

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

6.2 Development Permit with Variance Application No. 00544 for 1539 Pearl Street (Oakland)

Committee received a report dated August 31, 2017, from the Director of Sustainable Planning and Community Development regarding the proposal to subdivide the property located at 1539 Pearl Street in order to create two small lot houses with secondary suites with variances to height and side yard setbacks.

Motion: It was moved by Councillor Young, seconded by Councillor Lucas, 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 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: Development Permit with Variances Application No. 00544 for 1539 Pearl Street

RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00544 for the property located at 1539 Pearl Street.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1539 Pearl Street. The proposal is to subdivide the lot to create two small lot houses with secondary suites. This Application proposes variances relating to height and side yard setbacks.

The following points were considered in assessing this Application:

- the proposal is consistent with the objectives and guidelines for sensitive infill contained in Development Permit Area 15A: Intensive Residential - Small Lot, of the *Official Community Plan 2012* (OCP)
- the proposal is generally consistent with the Design Guidelines contained in the *Small Lot House Rezoning Policy 2004*; however, the policy does not support the inclusion of a secondary suite within a small lot house

- 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 a Professional Engineer, which states that renovation of the existing building to current minimum standards of occupancy was determined to not be economically feasible
- the proposal to subdivide the current property would create lots consistent in size to neighbouring properties situated along the south side of Pearl Street, which are zoned R1-B, Single Family Dwelling District
- the requested side yard setback variances are supportable, and the development would have minimal impact on neighbouring properties
- the requested height variance is minor in nature and is considered supportable.

BACKGROUND

Description of Proposal

The Development Permit with Variances Application is to subdivide the existing property and create two small houses. Specific details include:

- the small lot houses would be two storeys in height with basements to accommodate secondary suites
- design elements of the houses include pitched roofline, bay window, covered entryway, and single car garage; and exterior materials include board and batten siding, hardi-lap siding, stucco, with accents of cedar shingles and cultured stone
- the proposed buildings have been designed to fit within the neighbourhood context
- an existing rock wall and large Garry Oak along the Pearl Street frontage would be retained
- all hard surface materials on site are permeable.

The Application proposes the following variances from the *Zoning Regulation Bylaw*:

- relaxing the maximum building heights
- reducing the side yard setbacks (internal to the proposed buildings).

ANALYSIS

Development Permit Area and Design Guidelines

The OCP identifies this property within Development Permit Area 15A: Intensive Residential - Small Lot. The proposed design of the two new small lot houses is generally consistent with the *Small Lot House Design Guidelines*, with the exception of including secondary suites.

The two small lots would be generally consistent with the established lot pattern on the street, and would be a sensitive infill that keeps with the scale and massing of the neighbourhood. The proposed two-storey small lot houses have pitched rooflines complementary to the adjacent single family dwellings to the east, and to the overall neighbourhood character. The proposed buildings incorporate traditional design features, such as covered entryways, horizontal siding, and cedar accents. Windows are maximized on the front and rear elevations and windows on the side elevations are smaller and carefully located to respect the privacy of adjacent neighbours.

The applicant has differentiated the small lot houses from one another, and from the houses directly to the east, by introducing different materials and window treatments. The front

entryways have been accentuated and covered, softening the appearance of the proposed garage entrances.

The applicant has proposed a mix of hard and soft landscaping in the front and rear yards of the lots. Any trees removed will be replanted, and mature landscaping elements will be retained.

Regulatory Considerations

The Application proposed the following variances from the *Zoning Regulation Bylaw*:

- increase the maximum height allowed on Lot A from 7.50m to 7.57m
- increase the maximum height allowed on Lot B from 7.50m to 7.58m
- reduce the side yard setback for on the east side of Lot A from 2.40m to 1.50m
- reduce the side yard setback for on the west side of Lot B from 2.40m to 1.50m.

Maximum Height Variances

The proposed height variances are minor in nature (i.e. 7cm on Lot A and 8cm on Lot B) and partially result from the grade change across the site. The additional height would not impact the neighbouring properties and staff recommend that Council consider supporting this variance.

Setback Variances

The R1-S2, Restricted Small Lot (Two Storey) District, requires a side yard setback of 2.4m where windows to habitable rooms are proposed on the side elevation of a building. In this case, the applicant proposes side yard setbacks of 1.5m adjacent to the property line between the two new buildings. Windows to habitable rooms are proposed on the side facing elevations; however, the majority of these windows are located on the first floor and basement levels, and would be at different elevations because of the grade change between the two proposed lots. Additionally, a fence between the two properties is also proposed to help mitigate overlook concerns. The window placement would not adversely impact the properties, and staff recommend that Council consider supporting this variance.

CONCLUSIONS

The proposal to construct two new small lot houses is generally consistent with the *Small Lot House Design Guidelines*. Further, the proposed variances to building height and side yard setback are supportable. However, the *Small Lot Rezoning Policy* does not support secondary suites within small lot homes. Therefore, staff are recommending that Council consider declining the concurrent Rezoning Application and this Development Permit with Variances Application. Should Council consider approving these Applications, an alternative motion has been provided.

ALTERNATE MOTION

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.

Respectfully submitted,



Chelsea Medd, Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

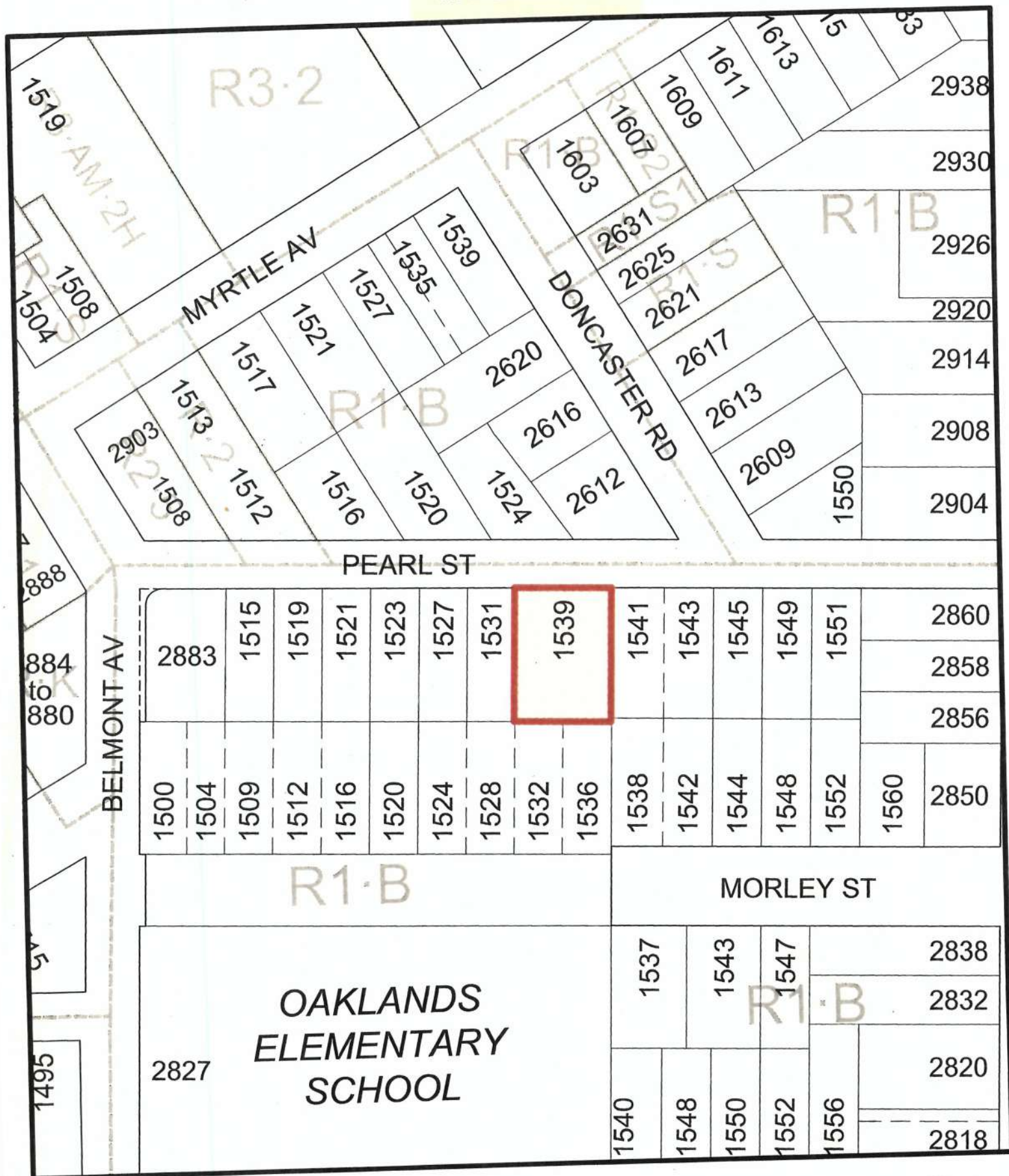
Report accepted and recommended by the City Manager:



