING (see note above)

ADDRESS: 2631 DONCASTER DR

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:

Yes, great addition to the neighbourhood

Apr 22 2016
Date

Sharon Vermaning
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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property located at **1539 Pearl Street**

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Please review the plans and indicate the following:

NAME: (please print) DONALD SAUNDERS (see note above)

ADDRESS: 1508 Pearl Street

Are you the registered owner? Yes ☒ No ☐

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

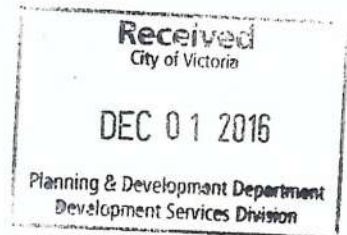
☒ I support the application.

☐ I am opposed to the application.

Comments:

Sept 29, 2016 D. L. Saunders
Date Signature

**1539 PEARL STREET
HOUSE REZONING PETITION**



In preparation for my rezoning application to the City of Victoria, I,
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property located at **1539 Pearl Street**

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Please review the plans and indicate the following:

NAME: (please print) Kathy Stratford (see note above)

ADDRESS: 1512 Pearl 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:

Sept 27, 2016
Date

Kathy Stratford
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



In preparation for my rezoning application to the City of Victoria, I,
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Please review the plans and indicate the following:

NAME: (please print) David Tobiasse (see note above)

ADDRESS: 1539 Pearl 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:

Sept 19 2016
Date

[Signature]
Signature

**1539 PEARL STREET
HOUSE REZONING PETITION**



In preparation for my rezoning application to the City of Victoria, I,
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Please review the plans and indicate the following:

NAME: (please print) Juane Jones (see note above)

ADDRESS: 1521 Pearl 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 3/16
Date

Juane Jones
Signature

DEC 01 2016

Planning & Development Department
Development Services Division**1539 PEARL STREET
HOUSE REZONING PETITION**

In preparation for my rezoning application to the City of Victoria, I,
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Please review the plans and indicate the following:

NAME: (please print) Lillian Kampha (see note above)

ADDRESS: 1539 Pearl 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.

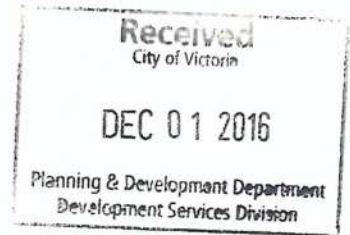
Comments:

Aligned with previous
houses 1541 & 1543

Date

Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) SANDRA MILLER (see note above)

ADDRESS: 1539 PEARL 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:

Sept 19/16
Date

Sandra Miller
Signature

DEC 01 2016

Planning & Development Department
Development Services Division**1539 PEARL STREET
HOUSE REZONING PETITION**

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Please review the plans and indicate the following:

NAME: (please print) Colleen KASTING (see note above)

ADDRESS: 1524 PEARL 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:

However, I am concerned about parking + would
suggest off-street parking. I do not want the
street to be widened. There is ^{too much} fast
traffic going down the street now.

SEPT 27 2016
Date

Colleen
Signature



**1539 PEARL STREET
HOUSE REZONING PETITION**

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Please review the plans and indicate the following:

NAME: (please print) LAUZON, Andrew (see note above)

ADDRESS: 1531 Pearl 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.

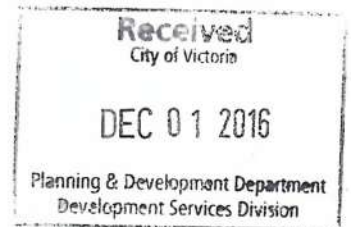
Comments:

Date

27 Sept 16

Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Andrew Law (see note above)

ADDRESS: 1541 Pearl 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:

Sept 19/16
Date

[Signature]
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Madeline Carson (see note above)

ADDRESS: 1543 Pearl Street 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.

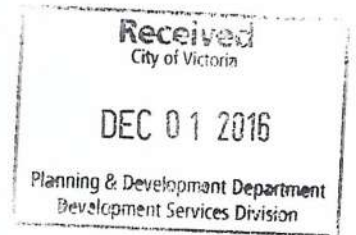
☐ I am opposed to the application.

