2. Committee of the Whole – November 10, 2016

4. Rezoning Application No. 00489 for 2035 Stanley Avenue (Fernwood)

Motion:
It was moved by Councillor Lucas, seconded by Councillor Alto, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00489 for 2035 Stanley Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

Carried

For: **Mayor Helps, Councillors Alto, Coleman, Lucas, and Thornton-Joe**
Opposed: **Councillors Isitt, Loveday, Madoff, and Young**

6. LAND USE MATTERS

6.2. a. and b. Rezoning Application No. 00489 for 2035 Stanley Avenue and Development Permit with Variances Application No. 00489 for 2035 Stanley Avenue (Fernwood)

Committee received a report dated October 26, 2016 providing information and recommendations regarding the revised rezoning application previously before Committee on June 16, 2016.

Motion: It was moved by Councillor Alto and seconded by Councillor Lucas,

6.2 a. That Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00489 for 2035 Stanley Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

6.2 b. 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. 00489, if it is approved, consider the following motion:

1. "That Council authorize the issuance of Development Permit Application No. 00489 for 2035 Stanley Avenue in accordance with:

Existing Duplex (Proposed Lot 1)

a. Part 2.1.4 (a): Increase the height from 7.6m to 7.7m;
b. Part 2.1.4 (a): Increase the number of storeys from 1.5 with a basement to 2 with a basement;
c. Part 2.1.5 (a): Reduce the front setback from 7.5m to 6.64m;
d. Part 2.1.5 (a): Increase the maximum projection for bay windows into the front setback from 0.6m to 1,65m;
e. Part 2.1.5 (a): Increase the maximum projection for steps into the front setback from 3.5m to 4.5m;
f. Part 2.1.5 (b): Reduce the rear setback from 10.7m to 1.5m;
g. Part 2.1.5 (c): Reduce the side setback (south) from 1.52m to 0.30m;
h. Part 2.1.5 (c): Reduce the side setback (north) from 3m to 1,53m;
i. Part 2.1.5 (d): Reduce the combined side yard setback from 4.5m to 3m;
j. Schedule "C" (4): Reduce the number of parking stalls from 2 to 1.

New Small Lot House (Proposed Lot 2)

a. Part 1.23 (8)(a): Reduce the front setback from 6m to 3.72m;
b. Part 1.23 (8)(b): Reduce the rear setback from 6m to 3.98m (to steps) and 5.08 (to building);
c. Part 1.23 (8)(c): Reduce the side setback (east) from 2.4m to 1.5m;
d. Schedule "C" (4): Permit parking in the front yard.

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

Committee discussed:

- Being vigilant in consideration of small lot houses.
- Looking at the future of the neighbourhood.

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

CARRIED 16/COTW

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of November 10, 2016

To:	Committee of the Whole	**Date:**	October 26, 2016
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	**Rezoning Application No. 00489 for 2035 Stanley Avenue**		

RECOMMENDATION

That Council consider declining Rezoning Application No. 00489 for the property located at 2035 Stanley Avenue.

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 revised Rezoning Application for the property located at 2035 Stanley Avenue. On June 16, 2016, the Committee of the Whole passed a motion directing the applicant to revise the proposal, particularly in relation to improving the street setback pattern and the size of the new building. As with the previous proposals, the revised proposal is to rezone from the current R1-B Zone, Single Family Dwelling District, to two new site-specific zones in order to subdivide the lot, keep the existing non-conforming duplex and build a new small lot house. The most recent changes to the proposal include increasing the height by 0.25m, increasing the front setback by 0.92m, reducing the rear setback by 0.92m, and simplifying the house design to reduce the building's impact on the existing street pattern.

The following points were considered in assessing this Application:

- the proposal is generally consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan*, 2012 (OCP)
- the proposed lot area for the existing non-conforming duplex is substantially smaller than the minimum size in the *Neighbourliness Guidelines for Duplexes*, 1996, and the standard duplex zone
- the proposed lot area for the new small lot house is substantially smaller than the

minimum lot area identified in the *Small Lot House Rezoning Policy*, 2002, and the standard small lot zone
- the proposal does not meet the sensitive infill objectives of the *Small Lot House Rezoning Policy* as the siting and massing of the building disrupt the existing street pattern.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the subject property from the R1-B Zone, Single Family Dwelling District, to two new zones. The proposal is to create two lots, retain the existing non-conforming duplex on one lot and construct one new small lot house on the other.

The following changes from the standard zones are being proposed and would be accommodated in the new zones:

Existing Duplex (Proposed Lot 1)
- reduce the site area (minimum) from 555m^2 to 309.98m^2
- reduce the site area for each dwelling unit (minimum) from 277.5m^2 to 154.99m^2.

New Small Lot House (Proposed Lot 2)
- reduce the site area (minimum) from 260m^2 to 225.03m^2.

In addition, 14 variances would be required to facilitate this Rezoning Application which are reviewed 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 identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

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 predominantly characterized by single family dwellings.

Existing Site Development and Development Potential

The site is presently a non-conforming duplex. Under the current R1-B Zone, the property could be redeveloped as a single family house with a secondary suite. If the property is rezoned to two new zones, secondary suites would no longer be permitted.

Data Table

The following data table compares the proposal with the standard small lot and duplex zones. The small lot house is compared to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and the existing duplex is compared to the R-2 Zone, Two Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the standard zones. Two asterisks are used to identify an existing site condition. Where there are changes from the previous proposal, the previous values are shown in brackets.

Zoning Criteria	Proposed Lot 1 Existing Duplex	Zone Standard R-2	Proposed Lot 2 New House	Zone Standard R1-S2
Site area (m^2) - minimum	**309.98***	555	**225.03***	260
Site area per unit (m^2) - minimum	**154.99***	277.5	N/A	N/A
Density (Floor Space Ratio) - maximum	0.50:1	0.50:1	0.46:1	0.60:1
Floor area (1st & 2nd storeys (m^2) - maximum	153.85	280.00	103.19	190.00
Floor area (including basement) (m^2) - maximum	231.80	380.00	N/A	N/A
Lot width (m) - minimum	15.20	15.00	16.38	10.00
Height (m) - maximum	**7.70****	7.60	7.31 (7.06)	7.50
Storeys - maximum	**2 + basement****	1.5 + basement	2 + basement	2 + basement
Site coverage % - maximum	34.05	40.00	26.96	40.00
Setbacks (m) - minimum				
Front	**6.64 - Stanley St****	7.50	**3.72 (2.80) - Pembroke St***	6.00
Rear	**1.50 - stair; 2.5 - building***	10.70	**3.98 (4.9) - stair; 5.08 (6.0) - building***	6.00
Side	**0.30 (south)****	1.52	**1.52 (east)***	2.40
Side	**1.53 (north, internal)***	3.00	3.02 (west)	2.40

Zoning Criteria	Proposed Lot 1 Existing Duplex	Zone Standard R-2	Proposed Lot 2 New House	Zone Standard R1-S2
Side (flanking st)	6.85 (Pembroke St)	3.50	N/A	N/A
Combined Side Yard	**3.00***	4.50	N/A	N/A
Projection into Front Setback				
Bay	**1.65****	0.6		
Window	**4.5****	3.5		
Step				
Parking - minimum	**1****	2	1	1
Parking - location	Side yard	Rear or side yard	**Front yard***	Rear or side yard

Relevant History

At the January 14, 2016 Planning and Land Use Committee meeting, staff presented a report recommending that Council decline Rezoning Application No. 00489 for 2035 Stanley Avenue, based on insufficient lot sizes and the siting and massing disrupting the existing street pattern. At this meeting, Committee passed a motion directing staff to "work with the applicant to try to find an application that can be supported, particularly in relation to improving the height and massing of the building and reduction of some of the variances." The revised proposal, which included a reduction in height by 0.30m and alterations to the roofline to make the massing of the building appear smaller, was presented by staff in a report to the Committee of the Whole at the June 16, 2016 meeting. At that meeting staff recommended that Council decline Rezoning Application No.00489 for 2035 Stanley Avenue, based on insufficient lot sizes and the siting and massing disrupting the existing street pattern. Committee passed a motion referring the Application back to staff "to allow the applicant an opportunity to submit a revised application addressing the pattern on the street and the size of the new building."

The revised proposal is the subject of this report. Changes include increasing the height by 0.25m, increasing the front setback by 0.92m, reducing the rear setback by 0.92m, simplifying the house design and flattening the porch roof to reduce the building's impact on the existing street pattern.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Fernwood CALUC at a Community Meeting held on July 7, 2015. A follow up meeting was held on June 13, 2016, to review changes to the proposal. Letters, dated October 19, 2016, June 14, 2016 and September 10, 2015, are attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant polled the immediate neighbours with the initial application and reports that 92% 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 property is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential - Small Lot and duplexes are subject to DPA 15D: Intensive Residential - Duplex. The form and character of the proposal will be reviewed in relation to the concurrent Development Permit Application.

Fernwood Neighbourhood Plan

The *Fernwood Neighbourhood Plan* (1994) states that this area should maintain the integrity, appearance and character of single-family dwellings and that small lot infill housing may be considered if it meets the criteria established by the City. As noted below, this proposal does not meet the lot size criteria in the *Small Lot House Rezoning Policy*.

Neighbourliness Guidelines for Duplexes

The *Neighbourliness Guidelines for Duplexes* states that a corner lot must have a minimum width of 15m and a site area of at least 555m^2. The proposed duplex lot would only be 309.98m^2. This is substantially lower than the minimum prescribed in the relevant policy and what is required in the standard duplex zone (R-2 Zone).

Small Lot House Rezoning Policy

The *Small Lot House Rezoning Policy* refers to a "Small Lot House" with a minimum lot size of 260m^2 and a minimum lot width of 10m. The proposed small lot would be 225.03m^2 and would therefore not meet this policy. This is also smaller than the minimum size in the standard small lot zone (R1-S2 Zone).

The increased front setback and alterations to the house design in the revised proposal are more consistent with form and character of the adjacent existing development. However, the siting and massing of the building still disrupts the existing street pattern. Therefore, the proposal still does not meet the sensitive infill objectives of the *Small Lot House Rezoning Policy*.

Multi-Modal Transportation and Greenways Planning

To meet Transportation Engineering and Parks and Recreation objectives, a statutory Right-of-Way width of 18.0m along both the Pembroke Street and Stanley Avenue frontages is required. Should Council decide to rezone this property, a road dedication of 1.39m on both streets would be required as a condition of subdivision. This dedication would have an impact on the lot sizes, property lines and associated zoning criteria, such as front setbacks, and has been taken into account in the staff assessment of the proposal. Without the road dedications, the resulting lot areas would be 247.82m^2 for the proposed small lot and 359.17m^2 for the duplex. These lot areas are still below the minimum envisioned in the policies and standard zones. Infill development within Traditional Residential areas is a particularly sensitive form of development,

and the minimum lot areas required in the zone and policies were established to represent the lot area requirements after any required dedications.

In addition, the OCP and the *Greenways Plan* (2003) designate Pembroke Street and Stanley Avenue as People Priority Greenways. Greenways are important to the City because they encourage multi-modal transportation by improving the comfort levels for pedestrians and cyclists.

Tree Preservation Requirements

The applicant has provided an arborist report outlining the impact mitigation measures required to successfully retain the trees located in the proposed road dedication at 2035 Stanley Avenue during the construction phase (attached).

CONCLUSIONS

The proposal to rezone the subject property to two new zones, retain the existing non-conforming duplex and construct one new small lot house is not consistent with the objectives of the *Small Lot House Rezoning Policy* and the *Neighbourliness Guidelines for Duplexes*. Staff recommend that Council consider declining this Application.

ALTERNATE MOTION

That Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00489 for 2035 Stanley Avenue, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set.