Date: Sept 7, 2017

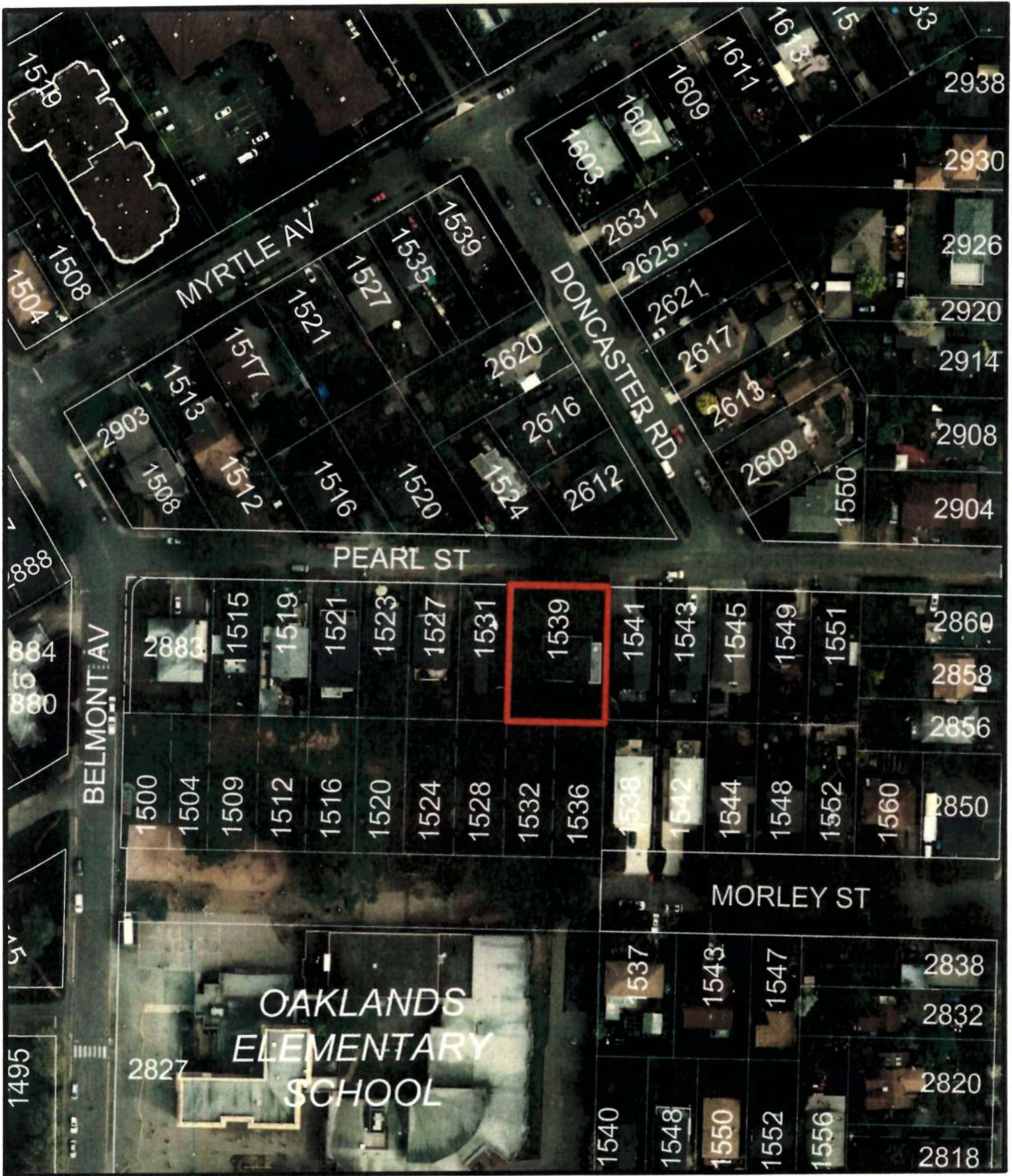
List of Attachments

- 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.)	283.426m ² (3050.773 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	31.752m ² (341.760 sq. ft.)	
			SUITE	57.233m ² (616.054 sq. ft.)	
			TOTAL	283.426m ² (3050.773 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.)	282.667m ² (3042.606 sq. ft.)
SECOND FLOOR	76.317m ² (819.319 sq. ft.)	27.867m (91'-5 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	76.317m ² (819.319 sq. ft.)	
			SUITE	57.233m ² (616.054 sq. ft.)	
			TOTAL	282.667m ² (3042.606 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	76.317m ² (819.319 sq. ft.)
	TOTAL	175.302m ² (1884.768 sq. ft.)
TOTAL OF ALL FLOOR LEVELS COMBINED		264.066m ² (2842.622 sq. ft.)

FLOOR SPACE RATIO 0.47

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

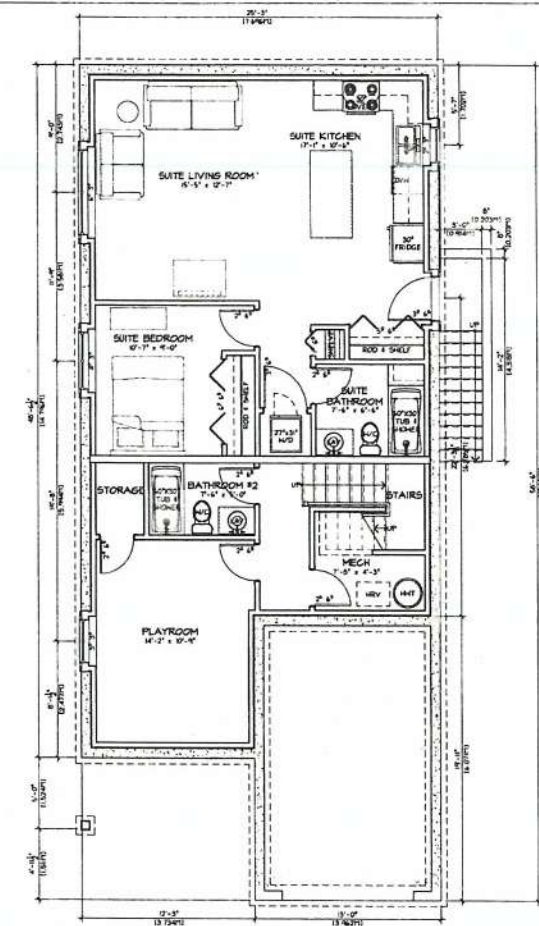
MAXIMUM BUILDING HEIGHT:
AVERAGE GRADE + 7.6m = 31.647m (103'-10")