Comments:

Sept 19, 2016
Date

M Carson
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Kate Longpre (see note above)

ADDRESS: 1545 Pearl 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:

Sep 19, 2016
Date

Kate
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) PETER THOMSON (see note above)

ADDRESS: 1549 PEARL STREET

Are you the registered owner? Yes ☒ No ☐

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

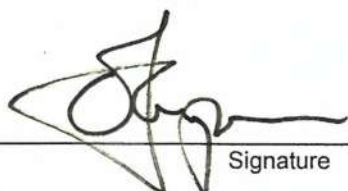
☒ I support the application. (SEE BELOW)

☐ I am opposed to the application.

Comments:

IT IS OUR UNDERSTANDING THAT THERE WILL BE AN
ENVIRONMENTAL ASSESSMENT OF THE SITE AND THAT OAK
TREES ON THE PROPERTY AND ADJACENT TO WILL BE
CONSIDERED AND PROTECTED

Sept 29, 2016
Date


Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Alexandra Story (see note above)

ADDRESS: 1542 Morley 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:

Sept 26 2016
Date

[Signature]
Signature

**1539 PEARL STREET
HOUSE REZONING PETITION**



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Please review the plans and indicate the following:

NAME: (please print) Stuart Marshall (see note above)

ADDRESS: 1538 Morley 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.

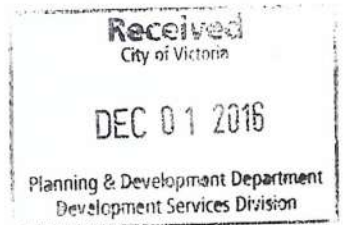
☐ I am opposed to the application.

Comments:

Oct 11/16
Date

[Signature]
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Tom McNamara (see note above)

ADDRESS: 1527 Myrtle 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.

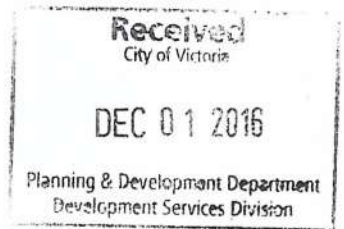
Comments:

With road allowance improvements, a sidewalk
would be a huge enhancement to this street.

Sept 27, 2016
Date

Thomas McNamara
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Katherine Muncaster (see note above)

ADDRESS: 1527 Myrtle Ave

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

I hope that the setback will be used soon
for a sidewalk on Pearl St.

Sep 27
Date

Katherine Muncaster
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) Peter Bell Pam Grossi (see note above)

ADDRESS: 1535 Myrtle 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.

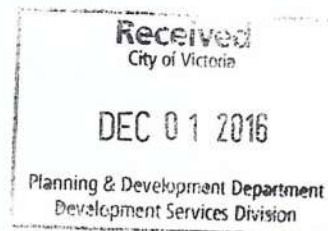
Comments:

full support

Sept 22
Date

P Bell
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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Please review the plans and indicate the following:

NAME: (please print) MIKE PEARSON (see note above)

ADDRESS: 1539 MYRTLE AVENUE

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

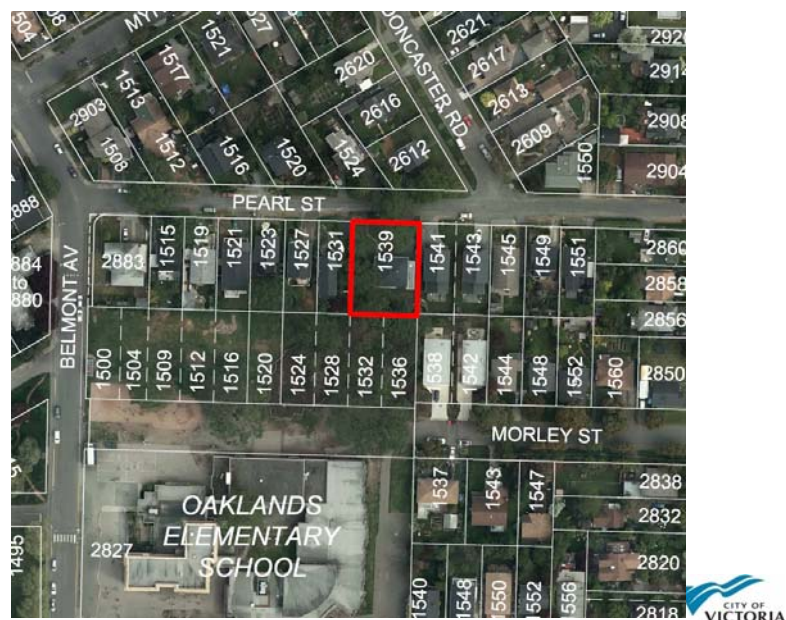
☐ I am opposed to the application.

