

REPORTS OF COMMITTEES

1. Committee of the Whole – March 16, 2017

3. Rezoning Application and Development Permit with Variances Application No. 00499 for 968 Walker Street and 722 Pine Street (Vic West)

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday:

Rezoning Application No. 00499

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00499 for 968 Walker Street and 722 Pine 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. 00499

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. 00499, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00499 for 968 Walker Street and 722 Pine Street, in accordance with:

1. Plans date stamped February 27, 2017.
2. Development meeting all Zoning Regulation Bylaw Requirements, except for the following variances:

Lot 1 (Existing Dwelling Unit)

- i. Part 1.23(8)(a): reduce the front yard setback from 6.00m to 5.59m;

Lot 2 (Existing Dwelling Unit)

- ii. Part 1.23(8)(b): reduce the rear yard setback from 6.00m to 5.38m for building only and 4.18m to allow a deck;
- iii. Part 1.23(8)(c): reduce the side yard setback from 2.40m (for habitable windows) to 1.52m;

Lot 3

- iv. Part 1.23(8)(a): reduce the front yard setback from 6.00m to 3.44m to allow a roof overhang above the front entryway only and 3.60m to building;

3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

3.3 Rezoning Application No. 00499 for 968 Walker Street and 722 Pine Street (Vic West)

Committee received a report dated March 2, 2017 from the Director of Sustainable Planning and Community Development providing information regarding the rezoning application for the property located at 968 Walker Street and 722 Pine Street to allow the subdivision of the lots in order to create three small lots, retain the two single-family dwellings and allow for the construction of a new small lot house.

Motion: It was moved by Councillor Isitt, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No, 00499 for 968 Walker Street and 722 Pine Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of March 16, 2017

To: Committee of the Whole **Date:** March 2, 2017

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

Subject: Rezoning Application No. 00499 for 968 Walker Street and 722 Pine Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00499 for 968 Walker Street and 722 Pine Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

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 968 Walker Street and 722 Pine 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 and create three small lots, retain the existing two single-family dwellings and construct one new small lot house.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development in the *Official Community Plan 2012 (OCP)*
- the proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*, and the applicant would be retaining both existing dwelling units
- the application is consistent with the *Victoria West Neighbourhood Plan* which identifies these properties in the area of "traditional community" where small lot infill houses may be considered.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the subject properties from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The proposal is to subdivide and create three small lots, retain the existing two single-family dwellings and construct a new small lot house. Variances would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of 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 Rezoning Application.

Land Use Context

The area is characterized by a mix of single-family dwellings.

Existing Site Development and Development Potential

The subject properties are presently single-family dwellings.

Under the current R1-B Zone, each property could be developed as a single-family dwelling with a secondary suite. Should the properties be rezoned to the R1-S2 Zone and subdivided then one new small lot house would be permitted on each lot in accordance with the *Small Lot House Rezoning Policy*. Secondary suites are not permitted on small lots.

Data Table

The following data table compares the proposal with the existing R1-B Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisks is used to identify an existing non-conforming condition.

Zoning Criteria	Proposed Lot 1 (Existing 968 Walker Street)	Proposed Lot 2 (Existing 722 Pine Street)	Proposed Lot 3	Zone Standard R1-S2 Zone
Site area (m ²) - minimum	405.94	392.18	260.80	260.00

Zoning Criteria	Proposed Lot 1 (Existing 968 Walker Street)	Proposed Lot 2 (Existing 722 Pine Street)	Proposed Lot 3	Zone Standard R1-S2 Zone
Density (Floor Space Ratio) - maximum	0.54	0.50	0.47	0.60
Total floor area (m ²) - maximum	217.24**	196.62**	123.70	190.00
Lot width (m) - minimum	20.00	17.33	17.33	10.00
Height (m) - maximum	5.60	5.80	6.55	7.50
Storeys - maximum	2	2	2	2
Site coverage % - maximum	29.40	29.00	28.40	40.00
Setbacks (m) – minimum:				
Front	5.59*(east)	8.10	3.44*(roof)/3.60* (building)	6.00
Rear	1.80** (west)	4.18* (deck)/5.38 (building)	6.05	6.00
Side	3.10 (south)	1.52* (east)	1.50(west)	2.40/1.50
Side	2.40 (north)	3.16(west)	1.50(east)	2.40/1.50
Parking - minimum	1	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Victoria West CALUC at a Community Meeting held on September 17, 2015. Letters dated September 17, 2015 and December 23, 2015 are attached to this report. The delay in advancing this application is a result of the applicant undertaking plan revisions, which were resubmitted on February 27, 2017 and sent to Victoria West CALUC for review and comment.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports they have 100% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. 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 Official Community Plan (OCP) Urban Place Designation for the subject properties is Traditional Residential. 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.

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The proposed small lots meet the minimum lot size and lot width requirements of the Policy, and the existing single-family dwellings would be retained.

Victoria West Plan

The application is also consistent with the *Victoria West Neighbourhood Plan* which identifies this area as a "traditional community" where small lot infill houses may be considered.

Regulatory Considerations

Road Dedication

The applicant will provide 1.41m of road dedication to the City in order to meet future transportation needs on Walker Street.

CONCLUSIONS


This proposal to rezone the subject properties to the R1-S2 Zone, retain the existing single-family dwellings, and construct one new small lot house is consistent with the objectives in the OCP and the Small Lot House Rezoning Policy for sensitive infill development. Staff recommend for Council's consideration that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00499 for the property located at 968 Walker Street and 722 Pine Street.