Lot	Grade	Area	Height	Volume
A-1	15.00	15.00	15.00	15.00
A-2	15.00	15.00	15.00	15.00
A-3	15.00	15.00	15.00	15.00
A-4	15.00	15.00	15.00	15.00
A-5	15.00	15.00	15.00	15.00
A-6	15.00	15.00	15.00	15.00
A-7	15.00	15.00	15.00	15.00
A-8	15.00	15.00	15.00	15.00
A-9	15.00	15.00	15.00	15.00
A-10	15.00	15.00	15.00	15.00
A-11	15.00	15.00	15.00	15.00
A-12	15.00	15.00	15.00	15.00
A-13	15.00	15.00	15.00	15.00
A-14	15.00	15.00	15.00	15.00
A-15	15.00	15.00	15.00	15.00
A-16	15.00	15.00	15.00	15.00
A-17	15.00	15.00	15.00	15.00
A-18	15.00	15.00	15.00	15.00
A-19	15.00	15.00	15.00	15.00
A-20	15.00	15.00	15.00	15.00
A-21	15.00	15.00	15.00	15.00
A-22	15.00	15.00	15.00	15.00
A-23	15.00	15.00	15.00	15.00
A-24	15.00	15.00	15.00	15.00
A-25	15.00	15.00	15.00	15.00
A-26	15.00	15.00	15.00	15.00
A-27	15.00	15.00	15.00	15.00
A-28	15.00	15.00	15.00	15.00
A-29	15.00	15.00	15.00	15.00
A-30	15.00	15.00	15.00	15.00
A-31	15.00	15.00	15.00	15.00
A-32	15.00	15.00	15.00	15.00
A-33	15.00	15.00	15.00	15.00
A-34	15.00	15.00	15.00	15.00
A-35	15.00	15.00	15.00	15.00
A-36	15.00	15.00	15.00	15.00
A-37	15.00	15.00	15.00	15.00
A-38	15.00	15.00	15.00	15.00
A-39	15.00	15.00	15.00	15.00
A-40	15.00	15.00	15.00	15.00
A-41	15.00	15.00	15.00	15.00
A-42	15.00	15.00	15.00	15.00
A-43	15.00	15.00	15.00	15.00
A-44	15.00	15.00	15.00	15.00
A-45	15.00	15.00	15.00	15.00
A-46	15.00	15.00	15.00	15.00
A-47	15.00	15.00	15.00	15.00
A-48	15.00	15.00	15.00	15.00
A-49	15.00	15.00	15.00	15.00
A-50	15.00	15.00	15.00	15.00
A-51	15.00	15.00	15.00	15.00
A-52	15.00	15.00	15.00	15.00
A-53	15.00	15.00	15.00	15.00
A-54	15.00	15.00	15.00	15.00
A-55	15.00	15.00	15.00	15.00
A-56	15.00	15.00	15.00	15.00
A-57	15.00	15.00	15.00	15.00
A-58	15.00	15.00	15.00	15.00
A-59	15.00	15.00	15.00	15.00
A-60	15.00	15.00	15.00	15.00
A-61	15.00	15.00	15.00	15.00
A-62	15.00	15.00	15.00	15.00
A-63	15.00	15.00	15.00	15.00
A-64	15.00	15.00	15.00	15.00
A-65	15.00	15.00	15.00	15.00
A-66	15.00	15.00	15.00	15.00
A-67	15.00	15.00	15.00	15.00
A-68	15.00	15.00	15.00	15.00
A-69	15.00	15.00	15.00	15.00
A-70	15.00	15.00	15.00	15.00
A-71	15.00	15.00	15.00	15.00
A-72	15.00	15.00	15.00	15.00
A-73	15.00	15.00	15.00	15.00
A-74	15.00	15.00	15.00	15.00
A-75	15.00	15.00	15.00	15.00
A-76	15.00	15.00	15.00	15.00
A-77	15.00	15.00	15.00	15.00
A-78	15.00	15.00	15.00	15.00
A-79	15.00	15.00	15.00	15.00
A-80	15.00	15.00	15.00	15.00
A-81	15.00	15.00	15.00	15.00
A-82	15.00	15.00	15.00	15.00
A-83	15.00	15.00	15.00	15.00
A-84	15.00	15.00	15.00	15.00
A-85	15.00	15.00	15.00	15.00
A-86	15.00	15.00	15.00	15.00
A-87	15.00	15.00	15.00	15.00
A-88	15.00	15.00	15.00	15.00
A-89	15.00	15.00	15.00	15.00
A-90	15.00	15.00	15.00	15.00
A-91	15.00	15.00	15.00	15.00
A-92	15.00	15.00	15.00	15.00
A-93	15.00	15.00	15.00	15.00
A-94	15.00	15.00	15.00	15.00
A-95	15.00	15.00	15.00	15.00
A-96	15.00	15.00	15.00	15.00
A-97	15.00	15.00	15.00	15.00
A-98	15.00	15.00	15.00	15.00
A-99	15.00	15.00	15.00	15.00
A-100	15.00	15.00	15.00	15.00

Lot	Grade	Area	Height	Volume
A-1	15.00	15.00	15.00	15.00
A-2	15.00	15.00	15.00	15.00
A-3	15.00	15.00	15.00	15.00
A-4	15.00	15.00	15.00	15.00
A-5	15.00	15.00	15.00	15.00
A-6	15.00	15.00	15.00	15.00
A-7	15.00	15.00	15.00	15.00
A-8	15.00	15.00	15.00	15.00
A-9	15.00	15.00	15.00	15.00
A-10	15.00	15.00	15.00	15.00
A-11	15.00	15.00	15.00	15.00
A-12	15.00	15.00	15.00	15.00
A-13	15.00	15.00	15.00	15.00
A-14	15.00	15.00	15.00	15.00
A-15	15.00	15.00	15.00	15.00
A-16	15.00	15.00	15.00	15.00
A-17	15.00	15.00	15.00	15.00
A-18	15.00	15.00	15.00	15.00
A-19	15.00	15.00	15.00	15.00
A-20	15.00	15.00	15.00	15.00
A-21	15.00	15.00	15.00	15.00
A-22	15.00	15.00	15.00	15.00
A-23	15.00	15.00	15.00	15.00
A-24	15.00	15.00	15.00	15.00
A-25	15.00	15.00	15.00	15.00
A-26	15.00	15.00	15.00	15.00
A-27	15.00	15.00	15.00	15.00
A-28	15.00	15.00	15.00	15.00
A-29	15.00	15.00	15.00	15.00
A-30	15.00	15.00	15.00	15.00
A-31	15.00	15.00	15.00	15.00
A-32	15.00	15.00	15.00	15.00
A-33	15.00	15.00	15.00	15.00
A-34	15.00	15.00	15.00	15.00
A-35	15.00	15.00	15.00	15.00
A-36	15.00	15.00	15.00	15.00
A-37	15.00	15.00	15.00	15.00
A-38	15.00	15.00	15.00	15.00
A-39	15.00	15.00	15.00	15.00
A-40	15.00	15.00	15.00	15.00
A-41	15.00	15.00	15.00	15.00
A-42	15.00	15.00	15.00	15.00
A-43	15.00	15.00	15.00	15.00
A-44	15.00	15.00	15.00	15.00
A-45	15.00	15.00	15.00	15.00
A-46	15.00	15.00	15.00	15.00
A-47	15.00	15.00	15.00	15.00
A-48	15.00	15.00	15.00	15.00
A-49	15.00	15.00	15.00	15.00
A-50	15.00	15.00	15.00	15.00
A-51	15.00	15.00	15.00	15.00
A-52	15.00	15.00	15.00	15.00
A-53	15.00	15.00	15.00	15.00
A-54	15.00	15.00	15.00	15.00
A-55	15.00	15.00	15.00	15.00
A-56	15.00	15.00	15.00	15.00
A-57	15.00	15.00	15.00	15.00
A-58	15.00	15.00	15.00	15.00
A-59	15.00	15.00	15.00	15.00
A-60	15.00	15.00	15.00	15.00
A-61	15.00	15.00	15.00	15.00
A-62	15.00	15.00	15.00	15.00
A-63	15.00	15.00	15.00	15.00
A-64	15.00	15.00	15.00	15

JUL 21 2017

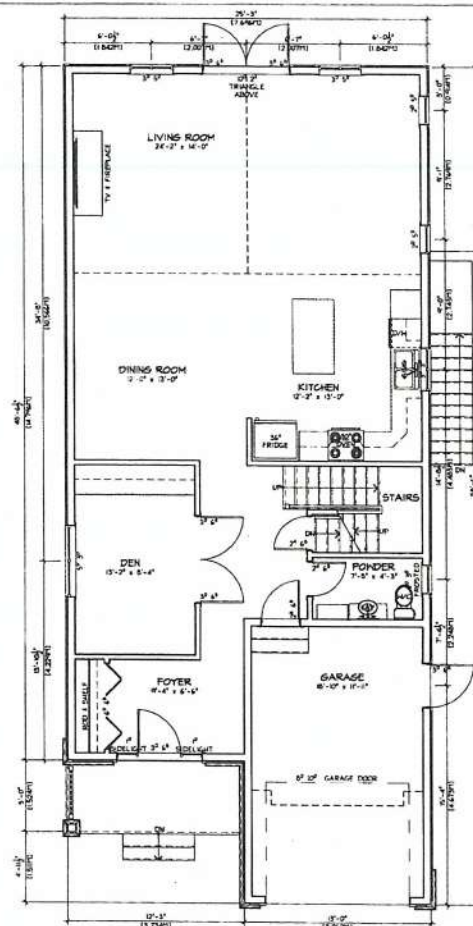
Planning & Development Department
Development Services Division



FLOOR AREA:
BASEMENT
SUITE

341.780 sq. ft.
616.064 sq. ft.