Comments:

SEPT 19 / 2016
Date

[Signature]
Signature

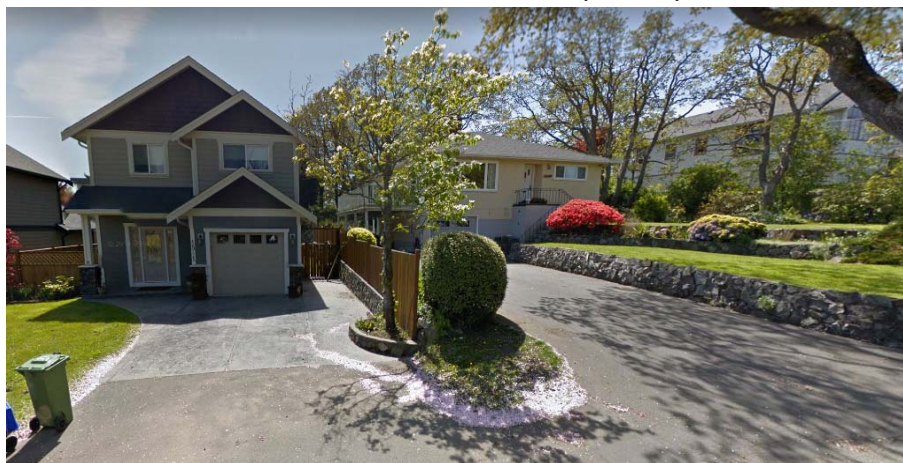
Rezoning and Development
Permit with Variances
Application
for
1539 Pearl Street



Current 1539 Pearl Street (East)



1541 Pearl Street (East)



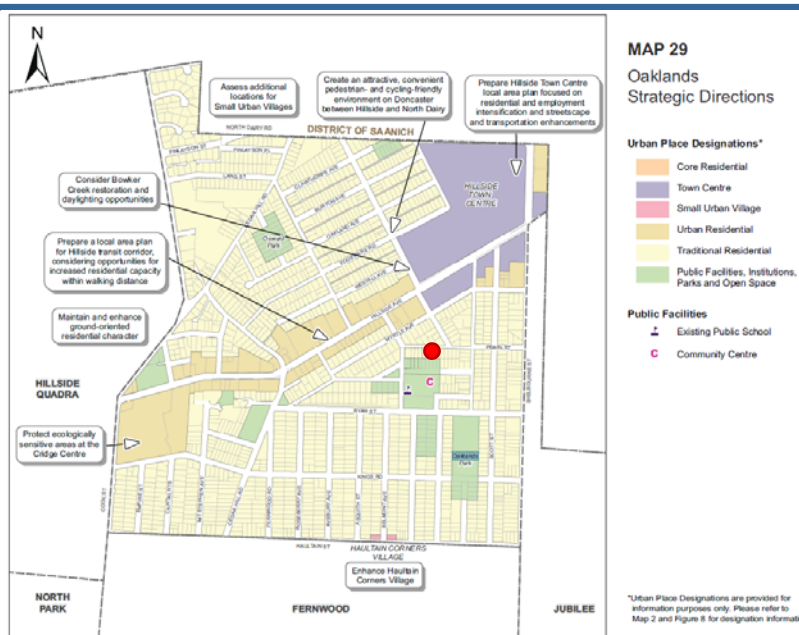
1531 Pearl Street (West)