Respectfully submitted,


Leanne Taylor
Senior Planner
Development Services Division


Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

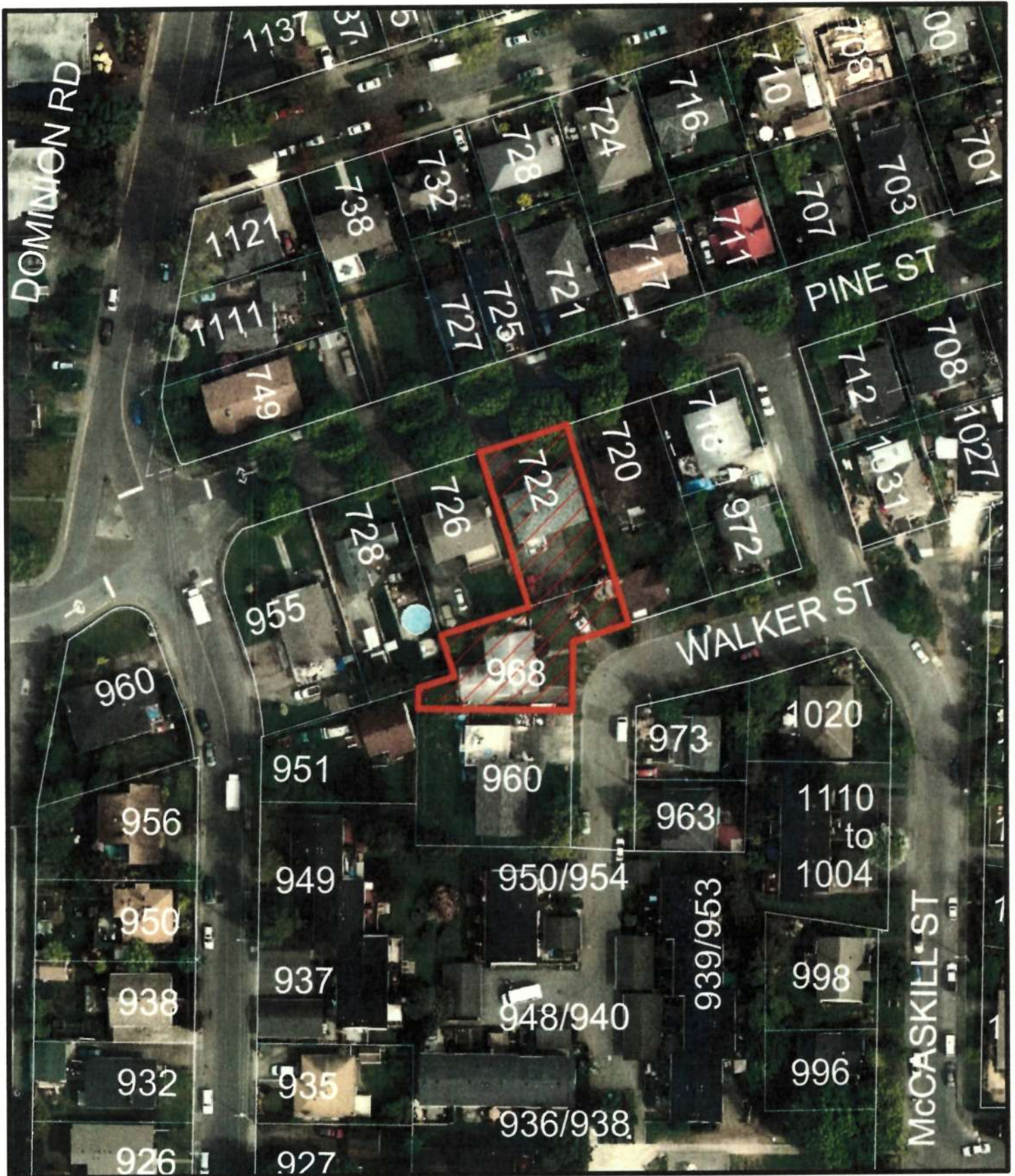

Date: March 9, 2017

List of Attachments:

- Subject Map
- Aerial Map
- Letters from applicant to Mayor and Council and Staff dated November 24, 2015 and February 28, 2017
- Letters from the Victoria West Neighbourhood Association dated September 17, 2015 and December 23, 2015
- Correspondence (Letters received from residents)
- Small Lot House Rezoning Petition
- Images of existing single family dwellings at 968 Walker Street and 722 Pine Street
- Plans dated February 27, 2017.

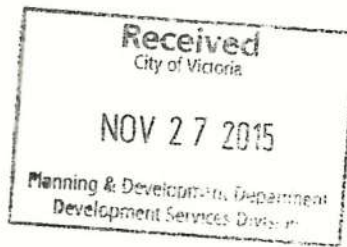
722 Pine Street & 968 Walker Street
Rezoning No. R1-B





722 Pine Street & 968 Walker Street
 Rezoning No. REZ00499
 Bylaw No.





24-Nov-15

Mayor Lisa Helps and Councillors,
Corporation of the City of Victoria,
1 Centennial Square,
Victoria, B.C. V8W 1P6

RE: Proposed subdivision and rezoning to create 3 new R1S2 lots at 968 Walker Street and 722 Pine Streets, retaining existing houses- Lot 1, Sections 10 & 32, Esquimalt District, Plan 26788, & Lot 3, Section 10, Esquimalt District, Plan 26788

Dear Mayor Helps and Councillors:

We are pleased to submit our application for the above noted property, to permit the construction of a new small single family dwelling, generally in accordance with the City's policy and guidelines for infill housing, and to upgrade the two existing residences which together provide the land for the proposed new home. The two adjoining lots, with the unusual shape of the walker street property, provide an ideal opportunity for a small lot, particularly that they allow normal lot widths to be maintained on both frontages, and that the setback variances requested are actually less than those pertaining to adjacent sites. Additional minor variances relate to existing conditions, and the total land area and open space is far in excess of the zone standards. lot, From the owners' discussions of the concept with neighbours over several months, and the generally positive response from the Vic West Community Association land use committee at our mandated public meeting on September 15, we are proceeding with the plan presented at the time, notwithstanding the comments about my clients plans to sell the property, as we explained to the meeting about the process for change.