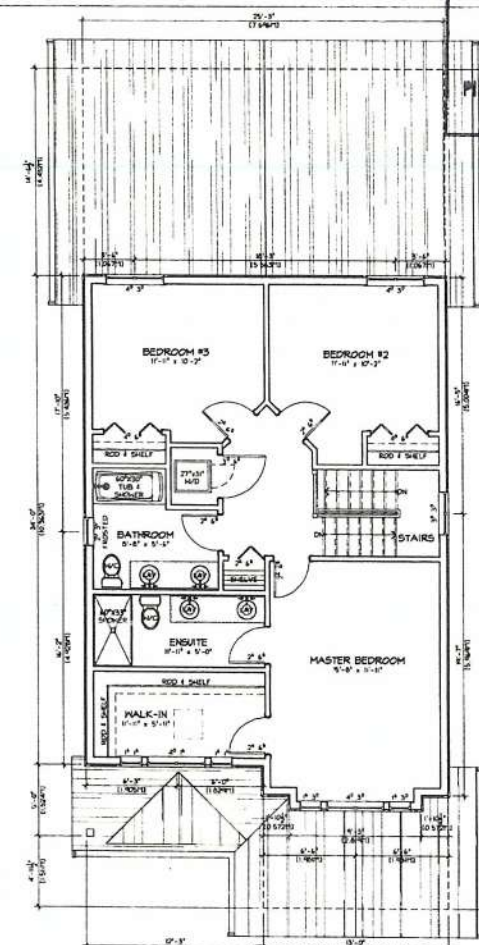
1 BASEMENT/SUITE
SCALE 1/4" = 1'-0"



FLOOR AREA:
MAIN FLOOR
GARAGE

1035.667 sq. ft.
224.786 sq. ft.

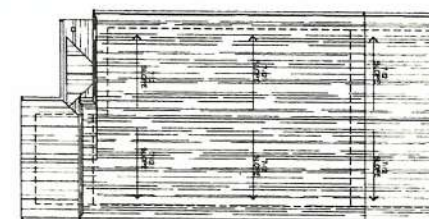
2 MAIN FLOOR
SCALE 1/4" = 1'-0"



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 this document is advised that the user is responsible for the accuracy and completeness of the information provided herein. The user is advised that the user is responsible for the accuracy and completeness of the information provided herein.

NO.	DATE	FOR

NOTES: THESE PLANS HAVE NOT BEEN SEaled. THE DESIGN, CONSTRUCTION, AND ALL OTHERS ARE THE RESPONSIBILITY OF THE USER. THE USER IS ADVISED THAT THE USER IS RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.

CLIENT
Law
Residences

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

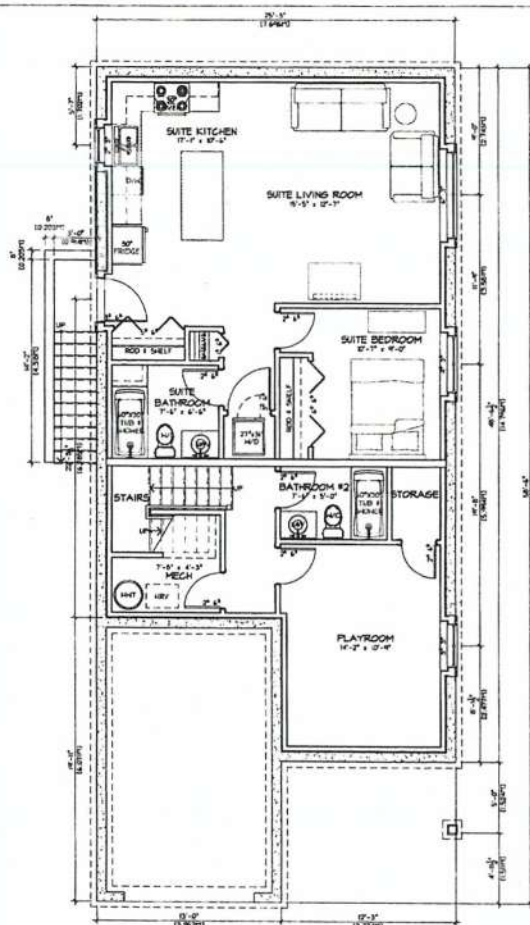
DRAWING TITLE
HOUSE A
FLOOR PLANS

Design / Drawn by: RWB
Checked by: RWB Scale: AS NOTED

A1.0

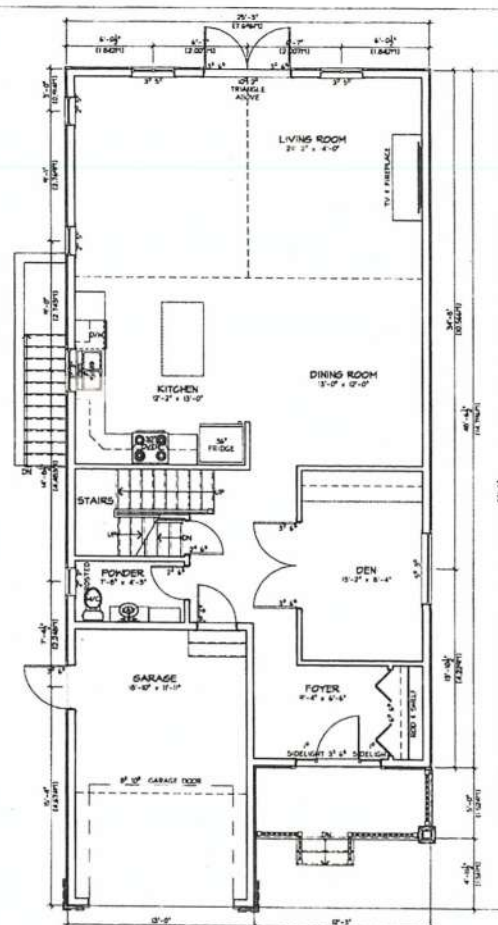
JUL 21 2017

Planning & Development Department
Development Services Division



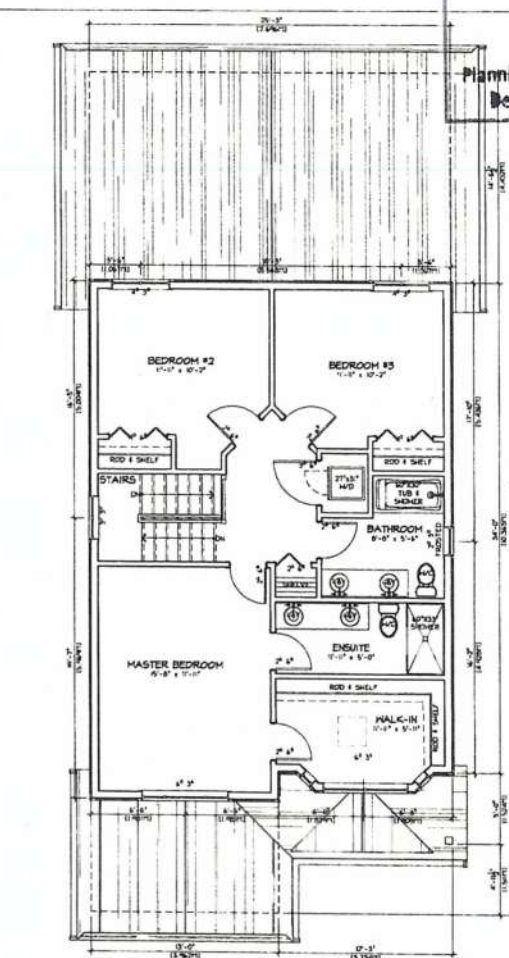
FLOOR AREA:
BASEMENT
SUITE
341.780 sq. ft.
616.054 sq. ft.