Respectfully submitted,

Alec Johnston
Planner
Development Services Division

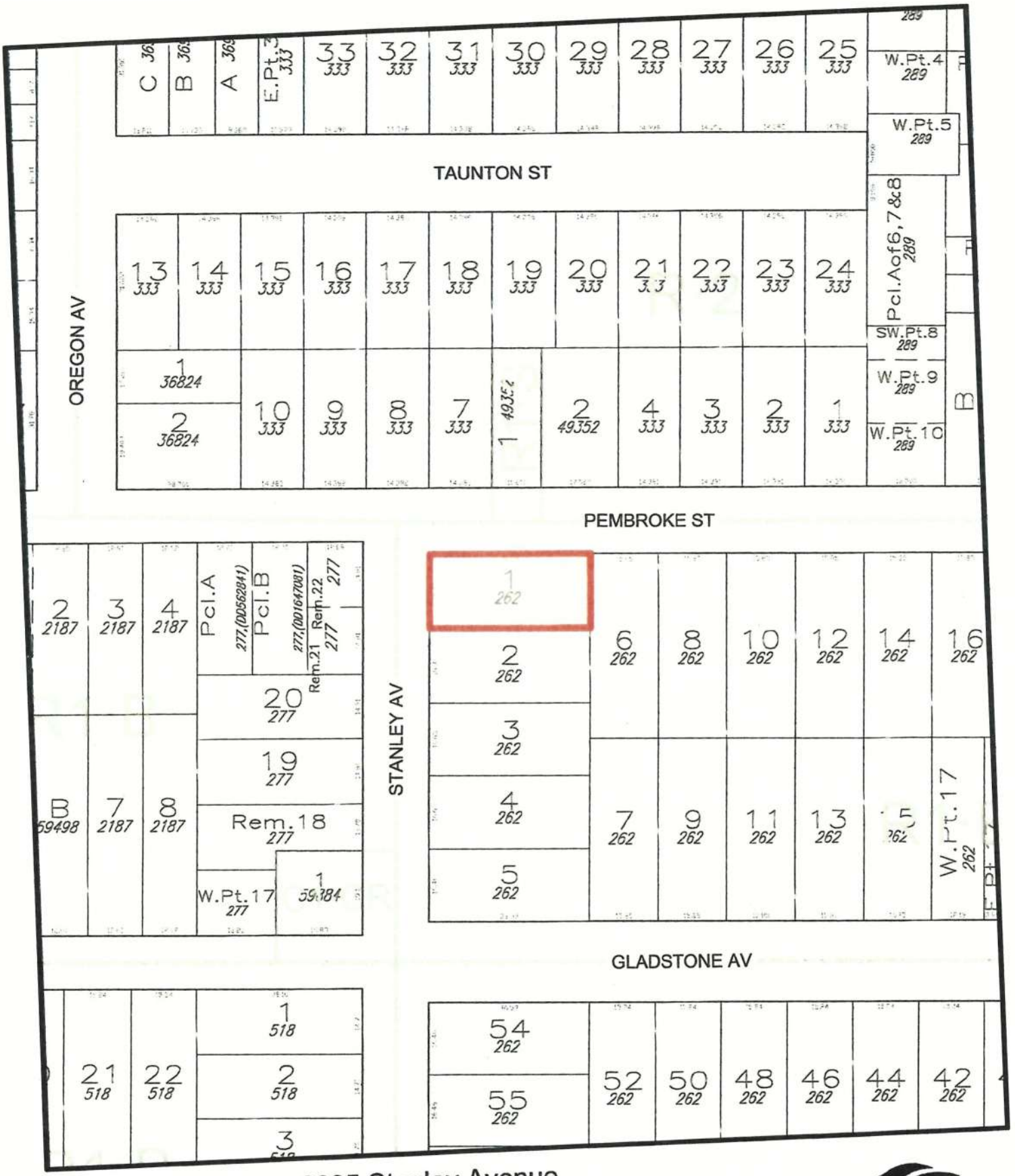
Jonathan Tinney
Director
Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager:

Date: November 2, 2016

List of Attachments

- Zoning map
- Aerial map
- Applicant's letters to Mayor and Council dated September 12, 2016, April 4, 2016 and July 28, 2015
- Letters from Fernwood Community Association dated October 19, 2016, June 14, 2016 and September 10, 2015
- Neighbourhood Correspondence
- Arborist report dated July 16, 2015
- Small Lot Housing Rezoning Petition
- Plans dated August 26, 2016.



2035 Stanley Avenue
Rezoning #00489
Bylaw #

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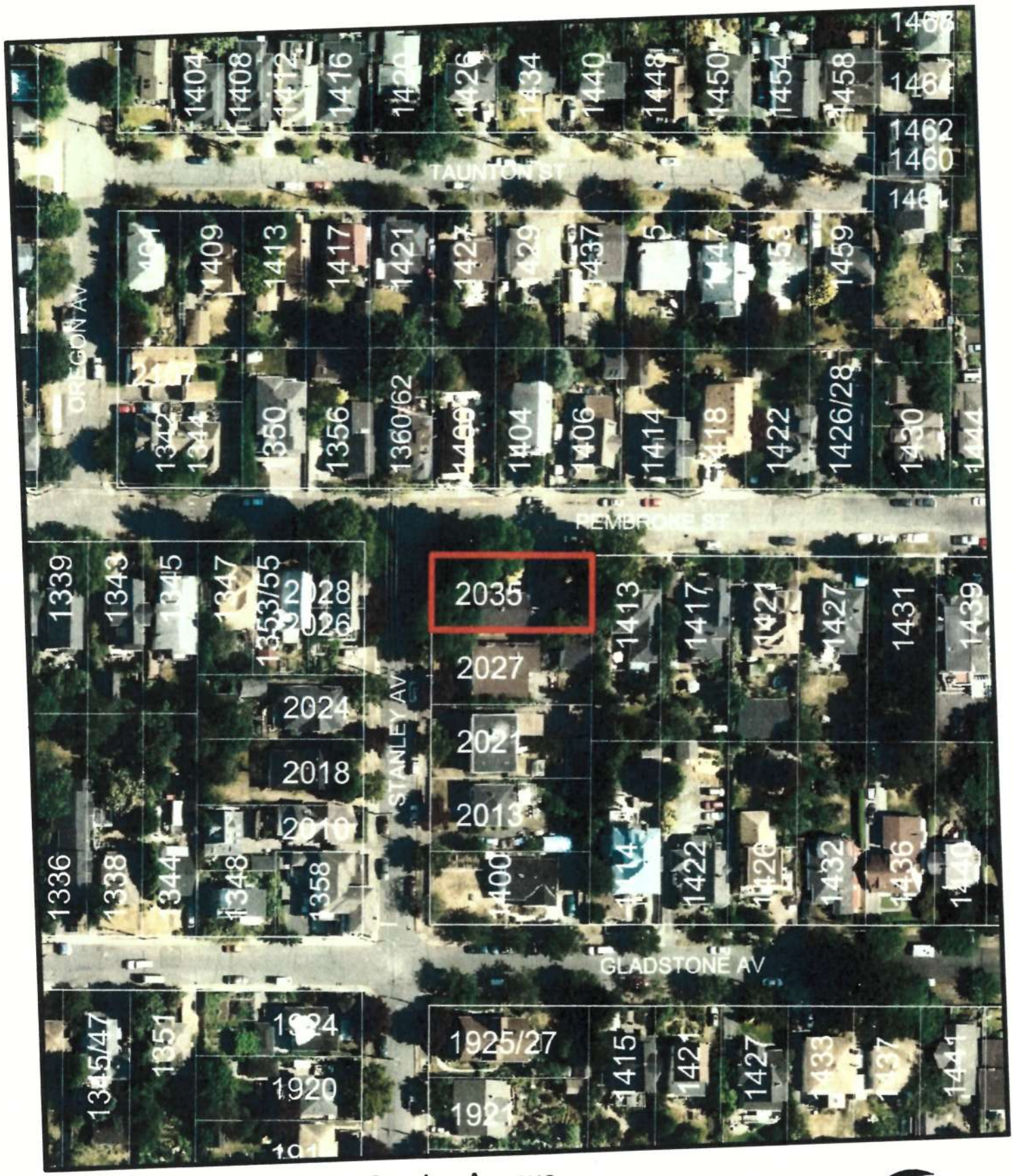
CITY OF VICTORIA



2035 Stanley Avenue
Rezoning #00489
Bylaw #

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CITY OF VICTORIA

September 12, 2016

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

Resubmission for Rezoning Application #00489 – 2035 Stanley

Resubmission Summary

This letter highlights the most recent application changes requested at the last Council meeting. There were two items - 'size' and 'street pattern'.

1. Size

Some Councillors felt the footprint seemed too big on the lot, which raised discussions around a garden suite alternative. First, let me say that financially a garden suite is not practical. Why? Because a rezoning triggers very costly City required sidewalk and curb improvements which make it a non-viable option.

But, let's presume it is a viable option and explore further. The Guidelines for Garden Suites state corner lots qualify as a 'Plus Site' which means we could construct a building footprint up to 600 ft^2, and still be within the lot coverage requirement for a garden suite. The home we are proposing has a 556 ft^2 footprint and is well under the lot coverage requirement (see table below). Conceivably, a garden suite could consume a greater portion of this lot.

Comparing the proposed building to the R1-S2 zone we see it is well below all size requirements, even with the dedication considered. This was intentional since the lot was slightly less than required. We wanted to creatively infill this corner lot and not overpower the site. *Note that Council has approved other smaller lots in the area that have shown creative infill (R1-S22: Grant – Lot Area 215m^2, and R1-S25: Pembroke – Lot Area 219.5m^2)*

	R1-S2	Proposed	Incl. 1.39m dedication
Lot Area	260 m^2	247.82 m^2	225.03 m^2
Total Floor Area	190 m^2	103.19 m^2	103.19 m^2
Floor Area Ratio	0.60	0.416	0.459
Site Coverage	40.00%	24.48%	26.96%

The house, as demonstrated, is not too big for this lot. Its footprint is smaller than a garden suite. Compared to the R1-S2 zone it's a minimum of 13% under the allowed site coverage and the total floor area is 86 m^2 under. Through creative design the home presents as 1.5 storeys and its roofline is lower than the eastern neighbour.

2. Street Pattern

Feedback on 'street pattern' revolved around the home being too close to the street, and the design being too 'busy'. The revised application shows the house moved further back, away

from the street frontage, by 3'. The rear yard is still large enough (16.67') to enjoy outdoor living and is comparable to the rear yards of our recently approved application for small lot homes at 1705 Haultain.
Zebra Design has simplified the house pattern by minimizing the exterior texture changes, changing the window design, modifying the front door finish and flattening the porch roof so it 'disappears' into the roofline.

REVISED ELEVATION

PREVIOUS ELEVATION

Revisions were reviewed with the eastern neighbour and **they are not opposed** to these changes. They had also previously **signed a letter of support** for the completely new revised submission made in July 2015.

There is a strong feeling that 'something needs to go on this site'. I believe I have shown the best, most viable option is the one presented here. It is not too big, it is a harmonious design, it has support of the majority of the neighbours and we have worked hard to satisfy the eastern neighbour. This lovely new fee simple home will only serve to enhance the neighbourhood and provide much needed housing stock to Victoria.

Application Summary

Some Councillors expressed interest in a brief, high level summary of what has occurred since this application was originally submitted November 2012.

Nov 2012	Original Submission to Planning included details of: • Community Meeting and modified design in response to some CALUC suggestions. • Small Lot Petition - 100% in favor. ○ Modified the design to satisfy the eastern neighbour's concerns. They still wished to remain neutral in their response. (*Neutral counts on Petition as 'not against'*). • Arborist Report. • Geo Technical Report.