The natural advantages of the site include a topography that permits a new small house which does not overlook adjacent properties, existing trees which can remain, with one exception, on the subject site and adjacent municipal property. The one exception, in the building footprint, will be replaced as per our landscape plan. The proposed new house takes on a more contemporary form that will allow a smaller massing and roof that will be simpler with the non-rectangular footprint the site requires, and its' finish materials will reflect that approach. The Walker site has two driveways, and the second one will serve the new house pretty much where it is.

We believe that this proposal affords the opportunity to provide an additional new family home, while allowing upgrading and preserving the existing homes. The application is in keeping with a policy that supports infill where appropriate, and preserves the single family character of the neighbourhood. This project also maintains a large percentage of open space by utilizing



existing parking and drives, on lots that represent a total area well in excess of the minimum areas mandated by the zoning regulation. The proposal will also preserve neighbourhood amenity through proper attention to the issues of tree health, with minimal disruption to existing streetscapes.

Thank you for your consideration of this revised application.

Yours Very Truly,

A handwritten signature in black ink that reads "Nigel Banks". The signature is written in a cursive, slightly slanted style.

Nigel Banks, on behalf of
Linda and Ken Gibson, owners

28-Feb-17

Sustainable Planning & Community Development
Corporation of the City of Victoria,
1 Centennial Square,
Victoria, B.C. V8W 1P6

Attn: Ms. Leanne Taylor, Senior Planner

RE: Proposed subdivision and rezoning - 968 Walker and 722 Pine Streets-
Lot 1, Sections 10 & 32, Esquimalt District, Plan 26788,
& Lot 3, Section 10, Esquimalt District, Plan 26788

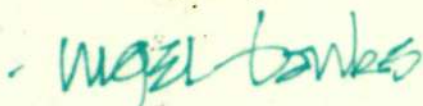
Dear Ms. Taylor:

After discussion with the planning department, we are pleased to submit minor revisions to the exterior treatment of the proposed new residence facing Walker Street. A review of the 10 buildings which surround the subject site indicates a majority of those have combinations of stucco and siding, so we have revised the finish material choices to complement those existing homes. We have also added a more visible entry roof over the front door, and removed two windows on the west elevation which overlooked the original residence at 968 Walker.

These revisions produce a more harmonious palate of materials, which mitigate the more contemporary form chosen for the new house. We think these revisions better address the requirements for infill to complement the existing neighbourhood. The application is still in keeping with a policy that supports infill where appropriate, and preserves the single family character of the neighbourhood.

Given the lengthy evolution of this proposal, we feel we are moving toward an even better fit for this unusual site. Please feel free to contact us if you require any additional information.

Yours Very Truly,



Nigel Banks, on behalf of
Linda and Ken Gibson, owners





September 17, 2015

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

Attention: Mayor and Council

RE: 968 Walker Street & 722 Pine Street

The project is the rezoning and subdivision of 2 lots to create a new lot for a small single family dwelling. The owners, Linda and Ken Gibson were represented by Nigel Banks, a local designer.

The Land Use Committee generally favours neighbourhood densification and were in support of the concept for this location, If not the design. Little discussion occurred with regard to the floor plan, elevations, colours or textures. The designer indicated that the design was not fully resolved.

The Land Use Committee expressed a number of concerns.

- The presentation was incomplete and should have provided a more in-depth review of the proposed design (streetscape, model, colour board).
- As the owner has no intention of building the residence, a number of people expressed concern about potential additional variances, or redesign by a different owner at a later date.

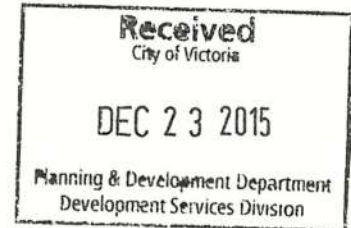
Please do not hesitate to contact me if there are any clarifications required for the above concerns.

Yours truly,

A handwritten signature in black ink, appearing to be "Doran Musgrove", written over a circular stamp.

Doran Musgrove, Architect
Chair,
Victoria West Land Use Committee

December 23, 2015



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

ATTENTION: Mayor and Council

RE: REZ00499 for 968 Walker Street & 722 Pine Street

Please note that the Victoria West Community Association reviewed this application (for rezoning and subdivision) on September 17, 2015. At that time the Community Association voiced their concerns.

The current application appears more comprehensive although similar to the original application, however the Community Associations has no further concerns.

Yours truly,

A handwritten signature in dark ink, appearing to be "Doran Musgrove", written over a circular stamp or seal.

Doran Musgrove, Chair
Victoria West Community Association

DM/css

Nov 24, 2016

To Whom It May Concern (City of Victoria Planning Division)

I am currently a tenant at 721 Pine St Victoria. I have been briefed as to the Gibson's proposal to subdivide a portion of property off from my residence and 968 Walker St, Victoria with the intent to create a new small residential lot. I give my support to this proposal.