1 BASEMENT/SUITE
SCALE 1/4" = 1'-0"



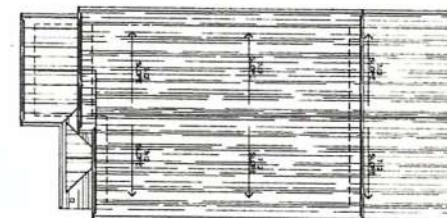
FLOOR AREA:
MAIN FLOOR
GARAGE
1035.667 sq. ft.
229.786 sq. ft.

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



FLOOR AREA:
SECOND FLOOR
819.318 sq. ft.

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



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

DISCLAIMER

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ISSUES / REVISIONS

NO.	DATE	BY

CLIENT

Law
Residences

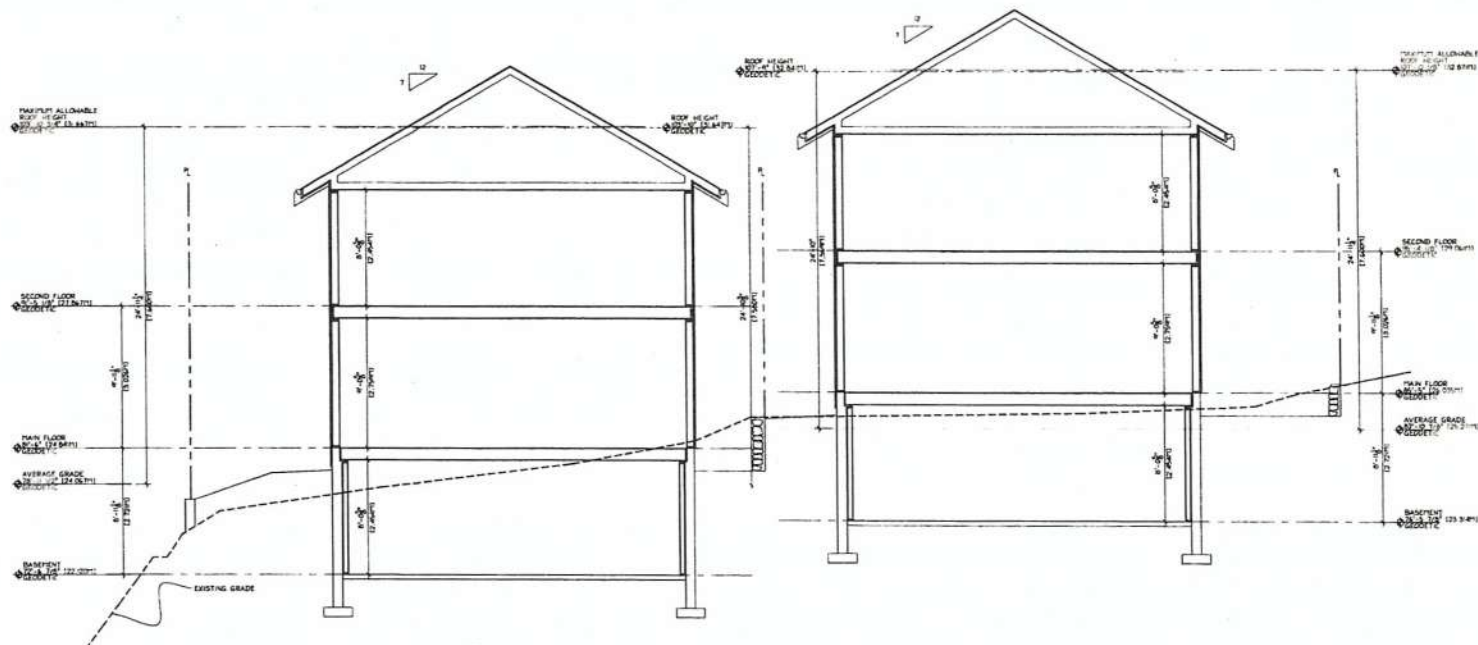
PROJECT
Proposed
Homes
1539 Pearl Street
Victoria, B.C.

DRAWING TITLE
HOUSE B
FLOOR PLANS

Design / Drawn by: RWB
Checked by: RWB Scale: AS NOTED

A1.1

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



HOUSE B

HOUSE A

Received
City of Victoria

JUL 21 2017

Planning & Development Department
Development Services Division

DISCLAIMER

ISSUES / REVISIONS

no.	date	by

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CLIENT
Law Residences

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

DRAWING TITLE
BUILDING SECTIONS

Design / Drawn by: RWB
Checked by: RWB Scale: 1/4"=1'-0"

A3.0



HOUSE B

HOUSE A





Received
City of Victoria

JUL 21 2017

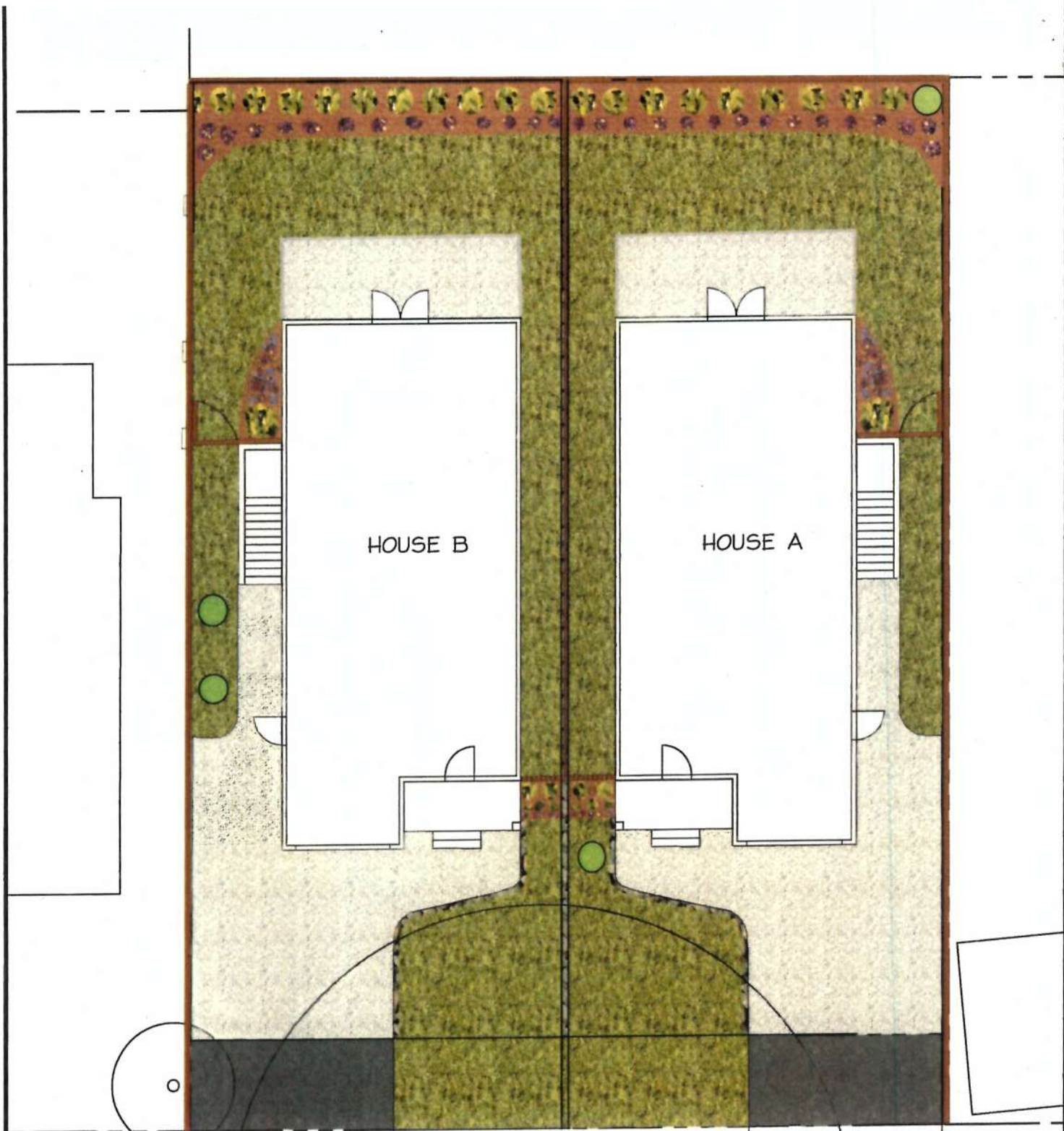
Planning & Development Department
Development Services Division



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City of Victoria

JUL 21 2017

Planning & Development Department
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. 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