	• Work with Parks, Planning, Engineering. • Support from City Traffic for parking configuration.
Aug 2013	PLUC • Moved to Public Hearing with only a few conditions: ▪ Registered on title, upgrades to existing house, should application be approved. *(NOTE: All required upgrades have been completed)* ▪ Modified landscape to improve privacy screening at street.
July 2014	Public Hearing *(Note: Could not attend Public Hearing until covenant was registered in the City)* • Eastern neighbour ultimately brought forth concerns. • Council waived one year rule and asked we satisfy this neighbour.
July 2015	New Application Submission to Planning • Started from scratch – Zebra Design completely redesigned the new small lot home to address concerns of neighbour - massing, architectural finish, privacy for this neighbour and their window placement requests. *(NOTE: The eastern neighbour signed a letter of support for this revised proposal)* • Held another Community Meeting. • Conducted new Small Lot Petition - 92% in favor. (*One neighbour wanted more parking).*
Jan 2016	COW • Council noted that neighbours were supportive, but asked we address height and make the building look 'less massive'.
March 2016	Revised application as follows: • Held another Community Meeting • Redesigned to make home look smaller • Lowered height (*Original building height was within allowable limits but was lowered to help with size optics).*
June 2016	COW • Majority of Council have stated 'something' needs to go here. We were asked to explore garden suite alternatives and see if this addressed size and street pattern.
Sept 2016	Revised Application (detailed in previous section)

If at the next Council meeting, there are further clarifications required, I would be happy to speak to them.

Sincerely,

Kim Colpman

April 04, 2016

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

RE: Rezoning Application #00489 – 2035 Stanley

The above application began November 2012. Over the past 3.5 years we have responded to all of the directives from Planning and Council as follows:

- Registered covenant on title for the existing duplex to upgrade exterior subject to this rezoning application being approved.
- Redesigned streetscape/landscaping as suggested by Planning on new small lot.
- Although the east neighbour was not originally opposed, they ultimately spoke at the original public hearing against the project. Council waived the one year rule and asked we satisfy this neighbour. In response, we contracted Zebra Design to completely redesign the new small lot home. This neighbour signed a letter of support, which was presented at the January 14, 2016 Council meeting.
- At the January 14, 2016 meeting were asked to address massing and height. Zebra has expertly altered the roofline to create less 'massive' look, and has reduced the height 1'. Note that the massing on this site is only 26% site coverage. Small lot zoning allows for 40%. This is a *small* house, with a 550sqft footprint. Additionally the height is under the allowable maximum.

There was a suggestion at the last Council meeting that we needed to get support from Planning for this application. However, Planning may not be able to directly support it since their backing is largely based on a *technical* review of existing bylaws. We are looking for a new zone as we propose a creative use of a corner lot - sensitive infill that fits and is supported by neighbours. I believe however, Planning will be able to acknowledge the positive changes made to this revised proposal.

We have satisfied all requests from Council in regard to this application. Our proposal satisfies many OCP initiatives as detailed in my letter of July 28, 2015, and is consistent with other small lot applications previously approved by Council, also outlined in the previous letter, which is attached and contains details of many other aspects of this proposal, should you wish to review.

I trust this revised proposal meets with Council's approval and you will consider moving the application to Public Hearing.

Sincerely,

Kim Colpman

July 28, 2015

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

This application is a resubmission to rezone the property at 2035 Stanley. At the Public Hearing on July 22, 2014 Council waived the requirement for a one year waiting period to resubmit a revised application and asked me to address massing and design concerns expressed by the neighbour at 1413 Pembroke. I believe this is because Council felt that with some 'fine tuning' the proposal had merit. I therefore present to you a revised proposal for this property.

Description of Proposal

The basics of my proposal are largely the same. It is a request to rezone the corner property at 2035 Stanley Avenue to allow for subdivision that would retain the existing duplex and create an additional small lot for construction of a new home. The result would be an increase in available housing to support the City's projected population growth – an increase in an area identified for Traditional Residential small lot infill.

The existing duplex would remain 'as-is' and if rezoning is approved, the exterior would be upgraded in accordance with a covenant registered on the property May 2014. To summarize, the exterior of the duplex would be repaired where necessary and painted, and the picket fence repaired and painted (this was done last summer).

A new 3 bedroom family home would be constructed on the small lot facing Pembroke and sited to maximize street connectivity, visual presence and character.

Pembroke Elevation

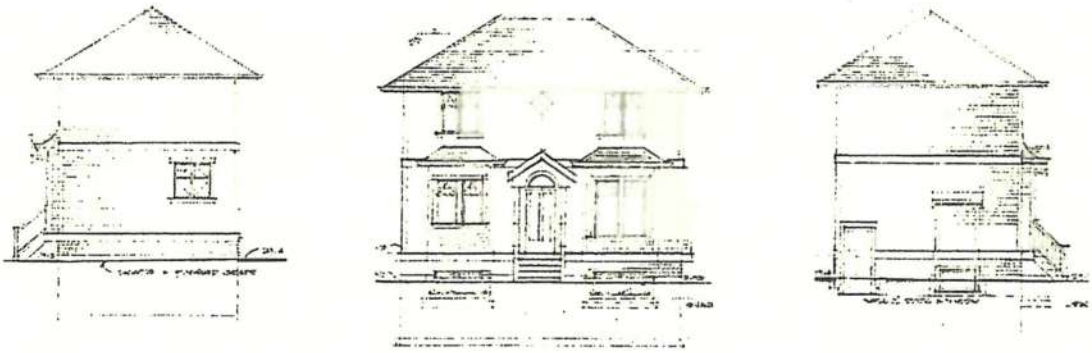
Neighbourhood Consultation

This is where the main changes take place. At the Public Hearing of July 12, 2014, Mr. and Mrs. Berry of 1413 Pembroke expressed concerns around the design, massing and privacy with the new small lot home. In order to create a solution satisfactory to all, I contracted award winning Zebra Design to help revision the proposed design.

After many months of collaboration and meeting with the neighbour, Mr. and Mrs. Berry have indicated they are satisfied and have signed a letter of support for this new proposal. (*Detailed letters are included in the Small Lot Petition package*). The main changes are:

1. Complete redesign of the new home incorporating architectural features of the building façade in smaller elements creating an impression of a 1.5 story building (addresses massing and design).
2. Refashioned exterior finish and roof design to enhance visual character and create harmony with the neighbourhood (addresses massing and design).
3. Added windows on the east and west elevations to break up the 'blank' wall (addresses design).
4. Incorporated a Yew hedge along southeast portion of the 6' fence (addresses privacy).
5. Reduced backyard patio and moved it away from the east neighbour (addresses privacy).

Original Proposal



Revised Proposal

The revised proposal was also presented to contiguous neighbours. As you will see in the attached Small Lot Petition, 92% of these neighbours are in favor of the proposal.

As well, on July 07, 2015 a Community meeting with the Fernwood Land Use Committee was held. The summary of this meeting is forthcoming from their Chair, David Maxwell.

Road Dedication

This proposal is subject to the City's automatic road dedication requirement that comes into play anytime there is a subdivision request – in this case 1.39m **off each street frontage.** The result is **12%** of the total land handed over which at today's market price, equates to **$72,000**.

I understand the City's need to plan for the future and developers'/citizens' need to contribute to the betterment our infrastructure – when it makes sense. The dedication program for this proposal is impractical.

These are two established streets with little opportunity for further subdivision and therefore little or no opportunity for the City to acquire more land through its dedication program. Additionally, the existing homes have improvements (retaining walls, garages) close to lot lines which the City would have to purchase and refurbish in lieu of any automatic dedications.

Walls Along Stanley

Walls Along Pembroke

All of these factors make the road dedication program unreasonable and financially disproportionate to the scale of this proposal.

Requested Variances

Although I am required to show road dedications on our plans and in the Site Data metrics, I have also included this information without the road dedication, which I believe is a more realistic analysis of this proposal.

New Small Lot SFD

The new small lot home has three variances when compared to the standard R1-S2 zoning. The following table explains these variances.

New Small Lot SFD				
Variance	Required (R1-S2)	Proposed	Proposed (Ded'n)	Rationale
Setback - Front	6.00m	4.19m	2.8m	The house sits 1.8m (6') closer to the street than the R1-S2 zoning allows. In my last proposal, Planning indicated the placement of the home was well sited for the lot. I agree, since the goal is to provide positive street connectivity, as outlined in the Design Guidelines, while maintaining a functional rear yard for home owners (*Note: There is no rear yard variance for the SFD).* The following are a few examples of current City small lot bylaws that support creative infill: • R1-S5: Rudlin – Front 3.5m • R1-S19: Springfield – Front 3.0m • R1-S21: McKenzie – Front 3.0m
Setback – Int East With window No window	 2.40m 1.50m	 1.52m 1.52m	 1.52m 1.52m	Without a window, the proposal meets the setback requirement. However, the east neighbour has expressed the importance of these windows and there are no overlooks as a result. According to the Small Lot Design Guidelines: *Relaxation of side yard requirements may be appropriate in some instances to facilitate interesting and innovative design solutions, provided that the encroachment into the setback does not adversely affect the privacy, sunlight or views of the adjacent property.*
Lot Area	260.00m^2	247.82m^2	225.03m^2	In practical terms, the lot is 12.18 m^2 shy of the R1-S2 requirement. However, the size and massing of the building has been designed for

New Small Lot SFD				
Variance	Required (R1-S2)	Proposed	Proposed (Ded'n)	Rationale
				the site and to conform to zone requirements for floor area and site coverage. R1-S2 SFD **Floor Area:** 190 m^2 148.68 m^2 **Site Coverage:** 40% 24.48% (26.96%) The City has approved other small lot bylaws in support of infill that utilizes available land in a creative harmonious way. My request is not precedent setting. • R1-S21: McKenzie – Lot Area 240m^2 • R1-S22: Grant – Lot Area 215m^2 • R1-S25: Pembroke – Lot Area 219.5m^2