Brian Smith

BRIAN SMITH



Nov 24, 2016

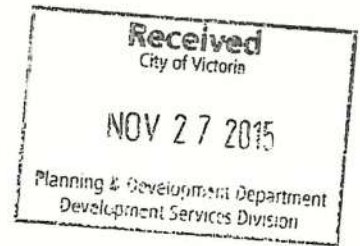
To Whom It May Concern (City of Victoria Planning Division)

I am currently a tenant at 968 Walker St. Victoria. I have been briefed as to the Gibson's proposal to subdivide a portion of property off from my residence and 721 Pine St, Victoria with the intent to create a new small residential lot. I give my support to this proposal.

C Gander
Chantelle Gander



Ken and Linda Gibson



968 Walker Street

- bought the house October 21, 1994
- we lived there until November 1997 when we bought Carolwood.
- The Victoria Human Exchange Society started renting the house in March 2001

722 Pine Street

- bought the house July 30, 2004
- The Victoria Human Exchange Society started renting the house in August 2004

vhes



The Victoria Human Exchange Society

PO Box 8534, Victoria, BC, V8W 3S1, Canada

Pager: 361-2762 (Victoria) L.D. 1-800-691-9366

Email: vhesvic@victoria.tc.ca

...helping others to help themselves since 1992.

Received
City of Victoria

NOV 27 2015

Planning & Development Department
Development Services Division

Nov. 15, 2006

To Whom it may Concern

Please be advised that the
above society rents the following
properties from Ken Gibson

1. 722 Pine St. Vict @ 1500. mo since 08/04
2. 1134 N. Park St. Vict @ 1550. mo since 04/04
3. 968 Halber St Vict @ 1525. mo since 03/01

If you have any questions
I will be happy to answer

Sincerely

Judith Arnold
Treasurer

JUDITH ARNOLD
#407-411 SITKUM RD.
VICTORIA BC, V8A 7G5
(250) 385-5195



Esquimalt

Devonshire Rd

DOMINION RD

HEREWARD RD

BELTON AVE

WALKER ST

MCCASKILL ST

PINE ST

RAYNOR AVE

EVANS ST

Legend

- Victoria Parcels
- Parks

1: 1,533



Notes

78 0 39 78 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

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**

We, Ken & Linda Gibson, have petitioned the adjacent neighbours* in compliance with
(applicant)
the *Small Lot House Rezoning Policies* for a small lot house to be located at 968 Walker Street
(location of proposed house)
& 722 Pine St. and the petitions submitted are those collected by Sept. 15, 2015
(date)

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
720 Pine Street - Owner	✓		
721 Pine Street - Owner	✓		
725 Pine Street - Owner	✓		
726 Pine Street - Owner	✓		
- Renter	✓		
727 Pine Street - Owner	✓		
728 Pine Street - Owner	✓		
951 Hereward Road - Owner	✓		
955 Hereward Road - Owner	✓		
- Renter	✓		
738 Belton Ave - Owner	✓		
960 Walker Street - Owner			✓
963 Walker Street - Owner	✓		
973 Walker Street - Owner			✓

SUMMARY	Number	%
IN FAVOUR	12	100%
OPPOSED	2	0%
TOTAL RESPONSES	14	100%

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

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

SMALL LOT HOUSE REZONING PETITION

In preparation for ^{our}~~my~~ rezoning application to the City of Victoria, ~~I~~^{we},

Ken & Linda Gibson ^{are}~~am~~ conducting the petition requirements for the
(print name)

property located at 968 WALKER & 722 PINE STREETS

to the following Small Lot Zone: R1S2

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

Please review the plans and indicate the following:

NAME: (please print) MARK M'DOUGALL (see note above)

ADDRESS: 720 PINE 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 15 / 15
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) VALERIE DESSUREAULT
ALAIN DESSUREAULT (see note above)

ADDRESS: 721 PINE ST. 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:

A very smart subdivision
Good looking landscaping
improving our neighbourhood.

12 Sept 015
Date

Alain Dessureault
Valerie A Dessureault
Signature

SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) _____ (see note above)

ADDRESS: _____

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

Signature

SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) CHARLTON WONG (see note above)

ADDRESS: 726 PINE 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. 17. 2015
Date

Chilton Wong
Signature

SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) SHAYNE KELLY (see note above)

ADDRESS: 726 PINE 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 08 / 15

Date

Shayne Kelly

Signature

SMALL LOT HOUSE REZONING PETITION

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Please review the plans and indicate the following:

NAME: (please print) NATHAN and Breithney Nott (see note above)

ADDRESS: 727 Pine 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:

11 sept 15
Date

Breithney Nott
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

property located at 968 WALKER & 722 PINE STREETS

to the following Small Lot Zone: R1S2

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

Please review the plans and indicate the following:

NAME: (please print) Joe + Mary McCarron (see note above)

ADDRESS: 728 Pine 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 20 2015
Date

Joe McCarron
Mary M^c Carron
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation ^{our} for my rezoning application to the City of Victoria, I, we,
Ken & Linda Gibson ^{are} am conducting the petition requirements for the
(print name)

property located at 968 WALKER & 722 PINE STREETS
to the following Small Lot Zone: R1S2

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Please review the plans and indicate the following:

NAME: (please print) Harry Gremer (see note above)