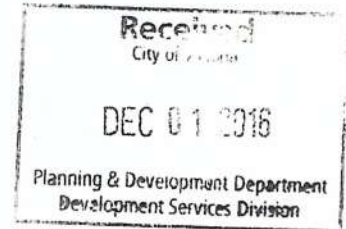
- OCA will engage residents through the Land Use Committee in 2017 to gauge the support for many of the guidelines set out in the 2012 Official Community Plan for Victoria
- Residents can look at the City of Victoria website to see the process currently going on for other neighbourhoods



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

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

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**

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

**SUMMARY
HOUSE REZONING PETITION**



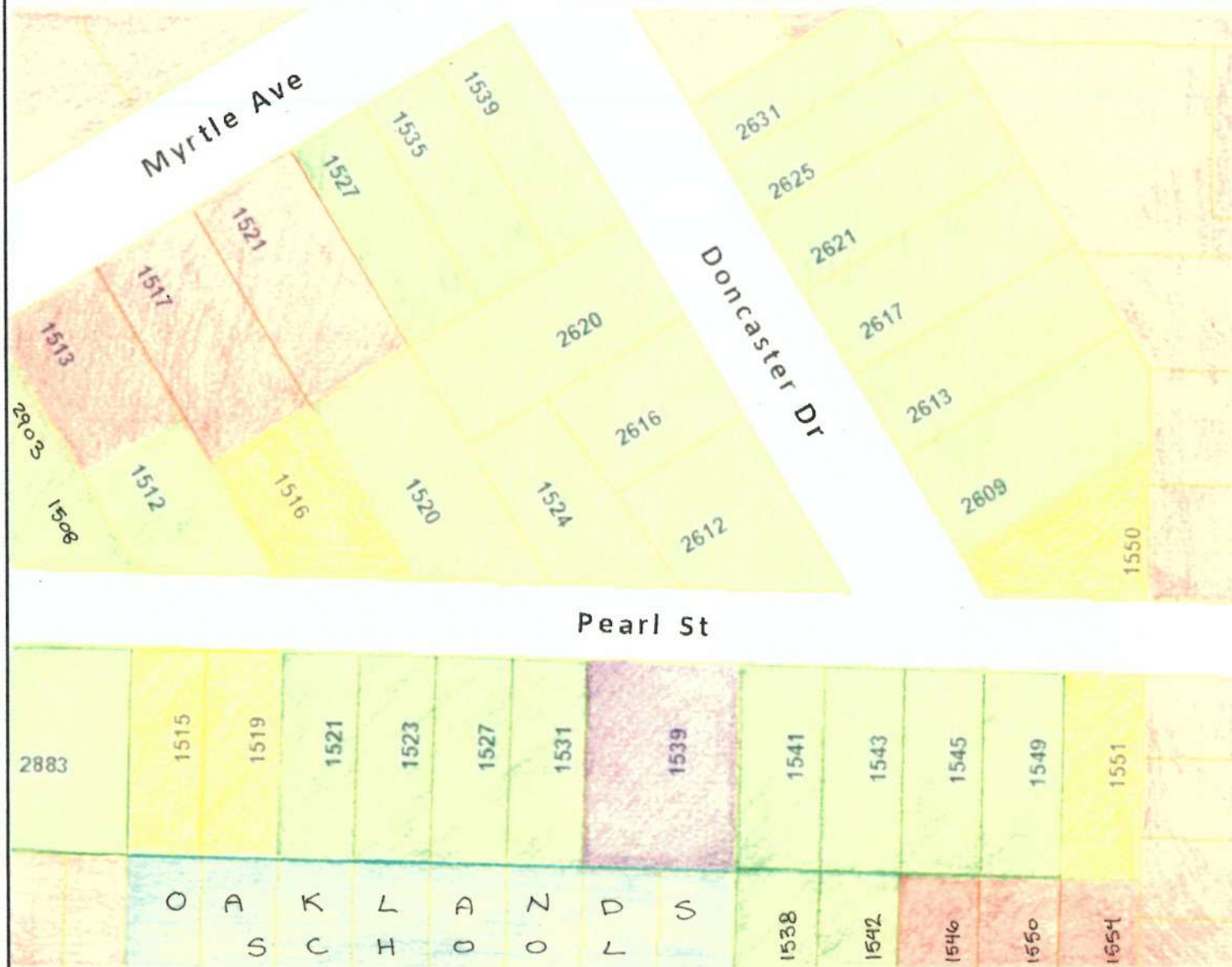
We, Andrew / Eric Law, have petitioned the adjacent neighbours* in compliance with the *Rezoning Policies* for a house to be located at 1539 Pearl Street and the petitions submitted are those collected by Nov 5 2016.
(date)

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



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) 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

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) 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.

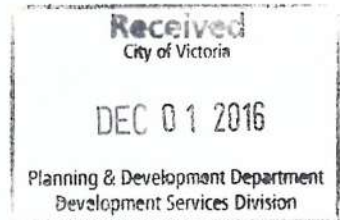
☐ I am opposed to the application.

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.

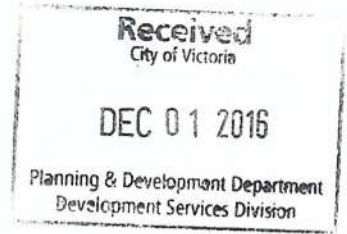
☐ I am opposed to the application.

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) Bruce 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:

Sept 22/16
Date

Bruce 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.

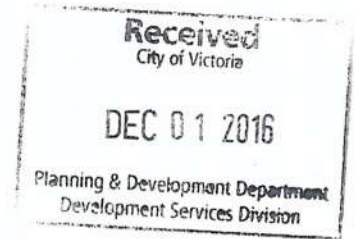
☐ I am opposed to the application.

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



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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



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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.

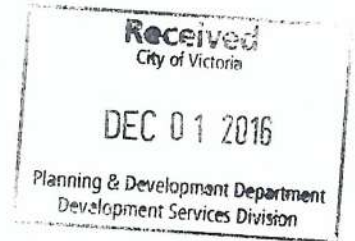
☐ I am opposed to the application.

Comments:

SEPT 22/16
Date

Paul Caubt
Signature

1539 PEARL STREET
HOUSE REZONING PETITION



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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**



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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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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:

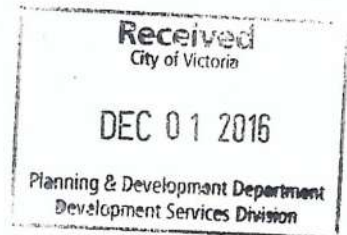
☒ I support the application.

☐ I am opposed to the application.

Comments:

Sept 29, 2016 D. L. Saunders
Date Signature

**1539 PEARL STREET
HOUSE REZONING PETITION**



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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



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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**



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Please review the plans and indicate the following:

NAME: (please print) Juanne 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

Juanne Jones
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) 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 Kasting
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.

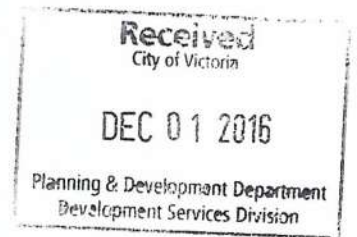
☐ I am opposed to the application.

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:

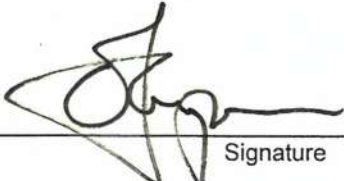
☒ I support the application. (SEE BELOW)

☐ 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



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) 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 [Signature]
Date 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.

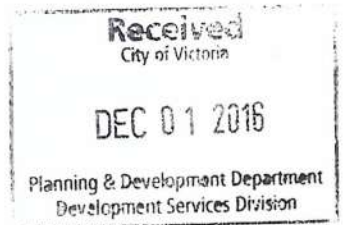
☐ I am opposed to the application.

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.

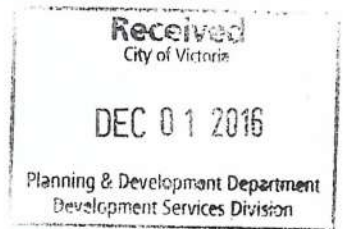
Comments:

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.