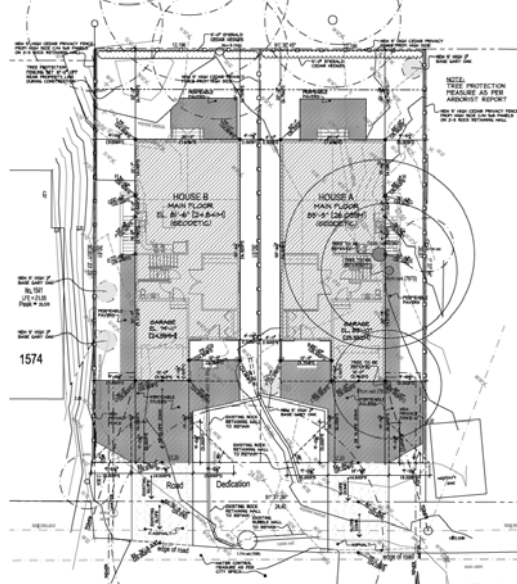
1524 Pearl Street (North)



1524 Pearl Street (North-East)

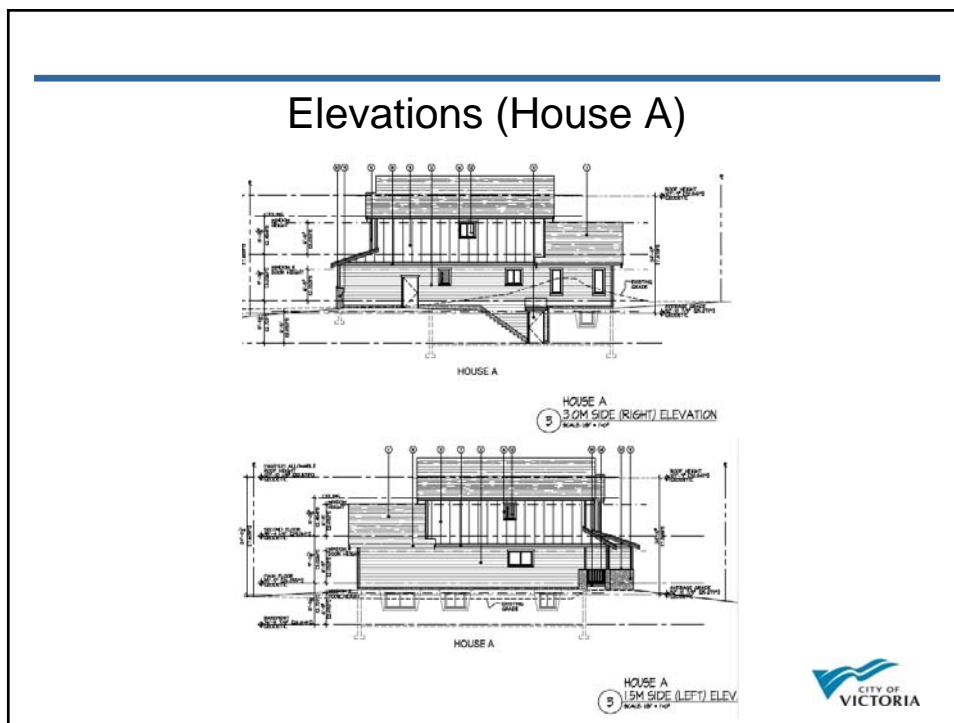
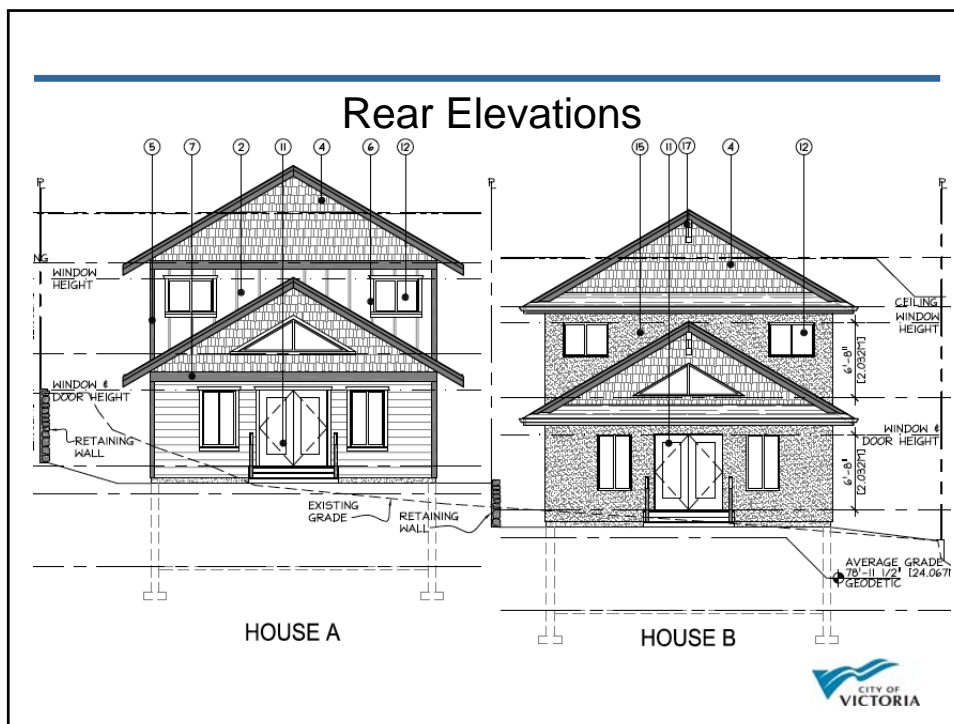