ADDRESS: 951 Hereward 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 17, 2015
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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(print name)

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Please review the plans and indicate the following:

NAME: (please print) MICHAEL CRAWSHAW (see note above)

ADDRESS: 955 HERENARD 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:

I hope that the already congested
parking situation in the area will not be made
worse by this redevelopment

Oct 11 / 2015.
Date

my crawshaw
Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for ^{our} ~~my~~ rezoning application to the City of Victoria, ~~I~~ ^{we},

Ken & Linda Gibson ^{are} ~~am~~ conducting the petition requirements for the
(print name)

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Please review the plans and indicate the following:

NAME: (please print) _____ (see note above)

ADDRESS: _____

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

Signature

SMALL LOT HOUSE REZONING PETITION

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Ken & Linda Gibson ^{are} ~~am~~ conducting the petition requirements for the
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Please review the plans and indicate the following:

NAME: (please print) Jaswant Kaur Takhar (see note above)

ADDRESS: 738 Belton 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 17th/2015
Date

JASWANT KAUR TAKHAR
Signature

SMALL LOT HOUSE REZONING PETITION

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Ken & Linda Gibson, ^{are} ~~am~~ conducting the petition requirements for the
(print name)

property located at 968 WALKER & 722 PINE STREETS

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Please review the plans and indicate the following:

NAME: (please print) THAMMAVONGTHIP (see note above)

ADDRESS: 963 Walker St Victoria BC V9A4C8

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-29-2015
Date

T. T. W.
Signature

722 PINE ST.





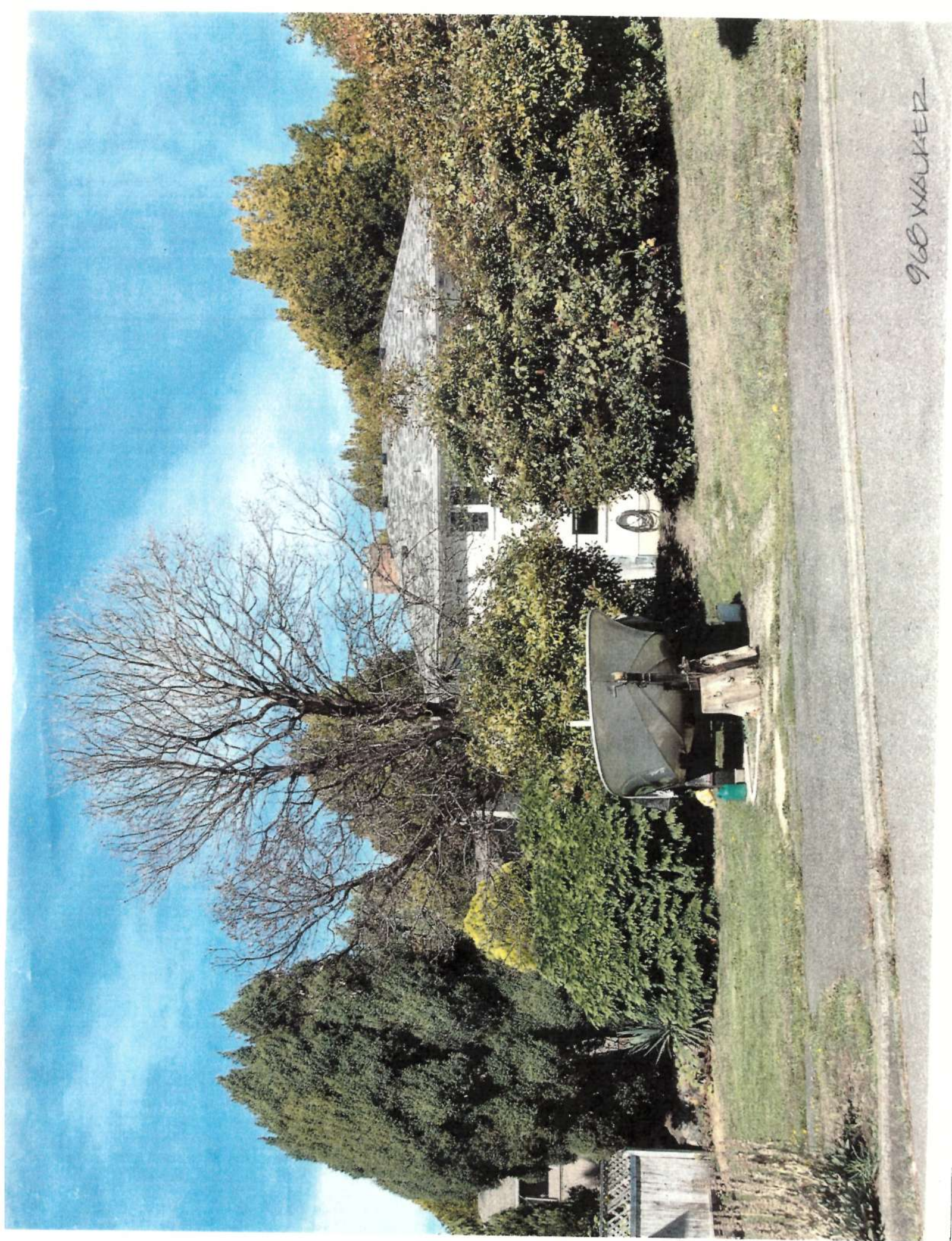
968 WALKER



968-8600

1-800-725-6111

968 XLSURKEZ





Received
City of Victoria

FEB 27 1967

Planning & Development Department
Development Services Division

DRAWN: 16
 DESIGN: ANNE/PAULINA
 SCALE: 1:10
 DATE: NOV 24, 2010

PROPOSED RESIDENTIAL REDEVELOPMENT

SHIRAZI & KEN ALBONH

PLANS & ELEVATIONS:-

47015-0000

banks
design

REVISOR - FINCH TREATMENT - FEB 21/17
~~REVISOR - ADD CCL 2 DIST - DEC 16~~
 REVISED - JUL 08, 2016

FEB 27 2017

The image contains three architectural drawings of a two-story house:

- Top Drawing (Section):** A vertical cross-section of the house. It shows the roof structure, floor joists, and interior walls. A label "SHEAR WALL SUPPORT BEAM" points to a horizontal beam. A vertical dimension line on the left is labeled "HEIGHT AS SHOWN - 0.005' (2.175')".
- Middle Drawing (North Elevation):** A front elevation of the house. It features a gabled roof, a large window on the left, a smaller window in the center, and a larger window on the right. A label "STAINED WOOD SIDING" points to the exterior wall. A vertical dimension line on the right is labeled "HEIGHT (2.175')".
- Bottom Drawing (West Elevation):** A side elevation of the house. It shows a gabled roof, a window, and a small porch area. Labels include "SINGLE WINDOW WOOD BEAMS" pointing to the window frame, "STAINED WOOD SIDING" pointing to the wall, and "SHEAR WALL SUPPORT BEAM" pointing to a horizontal beam. A vertical dimension line on the left is labeled "HEIGHT (2.175')".



*TINPA 0
 YEN Z
 YEN Z
 4/18/2014
 10/1/2014

—

250-300-3331 • 722 B'VE # 2005 VALUE 5/14

Count: 4

A31

SCOTT, J. (1990) *Journal of the Royal Society of Medicine*, 83, 101-102.

Scale: 1/4" = 1'-0"

DATE: NOV 24, 2015

PINE STREET ELEVATION
LOOKING SOUTH

SWANER STREET ELEVATION
LOOKING NORTH

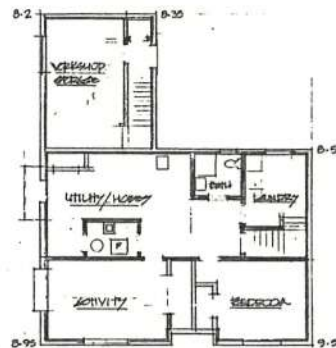
Received
 City of Victoria
 FEB 27 2017
 Planning & Development Department
 Development Services Division

TRANSMITTED
 DESIGN NO. 1244
 PROJECT NAME
 SCALE 1:100
 DATE NOV 24, 2015

PROPOSED RESIDENTIAL DEVELOPMENT
 LINDA & KEN STEWART
 STREET ELEVATIONS
 1244
 722 PINE & 960 VALKOR DR.
 VICTORIA, B.C.
 banks design
 250-988-3331
 21/17
 DEC 16

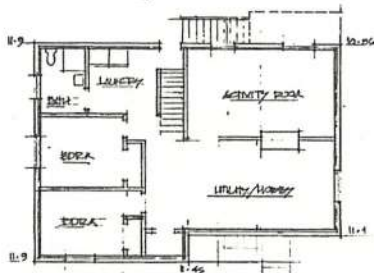


MAIN FLOOR PLAN
109.6A² (1180 sq)

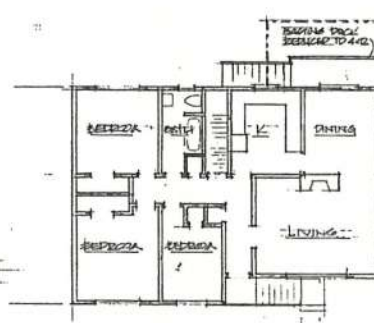


LOWER FLOOR PLAN
107.64A² (1156.75 sq)

EXISTING FLOOR PLANS - 908 WALKER STREET.



LOWER FLOOR PLAN
92.13A² (1024 sq)



MAIN FLOOR PLAN
101.42A² (1092.5 sq)

EXISTING FLOOR PLANS - 722 PINE STREET.

Received
City of Victoria

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Development Services Division