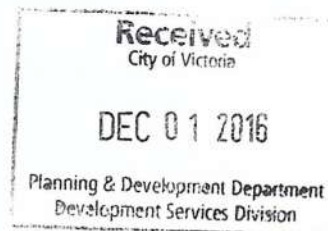
Comments:

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.

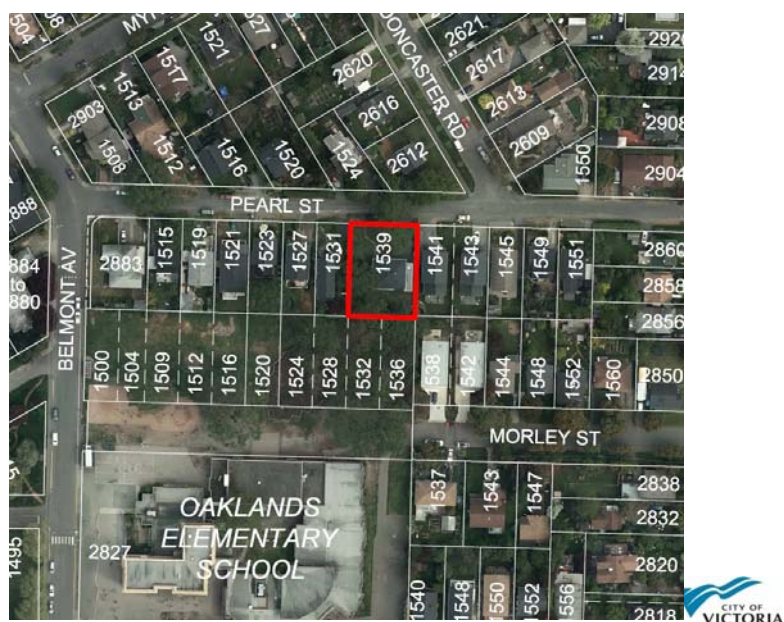
☐ I am opposed to the application.

Comments:

SEPT 19 / 2016
Date

[Signature]
Signature

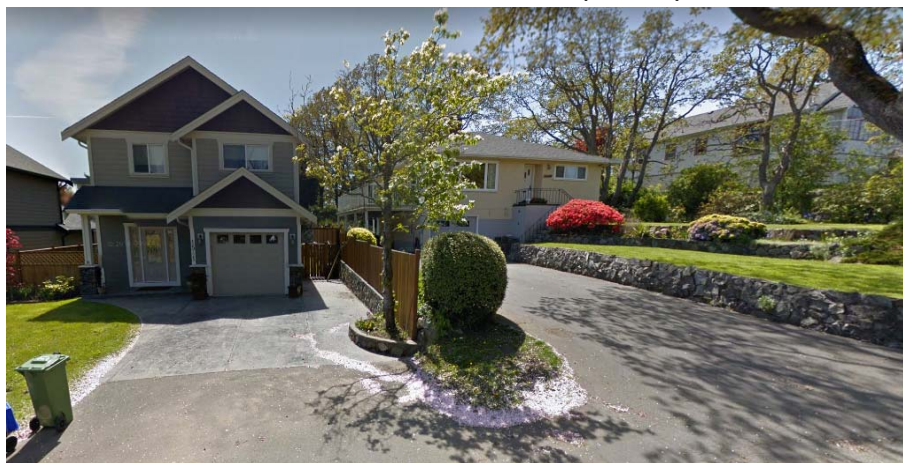
Rezoning and Development
Permit with Variances
Application
for
1539 Pearl Street



Current 1539 Pearl Street (East)



1541 Pearl Street (East)



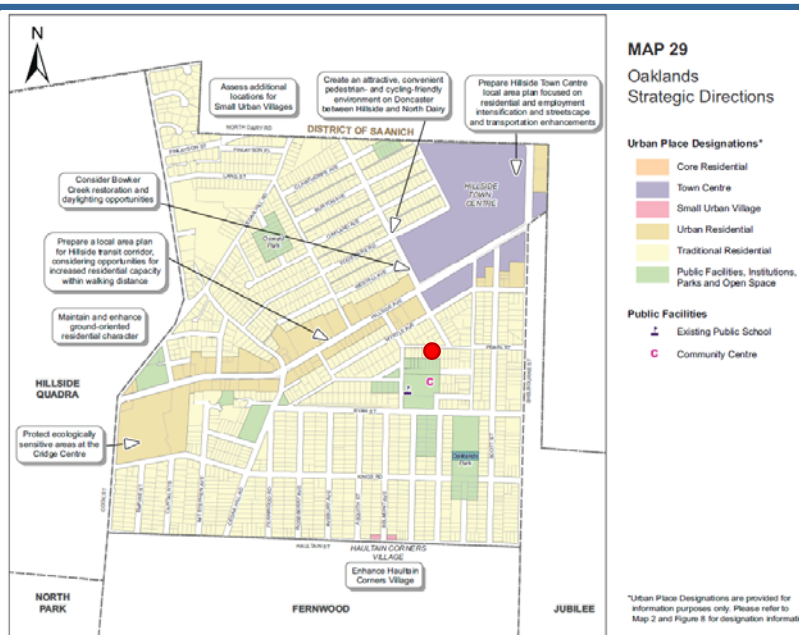
1531 Pearl Street (West)



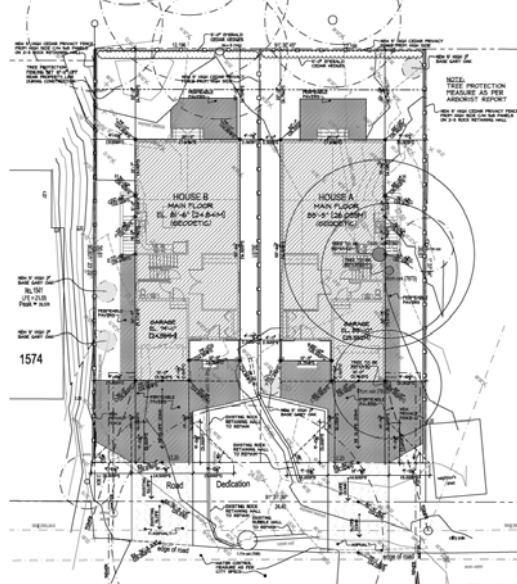
1524 Pearl Street (North)