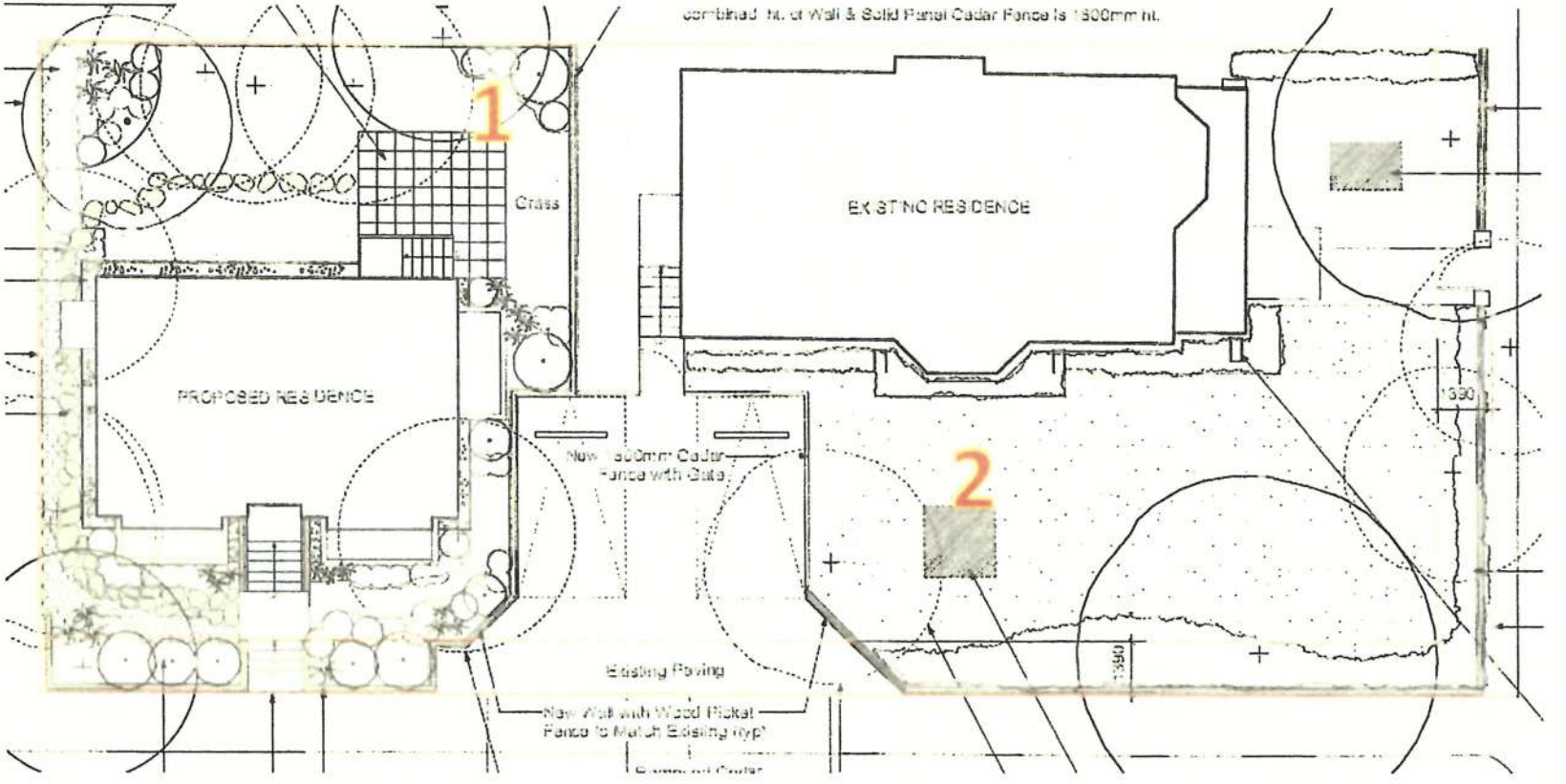
Existing Duplex

To my knowledge the City does not have a zoning bylaw to support a duplex on small lot, which does not preclude creating one should the proposal make sense. If we compare the new proposed duplex lot to the R1-S2 zone, it fares quite favorably.

Analysis of the Lot Area, Floor Area and Site Coverage reveals that the existing duplex building would meet the zoning requirements in terms of its size and coverage of the site **even on a 260m² lot**. The proposed lot is much larger and provides for wonderful outdoor space for the two existing residents.

Reviewing the Rear Setback shows that it could be identified as a Side Yard (see Rationale in the table below) Therefore the only 'real' practical variance request is for reduced parking.

Existing Duplex				
	Required (R1-S2)	Proposed	Proposed (Ded'n)	Rationale
Lot Area	260m²	359.17m²	309.98m²	
Lot Width	10.0m	16.59m	15.20m	
Setbacks • Front • Rear • Side (Interior) • Side (Ext)	 6.0m 6.0m 1.5m 1.5m	 6.26m 2.50m* 0.30m** 8.24m	 4.87m 2.50m 0.30m 6.85m	* The duplex rear yard (east) is against the west side yard of the new home. Because the duplex has a large greenspace at the north west of its lot, this 'rear' yard is not a place for outdoor activity. It could be argued that it reads more like a side yard and would therefore conform to the 1.5m requirement ** This is an existing condition that has the benefit of creating a large green yard space (about 180m²/1940ft²) on the north east part of the property.
Bldg Height	7.5m	7.70m	7.70m	This is an existing condition an in practical terms equates to 6inches.
Floor Area (Total)	190m²	153.85m²	153.85m²	
Floor Area Ratio	0.60	0.43	0.50	
Site Coverage	40%	29.38%	34.05%	
Parking	2	1	1	The parking is situated in its existing location. See Transportation Management Strategy for more details.
Green Space	NA	180m²	141m²	This is a large green space for residents. In fact the current duplex tenants utilize and share this space today.



This Site Plan (#1) shows the separation between the houses as more of a side yard arrangement, with the existing residence enjoying a large outdoor space in the northeast of the property (#2)

Transportation Management Strategy

Providing for the car in urban centres is in transition. The cost of land and desire for affordable housing, is making it very difficult to give up this precious resource to the car. People are now looking for housing close to urban centres where they can choose alternative transportation options and move away from vehicle ownership.

For this reason, the Official Community Plan (OCP) asks that we c*onsider reductions in parking requirements where geographic location, residential and employment density, housing type, land use mix, transit accessibility, walkability, and other factors support non-auto mode choice or lower parking demand.*

The property at 2035 Stanley is centrally located with easy access to all amenities. It has a very favorable walkscore which supports the OCPs intention and which is why we are requesting a parking variance for the duplex of 1 off-street stall. To support transportation alternatives, there is secured bike storage in the basement of the duplex. As well, 2 guest bike racks will be installed on the property (currently not shown on plans).

The City's Traffic department is in favor of this solution. When the original submission for the July 2014 Public Hearing was reviewed by the City, they were in favor of two parking stalls (1 for the duplex and 1 for the new home). Their requirement was to use the existing access and design the parking space in accordance with the Highway Access Code. The proposal reflects this request.

As well, the Traffic department was supportive of on street parking. They indicated that even though the frontage is 'green space' dedicated, this area of Fernwood supports this type of parking. They suggested some frontage improvements to accommodate the on street parking, which have not yet been detailed by the City.

City Policies

Official Community Plan and Regional Growth Strategy

Over the next 30 years, Victoria is expected to grow by an additional 20,000 residents. As a built-out city with little remaining undeveloped land, the OCP identifies the need to create more compact built environments within the Urban Core, Town Centres and Urban Villages and in close proximity to transit. This trend toward urbanization is skyrocketing as people move toward more sustainable, balanced lives close to work, play and amenities.

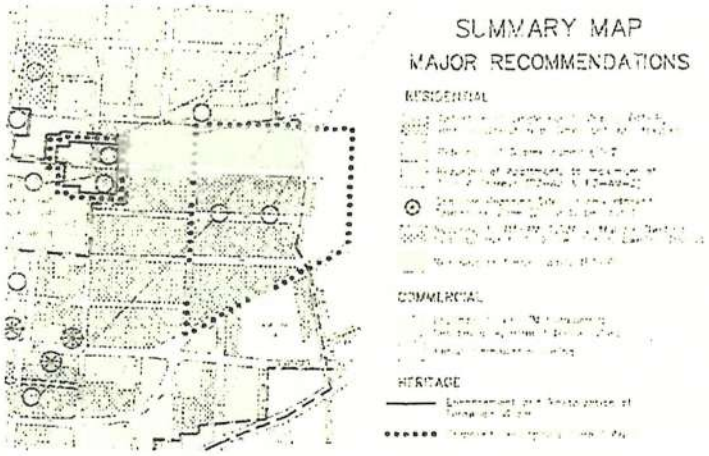
The OCP and the Regional Growth Strategy both have established goals to address this trend. The table below shows how this proposal supports these goals.

OCP Goal	Proposal
Housing Supply for Future Need – *Seek to accommodate population growth in the strategic locations, including an additional 10,000 residents in the Urban Core, 8,000 residents in and within close walking distance of Town Centres and Large Urban Villages, and 2,000 in Small Urban Villages and the remainder of residential areas in the city.*	Property is located: • 15 minute walk to North Park – a Large Urban Village. • 5 minute walk to the Fernwood – a Small Urban Village.
Land Management and Development - *Housing forecast growth of approximately 20,000 additional residents by 2041 is expected to reach Victoria's capacity available under existing zoning for new ground-oriented residential and exceed that for apartments, running the risk that housing will become increasingly more expensive as available capacity is depleted.*	Proposal keeps housing cost lower by: • Maximizing use of available land now. • Utilizing land for homes and greenspace and less for cars.
Land Management and Development – *Urban development should focus on building coherent, livable places of character, where the goods and services people need are close to home.*	Proposal includes a completely revisioned design for the new home which architecturally compliments the neighbourhood and creates a livable 3 bedroom family home. Property is located walking distance to most amenities and public transit.
Land Management and Development - *Give consideration to site-specific amendments that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context.*	Minor variances are required to achieve a very workable solution for this property. See Requested Variances for detailed explanations

OCP Goal	Proposal
Transportation – *Consider reductions in parking requirements where geographic location, residential and employment density, housing type, land use mix, transit accessibility, walkability, and other factors support non-auto mode choice or lower parking demand.* *Future development is to consider transportation options that reduce fossil fuel dependence, help conserve energy and produce low greenhouse gas emissions and other air contaminants.*	Property is well located for a desirable walkscore creating opportunities for alternative transportation and reduced reliance on the car. 
Land Management and Development - *For areas designated Traditional Residential, consider new development, infill, and redevelopment.*	Property lies within the Traditional Residential designation, and was identified for Small Lot Infill consideration.
Environment, Climate Change and Energy - *Continue to promote the reduction of community greenhouse gas emissions, through compact land use patterns such as walkable and complete centres and villages.*	Property centrally located to support residents ability to walk, bike or us public transit.

Fernwood Area Plan

The property at 2035 Stanley is designated as 'Traditional Residential' which is primarily ground-oriented building forms. Interestingly, the map below is the Fernwood Plan from 1996 showing that 2035 Stanley was part of an area to be considered for Small Lot Infill housing. Some 20 years later, this is exactly what we are proposing.



The goals outlined for Small Lot rezoning, all of which are supporting through this proposal, ask the City to:

- Support growth through small, adaptive and gradual change
- Revitalize neighbourhoods by allowing new infill construction
- Make (optimal) use of neighbourhood infrastructure (schools, water and sewer).
- Increase the quantity of detached dwelling lots while providing other options.
- Meet changing needs, wants and values of existing and future residents throughout the life cycle (e.g., the need for ground-oriented housing for families with children, the desire for smaller houses and yards for seniors, couples, empty nesters or singles).

With these goals I mind, Zebra Design has expertly applied architectural elements that are sensitive to the siting, massing and visual character of this small lot home and meet the Design Guidelines, such as:

- A streetscape that is sensitive to the character and rhythm of the neighbourhood.
- Horizontal features and smaller elements to visually reduce the size.
- Stepping back of second floor roof line to create an impression of 1.5 stories instead of 2.
- Roof detail, pattern changes and proportional windows for visual character.
- Heritage color and material finishes to harmonize with the area.

In the new home, the front yard creates a welcoming street connection by combining soft landscaping of drought tolerant native plantings against the traditional picket style fence. This fence is mimicked and matches that of the existing duplex along both street frontages. Side and rear yard fences are 6' panels for outdoor privacy.

Most trees being removed are because of poor health, and is welcomed by the east neighbour who often has large dead branches falling into their driveway. One tree is being removed from the SFD lot to accommodate the new home and is being replaced with a Milky Way Dogwood in the south east corner. One cedar tree is being removed to accommodate parking.

Apart from the rear patio and entry sidewalk of the SFD, there is no hardscape. The pathway to the rear yard is flagstone to support sustainable landscape design. The remainder of the site is plantings and grass.

There is no extensive landscaping required for the existing duplex apart from maintenance and basic cleanup.

An arborists report identifying all trees was submitted with the original application and is included again with this application. Additionally, Talbot and Mckenzie provided an updated review (July 16, 2105) of the Robina Trees in the road dedication area identifying these trees are reasonably healthy and require no special maintenance.

Green Building Features

- Retaining existing duplex
- Providing secure bike storage and guest bicycle parking
- Drought tolerant, native plantings, flagstone pathways, pavers for patio
- Energy Star Windows
- Energy Star Appliances
- Use of non HCFC expanding foam around window and door openings
- Fibreglass Exterior Doors
- Natural Hardi Exterior Siding
- Minimum 30 year warranty of roofing material
- MDF casing and baseboard trim (reducing reliance on old growth forest products)
- Installation of hardwired carbon monoxide detector to ensure air quality
- Low Formaldehyde insulation, subfloor sheathing, exterior sheathing, insulation, carpet underlayment and cabinetry.
- Low VOC Interior paints
- Programmable Energy Star thermostat
- Energy Star ventilation fans
- Toilets CSA approved, 4.8L flush volume or less
- Low flow faucets and shower valves

Summary

Thank you for taking time to read through this detailed report. I trust I have adequately addressed the concerns raised at the July 2014 Public Hearing and respectfully ask Mayor and Council to approve my request to rezone 2035 Stanley. To summarize, here's why:

1. Victoria is a built out city with little land left to create additional housing to meet the demands of population growth.