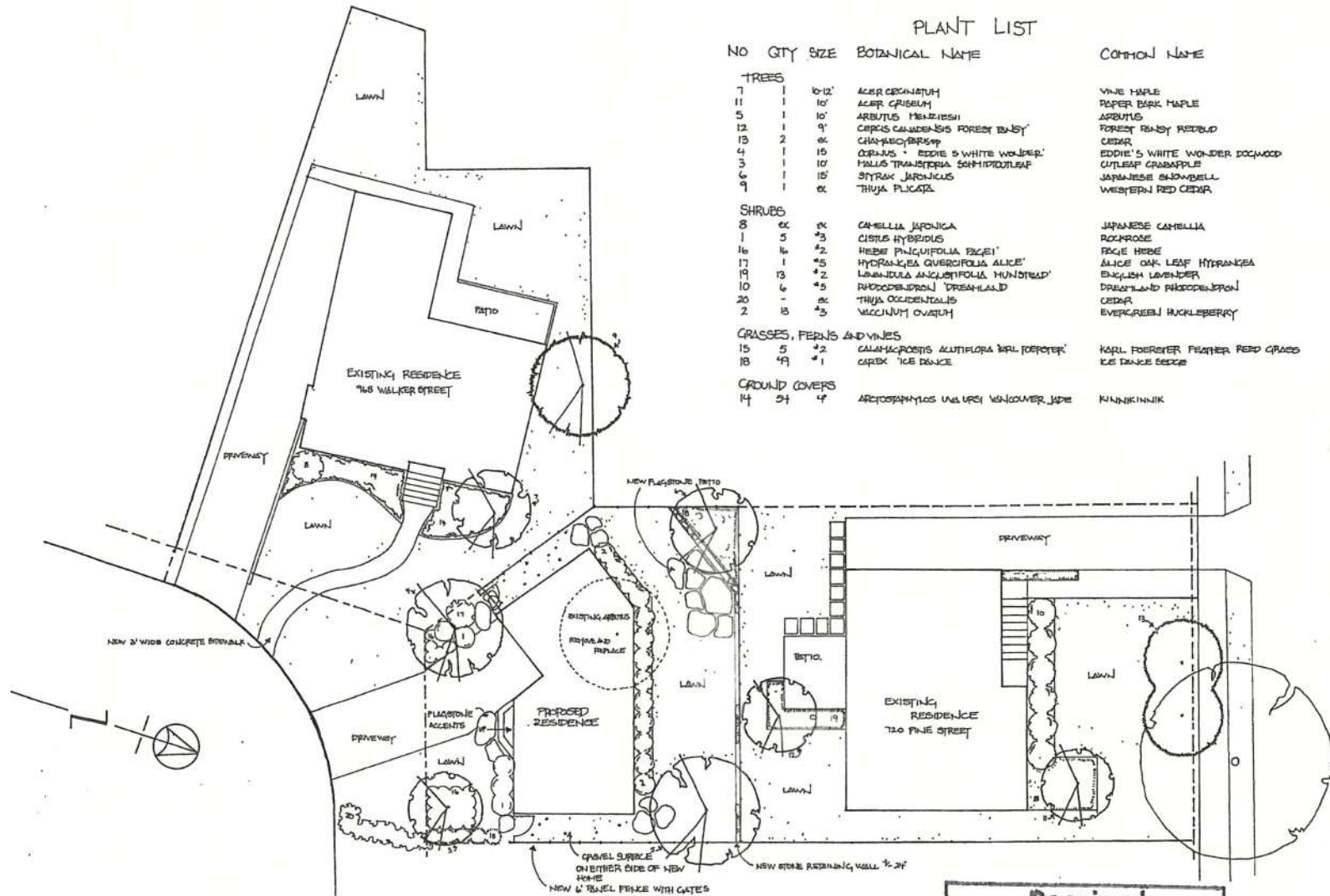
DESIGN
BANKS DESIGN
SCALE 1/8" = 1'-0"
DATE: JUL 8, 2016
PROJECT NO. 0440

PROPOSED RESIDENTIAL REDEVELOPMENT
for
LINDA & BEN GIBSON
EXISTING FLOOR PLANS
VICTORIA, B.C.
VICTORIA 888-5331, 1722 PINE & 908 WALKER STS.



PLANT LIST

NO	QTY	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
7	1	10/12'	ACER CECINATUM	VINE MAPLE
11	1	10'	ACER GRiseum	PAPER BARK MAPLE
5	1	10'	ARBUTUS PENANSIS	FOREST BERRY
12	1	9'	CERIS CANADENSIS FOREST BUSHY	FOREST BERRY
13	2	6'	CHAMAECYPARIS	CEDAR
4	1	15'	OPUNIA * EDDIE'S WHITE WONDER	EDDIE'S WHITE WONDER DOGWOOD
3	1	10'	MALLUS TRANSNERRIA SCHMIDTLEAF	CUTLEAF CRABAPPLE
6	1	15'	STYRAX JAPONICUS	JAPANESE SNOWBELL
9	1	6'	THUJA PLICATA	WESTERN RED CEDAR
SHRUBS				
8	6'	6'	CAMELLIA JAPONICA	JAPANESE CAMELLIA
1	5	2'	CISTUS HYBRIDUS	ROCKROSE
16	1	2'	HEBE PUNICIFOLIA PAGEI	PAGEI HEBE
17	1	2'	HYDRANGEA QUERCIFOLIA ALICE	ALICE OAK LEAF HYDRANGEA
19	13	2'	LANCUNA ANGLICIFOLIA MUNDLEAP	ENGLISH LAVENDER
10	6	2'	RHODODENDRON DREAMLAND	DREAMLAND RHODODENDRON
20	-	6'	THUJA OCCIDENTALIS	CEDAR
2	13	2'	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY
GRASSES, FERNS AND VINES				
15	5	2'	CALAMAGROSTIS ALUTIFLORA KARL FOERSTER	KARL FOERSTER PLEATHER REED GRASS
18	19	1'	CAREX ICE DANCE	ICE DANCE SEDGE
GROUND COVERS				
14	24	4'	ARCTOSTAPHYLOS UVA URSI VANCOUVER JUNE	KINKINKINK