Proposed Site Plan

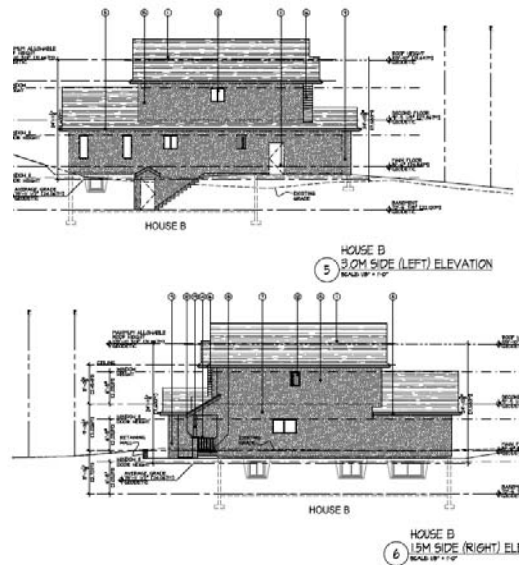


Front Elevations

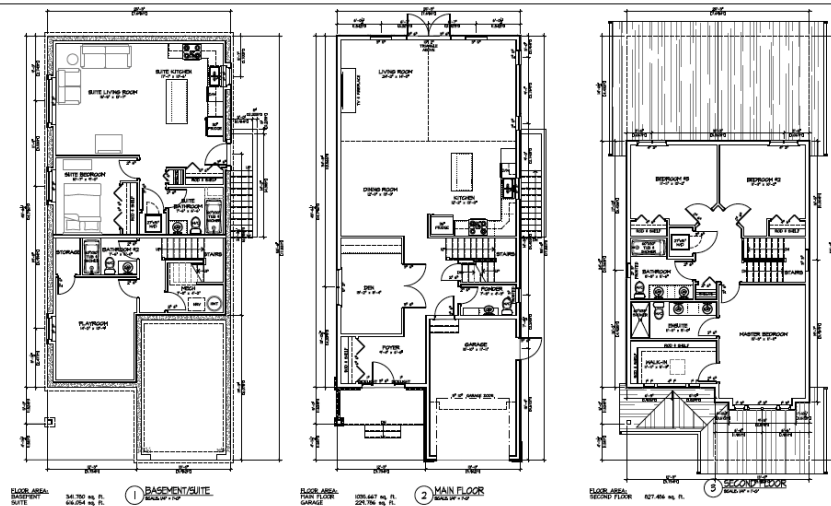




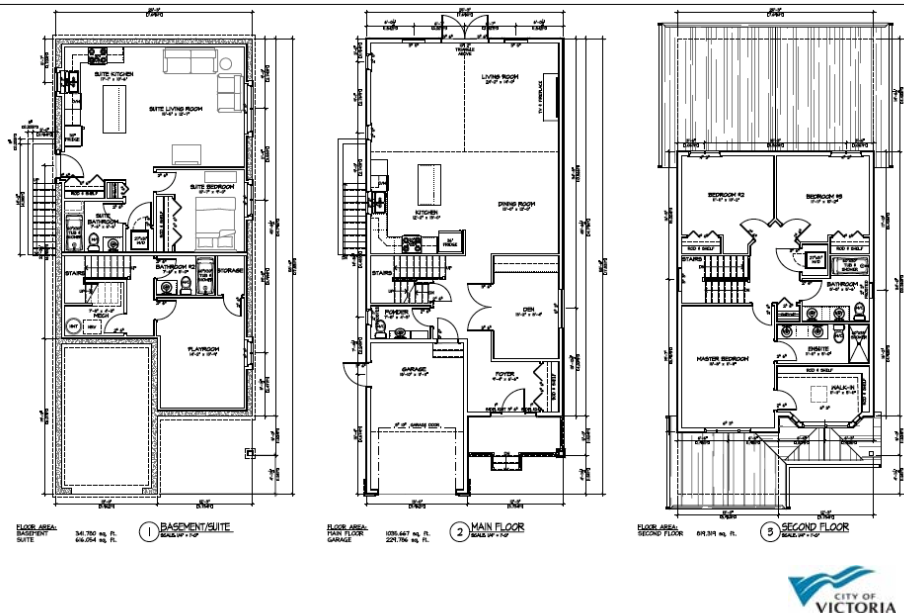
Elevations (House B)



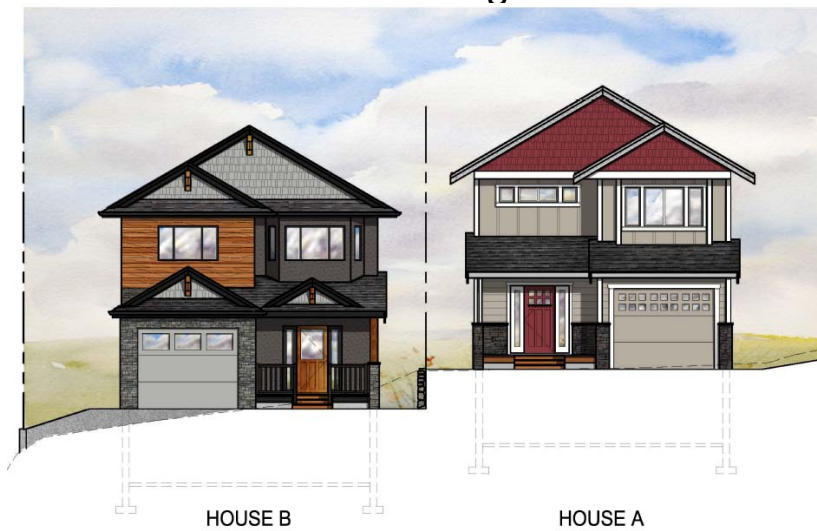
Floor Plan (House A)



Floor Plan (House B)



Renderings



Landscape Plan



Front Streetscape



shown without Garry Oak



Colour Board

House A Colour Board



Cloverdale Paint Soft Silver (EX026)



Cloverdale Paint True North (EX033)



Cloverdale Paint Standard White (EX083)



Dark Ridge Pro-fit Alpine Ledge stone

House B Colour Board



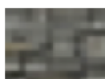
Cloverdale Arabica (EX018)



Cloverdale Paint Ash (EX023)



Behr Cedar Natural Tone (ST-533)



Echo Ridge Country Ledge stone