1524 Pearl Street (North-East)

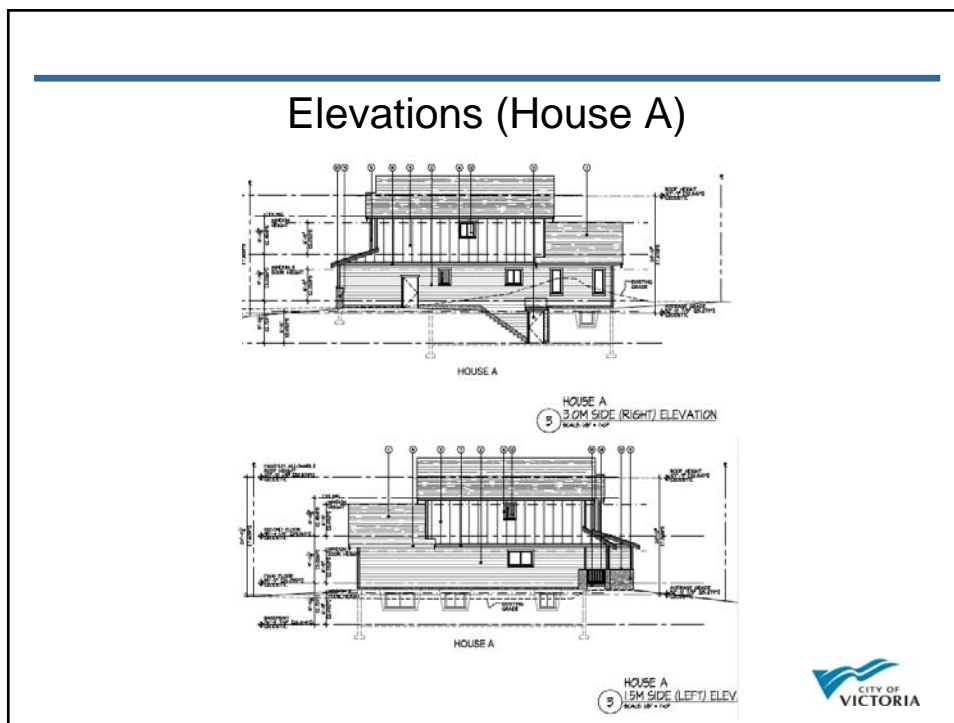
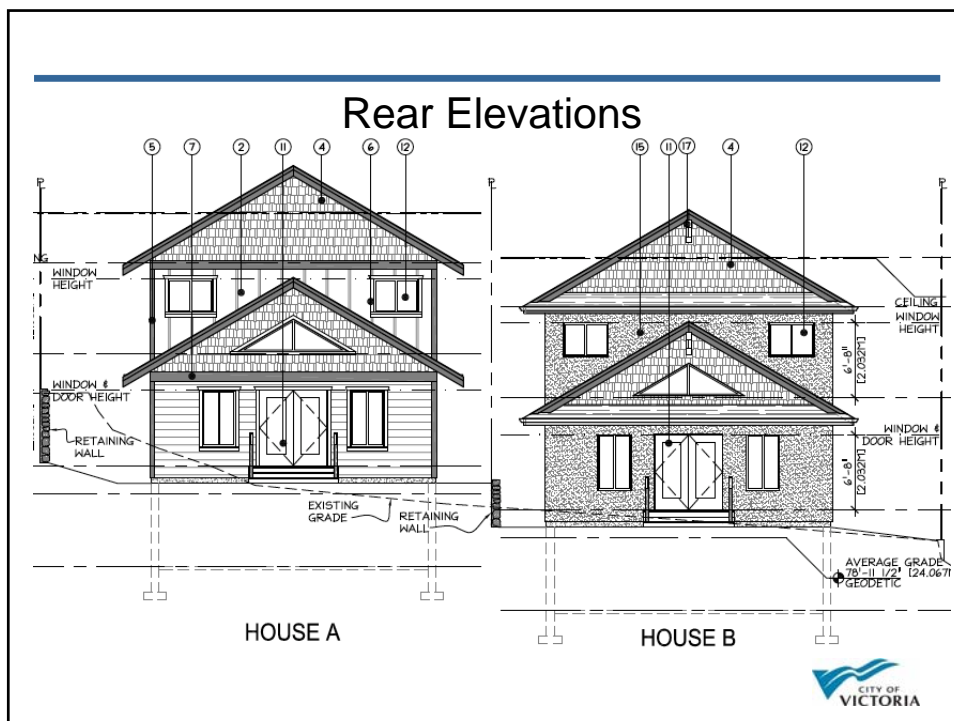


Proposed Site Plan

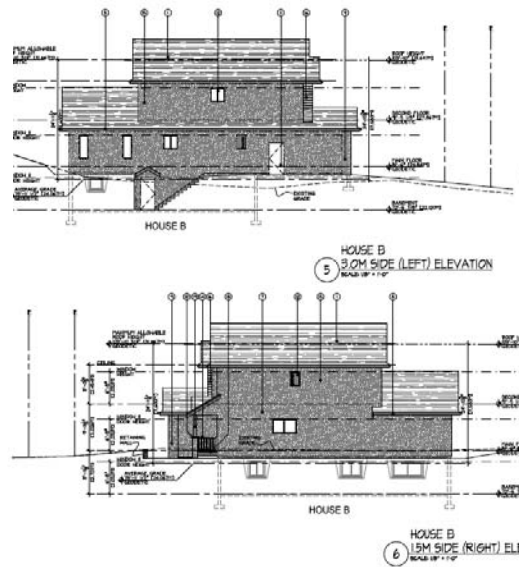


Front Elevations

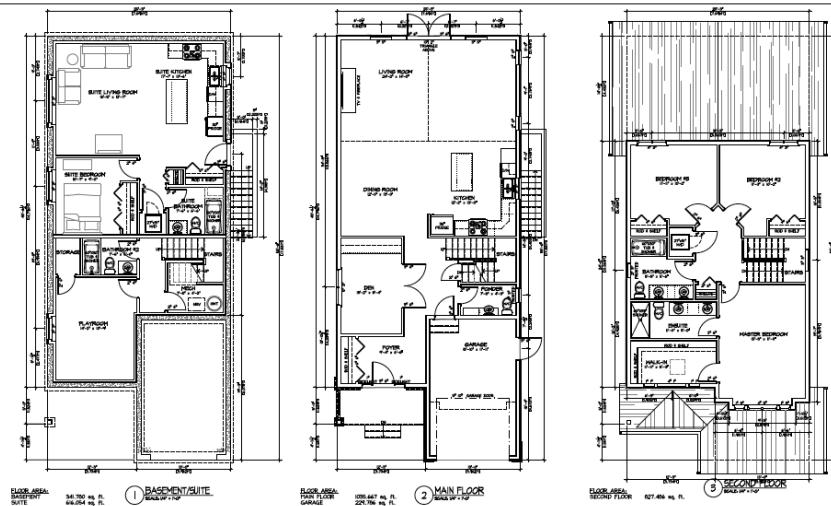




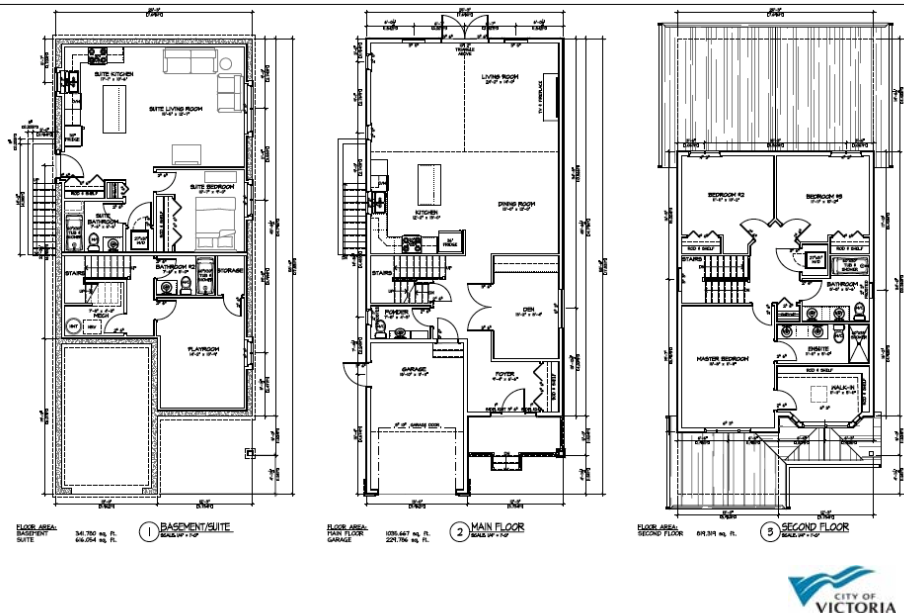
Elevations (House B)



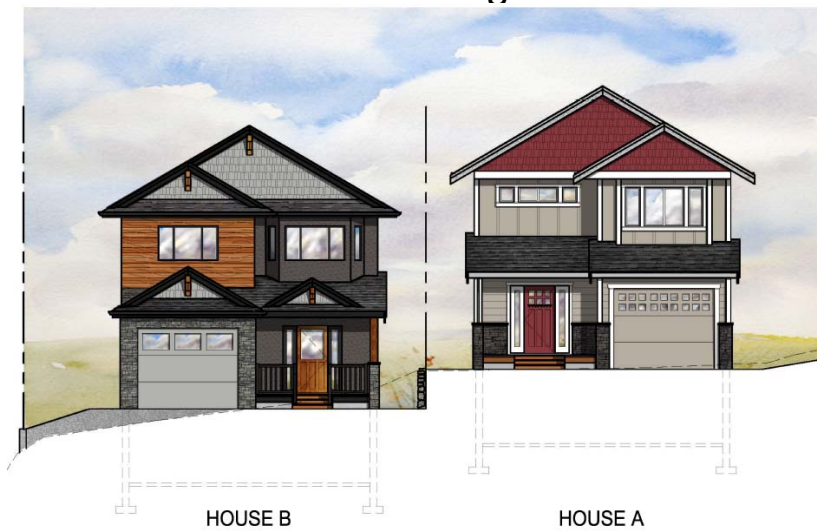
Floor Plan (House A)



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



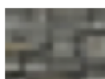
Cloverdale Arabica (EX018)



Cloverdale Paint Ash (EX023)



Behr Cedar Natural Tone (ST-533)



Echo Ridge Country Ledge stone