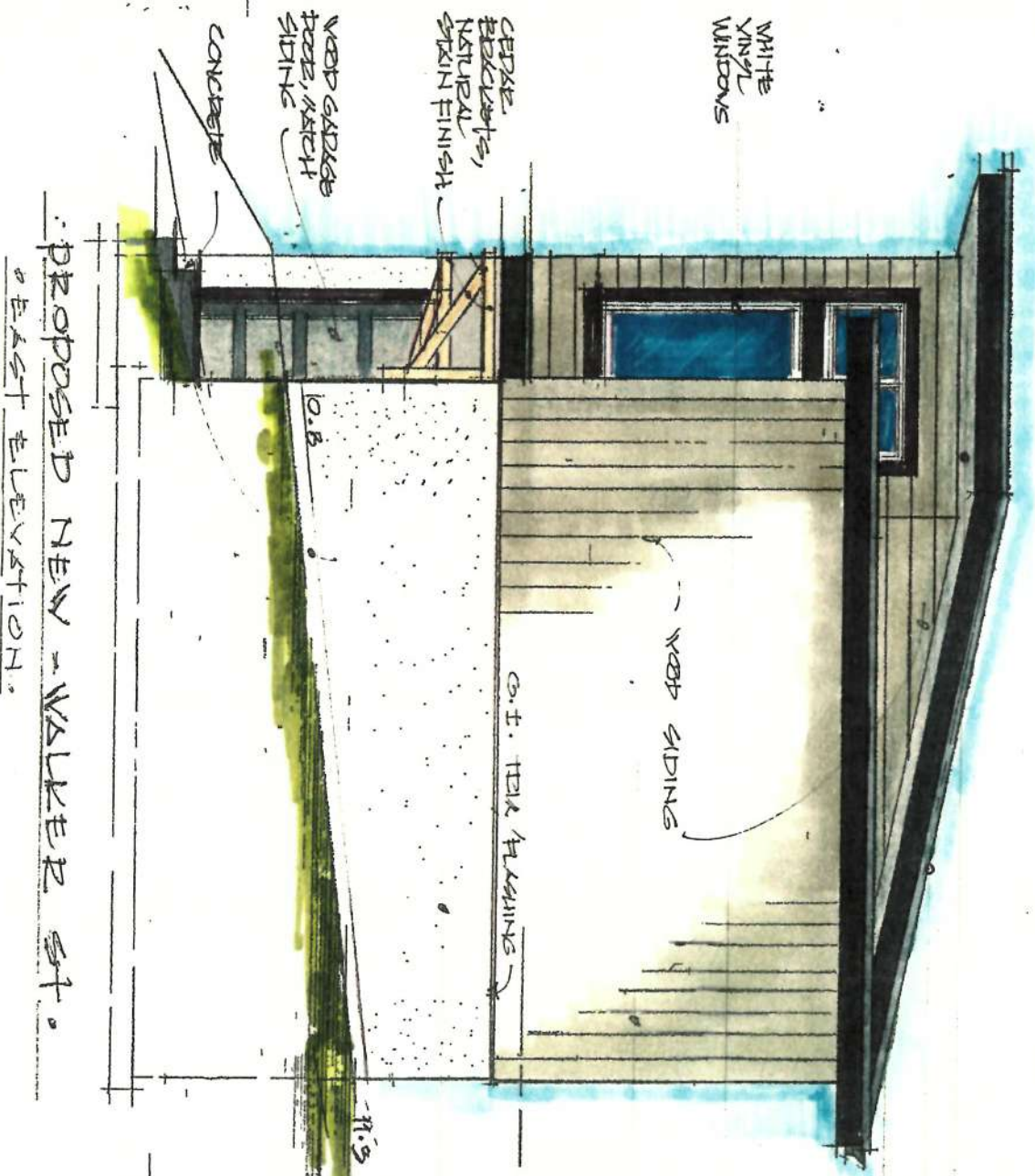


Received
City of Victoria

FEB 27 2017

Planning & Development Department
Development Services Division

project title
PROPOSED RESIDENTIAL REDEVELOPMENT
KEN AND LINZA GIBSON
720 PINE + 768 WALKER STS, VIC BC
sheet title
LANDSCAPE PLAN
sheet number
ONE of ONE
date
FEB 23, 2017
scale
1:100



PROPOSED NEW - WALKER ST.
EAST ELEVATION.

WHITE VINYL WINDOWS

CEAR BRACKETS, NATURAL SKIN FINISH

WOOD GARDEN POSTS, KITCHEN SINK

CONCRETE

WOOD SIDING

C.T. TERR. FINISHING

10.8

11.9

GRAY TYPON ON ROOFING

GENTLE VINYL COFFER 'SHOCK' GALVANIZED FLASHING

BENJAMIN MOORE 2118-10 'UNIVERSAL TRUCK' (THICK STRIPS)

SAND STAIN, KITCHEN BENJAMIN MOORE HC 169 - 'CONVENTS' GRAY

ACRYLIC TOP COAT STUCCO; ASBESTHUS. MOORE OCEAN 'SNOW WHITE'

ASBESTOS ASPHALT SHINGLES



Storm Grey

WHITE GUTTERS & WINDOWS

COLOUR COAT ALL GUCCO;
ADD TRIM
(BENJAMIN MOORE 2134-60
'WHITESTONE')



PAINTED TRIM & DOOR
(BENJAMIN MOORE 2065-30
'BRILLIANT BLUE')



EXISTING 968 WALKER

Received
City of Victoria
JUL 15 2016
Planning & Development Department
Development Services Division



Received
City of Victoria
JUL 15 2010
Planning & Development Department
Development Services Division

CHIMNEY PAINTED TO
MATCH CONCRETE @ ENTRY STAIR

ASLAKREY ASPHALT SHINGLES



Black Oak

WHITE GUTTERS & VINDOWS
BLACK TRIMS, DOOR & RAILS



COLOUR COAT ALL STUCCO,
BENJAMIN MOORE HC 126
('AQUA GREEN')



EXISTING 722 PINE