2. The road dedication program for this property is impractical and hamstrings the development potential of this valuable corner lot.

3. The minor variances are not precedent setting and do not negatively impact the design, siting, massing, and character of the new home and have no impact on the livability of the existing duplex.

4. The proposal is a creative solution to available land in an area where the OCP supports small lot infill.

5. It is a centrally located property with a very high walk score making it practical for residents to seek alternate transportation options.

6. Fernwood will have a beautiful new home to welcome another family to its community ☺

Sincerely,
Kim Colpman

Fernwood Community Association

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October 19, 2016

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2035 Stanley Avenue - Rezoning Application (00489)

Dear Mayor and Council;

The Fernwood Community Association's Land Use Committee has reviewed the latest changes to the proposal to rezone 2035 Stanley Avenue, forwarded to us by the Sustainable Planning and Community Development Department on September 26, 2016.

The proposal is to divide this R1-B property (which currently has a legal non-conforming up and down duplex) into two site specific zones. One new zone will retain the non-conforming duplex and the second zone will allow for the construction of a new small lot home.

As previously communicated to the City (June 14, 2016), the Fernwood Land Use Committee currently has a policy in place whereby we do not support a small lot subdivision that needs the required set-backs to be reduced significantly, as in the present case. In light of the ongoing escalation in the value of small lot developments we believe this goes against the original intent of the small lot house policy of providing an affordable housing option.

With the latest design revisions, the proposed small lot house continues to be too large for the proposed new site specific zone. As well, the new house still will not align with the other houses to the east on Pembroke Street as clearly described in the City's Small Lot House Design Guidelines. Other ongoing issues include a basement with outside access for the proposed new house, which easily could be made into a suite, and the removal of existing parking stalls. Both of these concerns have been raised by neighbours at two land-use meetings without discernible changes being made.

We continue to believe that the neighbours and the community would be better served by permitting a Garden Suite to be built on this lot and that the City should consider an exception to existing restrictions in order to permit this to happen. The potential benefits to the neighbourhood of this option were outlined in our June 2016 letter.

If the proposed subdivision of this lot goes ahead we have been unable to determine if it would be possible for the existing non-conforming duplex to be removed from the newly created lot and a strata duplex built on the lot by applying to the Board of Variance for a variance to relieve hardship. If that is the case we recommend that the new lot containing the non conforming duplex be restricted to only allow for the building of a two storey small lot house. We believe this would adequately encourage the preservation and maintenance of the existing heritage building that currently provides two much-needed affordable rental units.

Sincerely,

David Maxwell
Chair, Land Use Committee
Fernwood Community Association

Pc: Sustainable Planning and Community Development Department,
City of Victoria

Fernwood Community Association

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June 14, 2016

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2035 Stanley Avenue - Rezoning Application (00489)

Dear Mayor and Council;

On Monday June 13, 2016 the Fernwood Community Association's Land Use Committee invited members of the community to meet with the developer to review the latest changes to the proposal to rezone 2035 Stanley Avenue.

The proposal is to divide this R1-B property (that currently has a legal non-conforming up and down duplex) into two site specific zones. One new zone will retain the non-conforming duplex and the second zone will allow for the construction of a new small lot home.

The Fernwood Land Use Committee currently has a policy in place where we do not support a small lot subdivision that requests a significant number of variances.

When considering developments in the Fernwood neighbourhood, the Land Use Committee will be guided by the following planning guidelines.

Small Lot Zone – this includes site specific zones requesting the equivalent of a small lot house.

The criteria for small lot developments are already generous by allowing houses to be built on smaller lots with smaller set-backs. As a result, requests for variances that enlarge the footprint of the house significantly – therefore reducing required set-backs - are not supported. Modest variances to allow for steps, small porches or bay windows will be considered by the land use committee, in consultation with neighbours, on a case by case basis.

This policy concerning small lot developments was initially developed to give proponents a clear understanding of where we stood as a neighbourhood. This approach now makes even more sense as we see the escalation in the value of small lot developments. We believe that granting numerous and significant variances in order to create a small lot subdivision will exacerbate this situation and goes against the original intent of the small lot house policy of providing an affordable housing option.

This proposed new home requires two significant variances:

The lot for the new house is too small by 34.97m2.

The front yard variance of 3.2 meters places the new house so that it will not align with the other houses to the East on Pembroke Street.

The City's Small Lot House Design Guidelines address this issue by saying 'Unless handled carefully, a setback that varies significantly from the established pattern may be disruptive to the streetscape.'

Generally the comments made at both community meetings did not support this rezoning.

If the proposed subdivision of this lot goes ahead, it is our understanding that the new site specific zone that has the non conforming duplex on could have a strata duplex built on it. With current property values this makes the exiting house very attractive to be torn down in order to build a strata duplex on the lot through a hardship variance. The unintentional consequence of approving these two site specific zones could be three houses being built on this lot.

Considering the above, it is our opinion that the neigbours and the community would be better served by permitting a Garden Suite to be built on this lot. The challenge here is the Garden Suite Zoning does not allow for a secondary suite to also exit on the property and in this case, the non conforming up and down duplex is considered a secondary suite.

Despite this challenge, we are suggesting that you consider an exception to permit a Garden Suite in this circumstance.

From the community's perspective a garden suite in this location would be supportable for a number of reasons:

- It respects our ongoing concern regarding the request for significant variances to allow for a Small Lot Subdivision which could result in fitting a square peg into a round hole.
- Introducing a garden suite as an option provides an attractive rental housing unit – one that would likely meet the needs of a person with mobility issues. Now it

won't be an inexpensive rental but will add to the City's rental stock and therefore increase supply to a small degree.

- Unlike a rental house, it should remain a stable rental as the unit can't be sold for redevelopment.
- It might also slow the escalation in land values where people speculate they might be able to get a small lot subdivision approved despite not meeting the requirements of the Small Lot Zone.
- It increases the chance that the property will be sold and the new owner may decide to restore the existing house and convert it back to a single family home. Someone with an interest in developing a sizable garden would find this property attractive especially if it is already zoned for a garden suite.

At Monday's Land Use Meeting neighbours complained about an ongoing lack of maintenance to the lawn and trees on the lot.

Sincerely,

David Maxwell
Chair, Land Use Committee
Fernwood Community Association

Pc: Sustainable Planning and Community Development Department,
City of Victoria

Fernwood Community Association

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September 10, 2015

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, B.C. V8W 1P6

Re: 2035 Stanley Street Rezoning Application (REZ00489)

Dear Mayor and Council;

The Fernwood Community Association held the Official Community Meeting for this proposed development in the main hall at 1923 Fernwood Road on July 7, 2015. No Preliminary Community Meeting was held concering this proposal.

The proposal is to divide this R1-B property that currently has a legal non-conforming up and down duplex into two site specific zones. One new zone will retain the duplex and the second zone will allow for the construction of a new small lot home.

This proposal requires a number of significant variances that in our opinion would set a precedent that erodes the spirit of both the small lot and duplex zones. Additionally the Fernwood Community Association has adopted the following planning guideline concerning the small lot zone.

> The criteria for small lot developments are already generous by allowing houses to be built on smaller lots with smaller set-backs. As a result requests for variances that enlarge the footprint of the house significantly – therefore reducing required set-backs - are not supported. Modest variances to allow for steps, small porches or bay windows will be considered by the land use committee, in consultation with neighbours, on a case by case basis.

The above concern would logically also apply to the duplex zone requested.

Another way to make better use of this lot and also increase the supply of affordable rental housing would be for the City to allow the construction of a one storey garden suite on this site with appropriate off street parking for both residences. This would also address the concern some neighbours have about parking. When looking at parking we believe it is important to look at the number of houses in the immediate vicinity that currently do not have off-street parking. A review of this kind would also need to consider the number of legal and illegal suites in the immediate area. Neighbours of this rezoing application have reported that a number of such suites exist including more than one per lot. Requesting the City enforce its current guidelines concerning such suites could inadvertently lead to a reduction in affordable rental housing. The neighbourhood currently seems to have the ability to accommodate these secondary suites as well as, potentially, an additional yet compact rental unit on the property in question with appropriate parking. Conversely, this rezoning proposal with its larger building footprint and reduced parking could upset that balance.

Additionally concern has been expressed that the proposed new building, with its outside entrance to the basement, could invite the development of an illegal secondary suite.

Sincerely,
Naomi Simpson per David Maxwell

David Maxwell
Chair, Land Use Committee
Fernwood Community Association

Pc: Sustainable Planning and Community Development Department,
City of Victoria

Julie Lommerse
1400 Pembroke Street, Victoria BC V8R 1V6

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

Re: Rezoning Application #00489 – 2035 Stanley Ave

On Monday, June 13, 2016 I attended a neighbourhood meeting where Large and Co. presented the changes made to the plans for the 'Small Lot' house proposed for this site. This presentation was in preparation for the upcoming Committee of the Whole meeting on June 16, 2016.

I live opposite the project site and have previously expressed concern about the proposal for the new home. From what I understand, the differences from the last submission are that the proposed new dwelling building was lowered and that the façade was changed slightly — neither of which address the concerns I had with the project, which include:

- Lack of off-street parking - There are only two parking stalls proposed for a 3-unit development. Currently there are two parking stalls for the existing house which has two units, so therefore, how I interpret this is that, there would be no additional parking stalls added for the new house.
- Size of house – I would have supported a smaller house (not shorter) -- one that takes up less space on the lot, so that off-street parking and an acceptable amount of landscaping could be accommodated. I am not that concerned with the look of the house, but rather the size. In the presentation on Monday evening, the developer called this a small family house, but at 1600 sq. ft., I would interpret this as an average size for a house. At 1600 sq. feet I am guessing that it is about the same size, if not larger, than a number of the houses (cottages) currently found along Pembroke Street. A number of my neighbours were concerned that there is a basement associated with this house, a basement that possibly could be used for rental income (illegally), potentially adding even more households to this lot — something that I also am concerned with.
- Proposed setback variances on all thee sides of the new house - which in my option is a real concern on an already tight lot.
- Proposed new lot is smaller than the minimum required for a small lot - which I feel sets a dangerous precedent for our neighbourhood.
- Ivy not being removed from the large tree facing Stanley Street so the arborist can make an accurate assessment on the tree.

As I have previously mentioned, I would rather see a small cottage or perhaps a carriage house on this site, rather than a full-sized family home which doesn't have enough space to accommodate parking or outdoor living.

Sincerely,

Julie Lommerse

Talbot Mackenzie & Associates
Consulting Arborists

July 16, 2015

K.J. Colpman
967 Bank Street
Victoria, BC V8S 4B1

Re: Robinia trees in municipal road dedication at 2035 Stanley Avenue

During our recent site visit, at your request, we visually inspected the health and structural characteristics of the above ground portions of three Robinia psuedoacacia trees numbered 0337, 0349 and 0350 located within the property boundaries, but where they will be in the area of a proposed road dedication on the frontages of Stanley Avenue and Pembroke Street.

All three trees appear reasonably healthy with no fruiting bodies or other indicators of the presence of wood root decay pathogens in evidence. There was also no soil cracking, heaving, root plate lifting or any other indicators of root plate instability observed at the time of this site visit, and the structural characteristics of the three trees observed is typical of most Robinia trees of this size and age.

Our assignment did not include taking resistograph readings, increment core samples or other detailed structural analysis, and while we did not observe any visual evidence of the presence of large cavities nor did we observe evidence of health decline or the presence of disease pathogens or infestations of insect pests, the canopy of Robinia #350 is covered in a dense layer of English Ivy, making it difficult to inspect the structure of the tree beneath this layer of ivy growth.

The growth characteristics observed in #349 are common for this tree species, where the tree develops multiple stems and growth leaders that have narrow angles of attachment, making them susceptible to failure during severe weather conditions or when decay is present at these stem unions.

Our visual inspection did not find any evidence to indicate that the health of any of the trees observed are in decline or that they pose an immediate risk; however, trees of this species do require pruning on a cyclical basis throughout their life to reduce weight from the major stems and limbs as a method of reducing the risk of stem failure and to correct structural defects as they occur. It appears that Robinia #339 has been pruned historically to remove some of the stems that had a weakness present at the unions, but we anticipate that additional pruning will be required on a 5 year pruning cycle to address any re-occurring structural defects and to reduce the risk of failure of the multiple competing stems.

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Email: treehelp@telus.net

..../2

It is our opinion that in future years the trees are likely to have maintenance requirements similar to other mature Robinia trees that are part of the municipal tree resource.

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

Yours truly,
Talbot Mackenzie & Associates

Tom Talbot & Graham Mackenzie
ISA Certified & Consulting Arborists

Disclosure Statement

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

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

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

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Talbot Mackenzie & Associates

Consulting Arborists

June 07, 2012

Phil Large
607 Vancouver Street
Victoria, BC V8V 3T9

Re: Tree Retention Report for 2035 Stanley Avenue

Assignment: Prepare a tree retention report to be used during the construction of an additional residence on the property at 2035 Stanley Avenue.

Methodology: For this purpose we reviewed the site plan and layout of the building, driveway and parking footprints During a June 06, 2012 site visit we examined and documented the tree resource on the property. For ease of identification in the field, each tree onsite was identified using a numeric metal tag attached to the lower trunk. Information such as tree species, size (dbh), Protected root zone (PRZ), Critical root zone (CRZ), health and structural condition, relative tolerance to construction impacts and general remarks and recommendations was recorded in the attached tree resource spreadsheet.

Tree Resource: The tree resource consists mainly of non-bylaw protected exotic tree species. Two (2) bylaw-protected Robinia trees grow on the property, where they are away from the general area of construction and where they are unlikely to be impacted.

Proposal: The proposal as outlined in the plans is to construct an additional residence on the east side of the lot and to widen the existing driveway to accommodate additional off street parking.

Potential impacts on the tree resource: From the information compiled during our site examination we have determined that it will not be necessary to remove any trees of bylaw-protected size to accommodate this proposal.
We are recommending that the following non bylaw-protected trees that will be impacted by the proposal be removed.

- Tree of heaven #0344 and #0346 – a tree species with an aggressive root system that makes it unsuitable to retain close to houses, hardscape and underground services.
- Douglas-fir #0343 – a tree species that has a low tolerance to construction impacts and is unlikely to survive.
- Big Leaf maple #0342 – that is infected with a wood decay pathogen
- Larch #0347 and Chamaecyparis #0348 – that are located within the footprint for the expanded parking area.

The plans indicate that the remaining trees on the property are to be retained.

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.../2

Excavation: The proposed building footprint is located where the excavation will not impact the bylaw-protected trees on the property.

Blasting and rock removal: We do not anticipate that any explosive blasting will be required on this site. If blasting is required, it is located where there is unlikely to be any impact on the bylaw-protected trees.

Grade changes: Any proposed grade changes are outside of the critical root zones of the bylaw-protected trees.

Pruning: The pruning of bylaw-protected trees should not be required to accommodate or attain clearance from the proposed new residence or aboveground services now or in future years. Any pruning that is required will be for the benefit of tree health or to address existing structural defects.

Servicing: We did not review the servicing drawings for the purpose of this report. It should be possible, however to install both the aboveground and underground services without impacting the bylaw-protected trees. Should it be determined that underground services must be upgraded or replaced near the bylaw-protected trees, their location and potential impacts must be reviewed by the Project Arborist.

Off site work: We have not been informed of any requirements to up grade or replace the offsite services or any of the municipal infrastructure. We also do not anticipate any alterations to the drainage patterns that would impact bylaw-protected or municipal trees.

Mitigation of Impacts: It is our opinion that the proposal as reviewed in the plans that were supplied is unlikely to impact any of the bylaw-protected or municipal trees. Any of the non bylaw-protected trees that you wish to retain should be isolated from the construction impacts by erecting barrier fencing.

- **Barrier fencing:** Areas, surrounding the trees to be retained, should be isolated from the construction activity by erecting protective barrier fencing. Where possible, the fencing should be erected at the perimeter of the critical root zones or at the edge of the canopy dripline. **We also recommend erecting barrier fencing along the west edge of the proposed parking area to isolate the adjacent bylaw-protected Robinia tree #0349 from accidental encroachment on its root zone.**

  The barrier fencing to be erected must be a minimum of 4 feet in height and constructed of solid material or flexible safety fencing that is attached to wooden or metal posts. If a flexible fencing material is used, the top and bottom of the fencing must be secured to the posts by a wire or board that runs between these posts. The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, construction), and remain in place through completion of the project. Signs should be posted around the protection zone to declare it off limits to all construction related activity. The project arborist should be consulted before this fencing is removed or moved for any purpose.

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

.../3

Conclusion: It is our opinion that the construction as proposed in the plans that were supplied will not have a detrimental impact on the bylaw-protected trees on the property or on any municipal trees.

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

Yours truly,

Tom Talbot & Graham Mackenzie
ISA Certified, & Consulting Arborists

CC – Nigel Banks

Disclosure Statement

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

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

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

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TREE RESOURCE
for
2035 Stanley Avenue

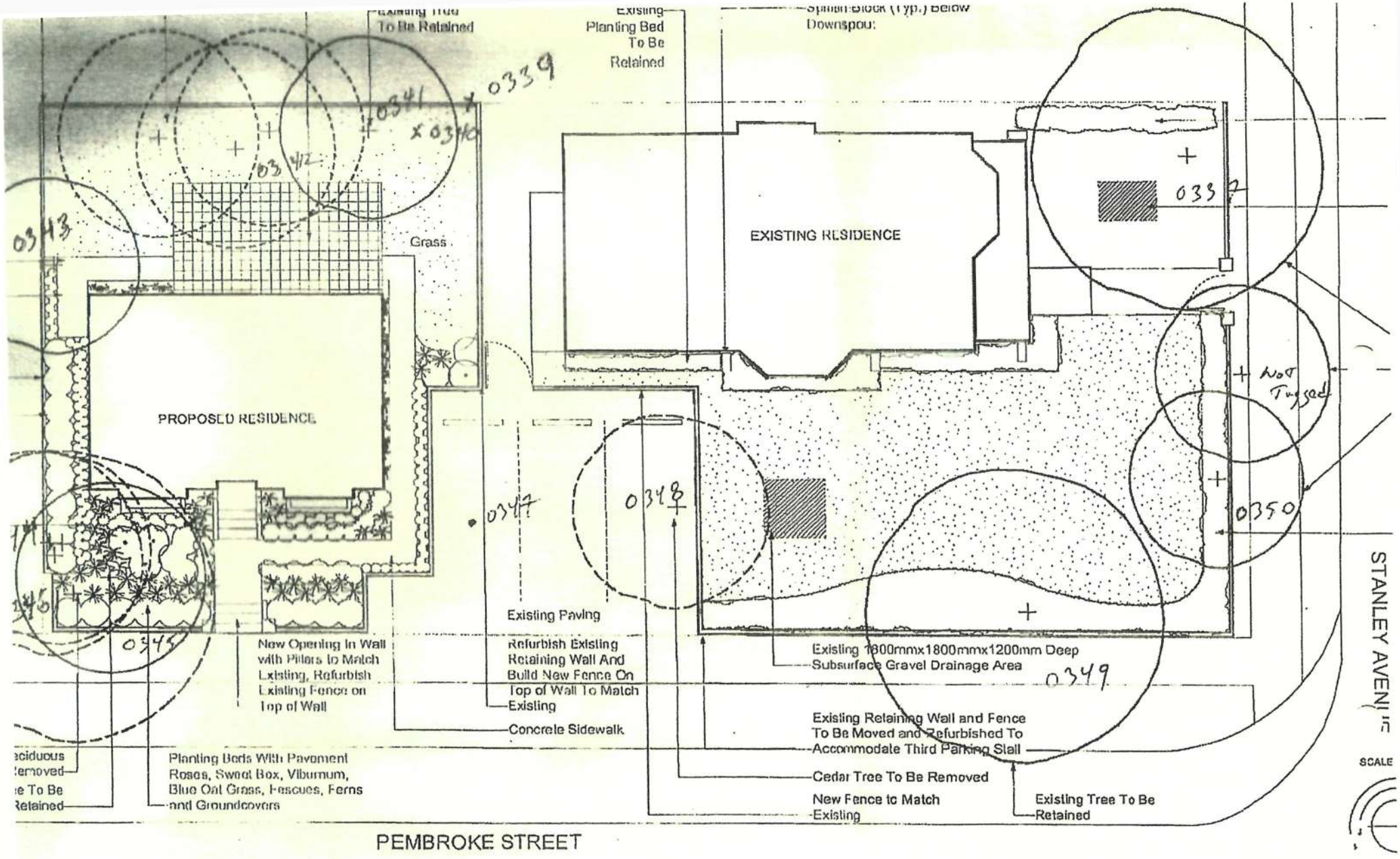
Tree #	d.b.h. (cm)	Species	PRZ	CRZ	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
0339	9, 10, 12	Tree of heaven	N/A	2.0	4.0	Good	Fair	good	Tri-dominant, ivy covered trunk, located partially on neighbouring property at 2027 Stanley Avenue.
0340	7, 8	Mountain ash	N/A	2.0	2.0	Fair	Poor	good	Co-dominant, 1 dead stem, suppressed.
0341	23	Chamaecyparis	N/A	2.3	4.0	Fair	Fair	good	Deflected top.
0342	39, 47	Big Leaf maple	N/A	8.5	11.0	Fair	Poor	moderate	Co-dominant, large hangers, 1 stem heavily decayed, *Ganoderma* fruiting bodies on both stems, heavily pruned. Poor specimen.
0343	52	Douglas-fir	N/A	8.0	6.5	Fair	Fair	poor	Epicormic growth, end-weighted limbs.
0344	40, 42	Tree of heaven	N/A	12.0	6.5	Fair	Fair	good	Included bark, tri-dominant, may be shared tree. Poor species to retain in residential area.
0345	multiple Stems	Mountain ash	N/A	3.0	3.0	Fair	Fair	good	9 stems between 8 - 10 cm diameter, growing near base of 0344.
0346	50	Tree of heaven	N/A	5.0	10.0	Fair	Fair	good	Located at Northeast corner of property, recent limb failure. Poor species to retain in residential area.
0347	20	Larch	N/A	2.0	4.0	Fair	Fair	good	Growing at base of retaining wall.
0348	25	Chamaecyparus	N/A	2.5	4.5	Fair	Fair	good	Growing at base of retaining wall.
0349	170	Robinia	15.0	12.0	11.5	Fair	Fair	good	10 stems, union above dbh, crossing stems, narrow unions, history of large stem removal.
0350	36	Robinia	N/A	4.0	8.0	Fair	Fair	good	One-sided canopy, included bark.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net

TREE RESOURCE
for
2035 Stanley Avenue

Tree #	d.b.h. (cm)	Species	PRZ	CRZ	Crown Spread(m)	Condition Health	Condition Structure	Relative Tolerance	Remarks / Recommendations
0337	130	Robinia	15.0	10.0	11.0	Fair	Fair	good	End-weighted limbs, ivy covered. Recommend ivy removal to examine structure more closely.
no tag	30	plum	5.4	3.0	4.0	Fair	Fair	good	Municipal tree, pruning wounds.

Prepared by:
Talbot Mackenzie & Associates
ISA Certified, and Consulting Arborists
Phone: (250) 479-8733
Fax: (250) 479-7050
email: Treehelp@telus.net



ended Nursery Stock

Botanical Name	Common Name	Size
Taxus baccata 'Fastigiata'	Irish Yew	#5 pot, 1.5m ht

bs

Botanical Name	Common Name	Size
Viburnum tinus 'Spring Bouquet'	Spring Bouquet Viburnum	#5 pot
Botanical Name	Common Name	Size

Perennials, Annuals and Ferns

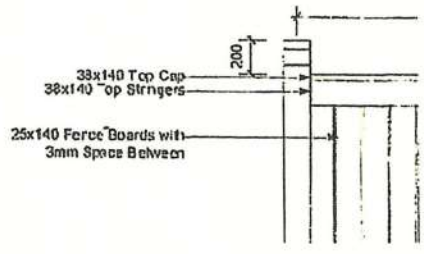
Total - 07

Botanical Name	Common Name	Size
Dianthus spicoli	Deer Fern	#1 pot
Festuca glauca	Common Blue Fescue	#1 pot
Helictotrichon sempervirens	Blue Oat Grass	#1 pot

Groundcovers

Total - 04

Botanical Name	Common Name	Size
Pachysandra terminalis	Pachysandra	#1 pot



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

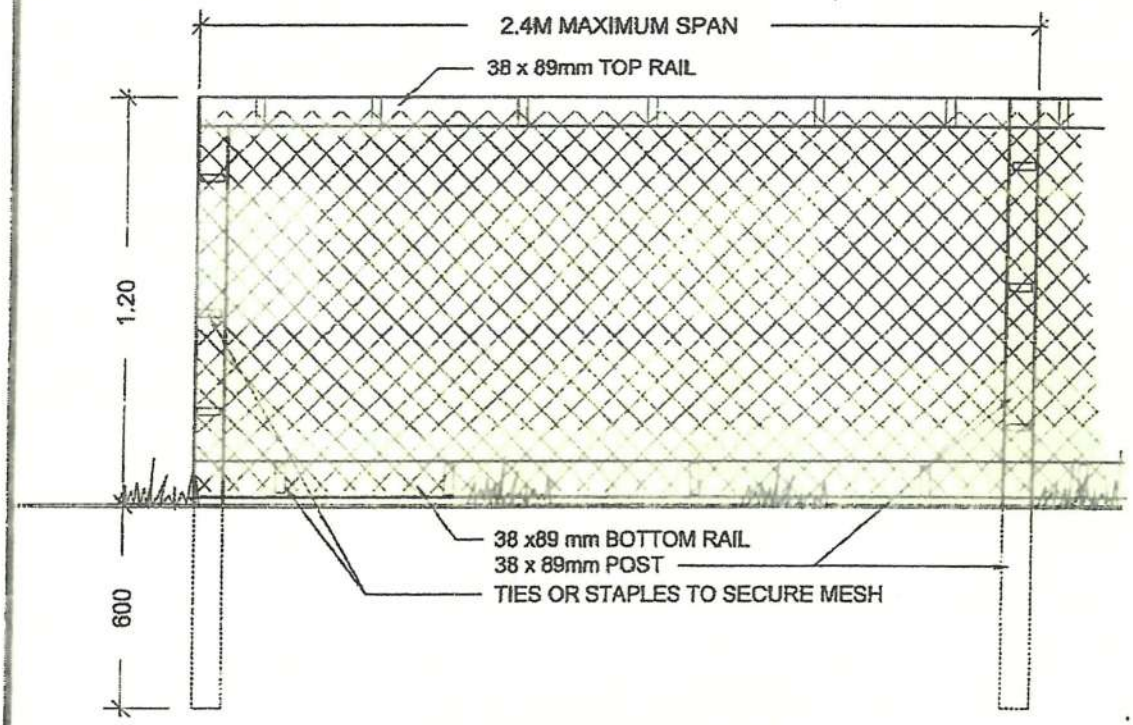
PRZ – ***protected root zone*** - the area of land surrounding a bylaw-protected tree that contains the bulk of the critical roots of the tree. Indicates the radius of a circle of protected land, measured in metres, calculated by multiplying the diameter of the tree by 18.

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.

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.

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



TREE PROTECTION FENCING

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

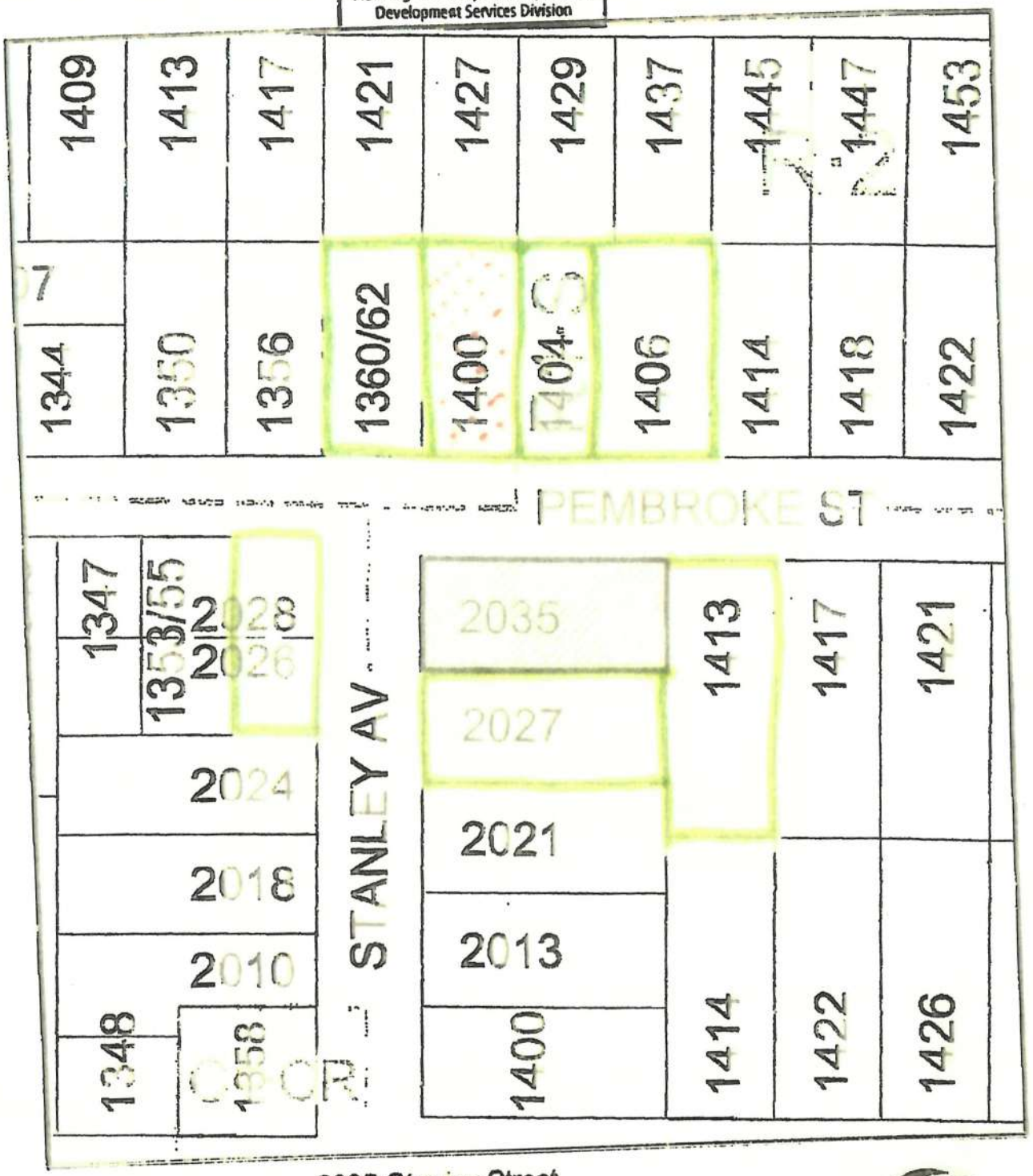
* IN ROCKY AREAS, METAL POSTS (T-BAR OR REBAR) DRILLED INTO ROCK WILL BE ACCEPTED

DETAIL NAME:

TREE PROTECTION FENCING

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

E105
DRAWING



2035 Stanley Street
Rezoning #00350
Bylaw #

CITY OF VICTORIA

SUMMARY
SMALL LOT HOUSE REZONING PETITION

I, Kim Colpman (applicant), have petitioned the adjacent neighbours* in compliance with the *Small Lot House Rezoning Policies* for a small lot house to be located at 2035 Stanley (location of proposed house) _____ and the petitions submitted are those collected by JULY 28 2015 (date).**

Address	In Favour √		Opposed √		Neutral (30-day time expired) √	
	OWN	RENT	OWN	RENT	OWN	RENT
1413 Pembroke *other correspondence attached	✓					
1406 Pembroke	✓					
1408 Pembroke	✓					
1410 Pembroke	✓					
1404 Pembroke (current)		✓			✓	
1404 Pembroke (new owner Aug 10)	✓					
1400 Pembroke			✓			
2028 Stanley	✓					
2028 Stanley		✓				
2026 Stanley	✓					
2027 Stanley	✓					
2027 Stanley		✓				
1360/1362 Pembroke					✓✓	
1362 Pembroke						✓

SUMMARY	Number	%
IN FAVOUR	11	92%
OPPOSED	1	8%
TOTAL RESPONSES	12	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 my rezoning application to the City of Victoria, I,

Kim Colpman, am conducting the petition requirements for the
(print name)

property located at 2035 Stanley Victoria B.C.

to the following Small Lot Zone: R1-S2

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

Please review the plans and indicate the following:

NAME: (please print) DAVID + CAROLYN BERRY (see note above)

ADDRESS: 1413 PEMBROKE 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:

We feel this design is a significant improvement over the one proposed previously.

June 17/15
Date

[signature]
Signature

June 17, 2015

Follow Up Meeting with David and Carolyn Berry Re: 2035 Stanley

On March 23, 2015, I met with Mr. and Mrs. Berry to discuss changes to our Proposal at 2035 Stanley, Victoria BC. David and Carolyn Berry are the contiguous neighbours to the east, living at 1413 Pembroke Street. A signed letter from March 23, 2015 is attached, indicating their acceptance of these changes.

Subsequent to this meeting, additional changes were made to the design. We contracted Zebra Design to prepare electronic CAD drawings for our Rezoning Submission Package (previously submitted hand drawn plans). Zebra Design consultants highlighted ways to make our design better, and to provide what we believe is an even more pleasing additional to the neighbourhood. Their suggestions have been incorporated into this new design, presented today to Mr. and Mrs. Berry. A copy of which was left for their records.

Mr. and Mrs. Berry have reviewed, and are satisfied with, the updated proposal. We have maintained the windows on the east and west sides at their request, as this is an important design feature from their site line perspective.

Sincerely

Kim Colpman

David Berry

Carolyn Berry

March 23, 2015

Meeting with David and Carol Berry Re: 2035 Stanley

After meeting with Mr. and Mrs. Berry and discussing their concerns, the following changes were made to our Proposal at 2035 Stanley, Victoria BC. David and Carol Berry are the contiguous neighbours to the east, living at 1413 Pembroke Street:

1. Design modified to include windows on side walls (east and west elevations) to eliminate 'blank' wall look. Windows will provide interest to the design and respect the privacy of the neighbours.
2. Incorporated a hedge along the southeast portion of the backyard and against the 6' fence to provide additional privacy and sound barriers.
3. Reduced the size of the patio from 20x12 to 12 x 12 to keep outdoor BBQ activity further away from Mr. and Mrs. Berry's property.

Mr. and Mrs. Berry also expressed other concerns which we have discussed.

1. A full bathroom in the lower floor may invite 'rental'.
    - This home is marketed toward families and as such must provide sufficient facility. A second full bathroom is an essential feature.
2. Blasting near their home.
    - Should blasting be necessary it will be carried out by professionals who are expert in mitigating damage to secondary properties. In the past, we have had no issues.
3. Existing Duplex needs attention.
    - This past summer, the fence was restored and painted. As well the yard was cleaned up. Should the rezoning be approved, we will be painting the exterior of the existing home as well.

Sincerely,

Kim Colpman

We have read the above letter and are satisfied with the changes Kim Colpman has made to her proposal for 2035 Stanley.

David Berry

Carol Berry

WE ALSO FEEL THE WINDOWS ADDED TO THE FACADE ON OUR SIDE IS AN ESSENTIAL COMPONENT TO OUR SATISFACTION WITH THE DEVELOPMENT.

SMALL LOT HOUSE REZONING PETITION

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

Kim Colpman am conducting the petition requirements for the
(print name)

property located at 2035 Stanley Victoria B.C

to the following Small Lot Zone: R1-S2

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

Please review the plans and indicate the following:

NAME: (please print) [illegible] (see note above)

ADDRESS: [illegible]

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:

[illegible]
Date

[illegible]
Signature

SMALL LOT HOUSE REZONING PETITION

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

[illegible] am conducting the petition requirements for the

property located at: _335 Stanley

to the following Small Lot Zone: R1-S2

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

Please review the plans and indicate the following:

NAME: (please print) [illegible] (see note above)

ADDRESS: 1404 [illegible] St

Are you the registered owner? Yes ☐ No ☒ - Family Home (owned)

RENTER. Daughter of owner.

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

July 12, 2015
Date

[signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Kim Colpman
(print name)
, am conducting the petition requirements for the

property located at 2035 Stanley

to the following Small Lot Zone: RS2

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) Dr. Naicker (see note above)

ADDRESS: 1404 Rembroke.

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.

NEUTRAL

Comments:

Owner contacted by phone (Live out of province). Home has been sold. New owners take possession mid-August 2015. Therefore their position is neutral. I (Kim Colpman) am trying to connect with new owners. Their realtor has been sent a copy of our rezoning proposal and asked to share it new owners and to contact me.

Date

KC (for Dr. Naicker - 250-362 2348)
Signature

SMALL LOT HOUSE REZONING PETITION

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

KIM CALMAN, am conducting the petition requirements for the
(print name)

property located at 2035 STANLEY AVE.

to the following Small Lot Zone: R1-S2

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

Please review the plans and indicate the following:

NAME: (please print) ALIK TATARYN (see note above)

ADDRESS: 1404 PEMBROKE

Are you the registered owner? Yes ☒ No ☐ NEW OWNER

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

JULY 28/2015
Date

Signature

SMALL LOT HOUSE REZONING PETITION

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

______________________, am conducting the petition requirements for the
(print name)

property located at 2035 STANLEY AVE.

to the following Small Lot Zone: ____________________

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) ALIK TATAROV (see note above)

ADDRESS: 1404 PEMBROKE

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:

JULY 28/[illegible]
Date

Signature

SMALL LOT HOUSE REZONING PETITION

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

Kim Colpman am conducting the petition requirements for the

property located at 2035 Stanley, Victoria, BC

to the following Small Lot Zone: RS-2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll surrounding 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 to be 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 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): Julia (Julie) Lommerse (see note survey)

ADDRESS: 1400 Pembroke St

Are you the registered owner? Yes X No ___

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

___ I support the application.

X I am opposed to the application.

Comments:

We're not opposed to any development on this site -- but we are opposed to the current proposal on the table for these reasons:

1. No Parking for New Home: no additional stalls have been proposed over and above the 2 which are on the site serving the 2 units of the duplex. For a house of this size then a minimum of 1-2 stalls should be provided.

2. Square footage of house is too large for the lot: If house were scaled back then there would be room for required parking and adequate green space. Perhaps a small cottage style home/coach house?

July 18, 2015
Date

Signature

SMALL LOT HOUSE REZONING PETITION

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

Kim Colquhoun (print name), am conducting the petition requirements for the

property located at 2035 Stanley

to the following Small Lot Zone: RS2

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) ______________________ (see note above)

ADDRESS: 1360/1362 Pembroke

Are you the registered owner? Yes ☐ No ☐

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

☐ I support the application.

NEUTRAL

☐ I am opposed to the application.

Comments:

Residents were not interested in reviewing the proposal and indicated they had no comment.

July 10, 2015
Date

____
Signature

SMALL LOT HOUSE REZONING PETITION

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

Kim Coleman, am submitting the petition requirements for the
(print name)

property located at 2035 Stanley

to the following Small Lot Zone: RS2

The City of Victoria's Small Lot Rezoning Policy requires that the applicant poll neighbours 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 its entirety at the time when the matter is before Council. The City considers your address relevant to Council's consideration of the 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: John Vissers (see note above)

ADDRESS: 2026/2028 Stanley Ave.

Are you the registered owner? Yes ☒ No ☐

LIVES IN 1 SUITE, RENTS THE OTHER

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

ensure that there is adequate off-street parking.

July 23, 2015

Signature

SMALL LOT HOUSE REZONING PETITION

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

Kim Wolman, am conducting the petition requirements for the
(print name)

property located at 2035 Stanley

to the following Small Lot Zone: RS2

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 ANDREW M. HULLAH see note above)

ADDRESS: 3358 SALSBURY WAY, V8P 3K3

Are you the registered owner? Yes ☑ No ☐ of 2027 Stanley

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

☑ I support the application.

☐ I am opposed to the application.

Comments:

25 June 15
Date

Signature

SMALL LOT HOUSE REZONING PETITION

In preparation for my rezoning application to the City of Victoria, I, Tim Coleman, am conducting the petition requirements for the property located at: 2035 Stanley, Victoria BC

to the following Small Lot Zone: R1-S2

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

Please review the plans and indicate the following:

NAME: (please print) Casey [illegible] (see note above)

ADDRESS: [illegible]

Are you the registered owner? Yes ☐ No ☑ RENTER

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

☑ I support the application.

☐ I am opposed to the application.

Comments:

[illegible]
Date

Signature

Received
City of Victoria

APR 0 5 2016

Planning & Development Department
Development Services Division

SITE DATA - 2035 STANLEY AVE (PROPOSED LOT 1 - EXISTING DUPLEX)

LEGAL DESCRIPTION - PROPOSED LOT 1 OF LOT 1, SECTION 75, VICTORIA DISTRICT, PLAN 262
ZONING - SITE SPECIFIC (PROPOSED)

	PROPOSED	PROPOSED (EXCLUDING 1.39M DEDICATION)
LOT AREA	359.17 M² (3866.02 FT²)	309.98 M² (3336.62 FT²)
LOT WIDTH	16.59 M (54.43')	15.20 M (49.87')
LOT DEPTH (AVG.)	21.58 M (70.64')	20.14 M (66.08)
SETBACKS		
FRONT	6.26 M (20.54')	4.87 M (15.98')
REAR (TO HOUSE)	2.50 M (8.20')	2.50 M (8.20')
REAR (TO STAIRS)	1.50 M (4.92')	1.50 M (4.92')
SIDE (INTERIOR)	0.30 M (0.98')	0.30 M (0.98')
SIDE (EXTERIOR)	8.24 M (27.03')	6.85 M (22.47')
AVG. GRADE	28.94 M (94.95')	28.94 M (94.95')
BUILDING HEIGHT	7.70 M (25.25')	7.70 M (25.25')
STOREYS	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA		
UPPER FLOOR	69.77 M² (751.00 FT²)	69.77 M² (751.00 FT²)
MAIN FLOOR	84.08 M² (905.00 FT²)	84.08 M² (905.00 FT²)
LOWER FLOOR (BSMT)	77.95 M² (839.00 FT²)	77.95 M² (839.00 FT²)
1ST/2ND STOREYS, TOTAL	153.85 M² (1656.00 FT²)	153.85 M² (1656.00 FT²)
ALL FLOORS, TOTAL	231.79 M² (2495.00 FT²)	231.79 M² (2495.00 FT²)
TOTAL FLOOR AREA	153.85 M² (1656.00 FT²)	153.85 M² (1656.00 FT²)
FLOOR AREA RATIO	0.43	0.50
SITE COVERAGE	29.58 %	34.05 %
PARKING	1 SPACE	1 SPACE

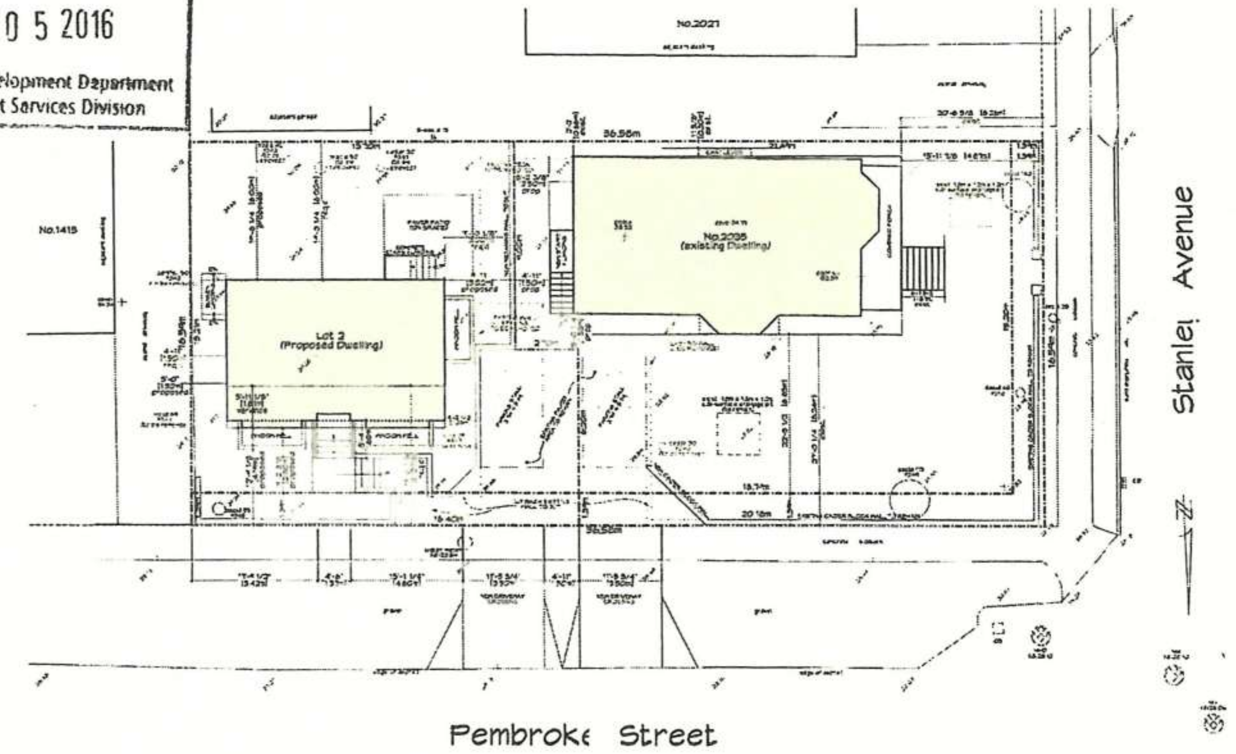
EXISTING LOT (PRE-SUBDIVISION)

	EXISTING	EXISTING (EXCLUDING 1.39M DEDICATION)
LOT AREA	606.99 M² (6533.56 FT²)	535.01 M² (5758.81 FT²)
LOT WIDTH	16.59 M (54.43')	15.20 M (49.87')
LOT DEPTH (AVG.)	36.37 M (119.98')	35.18 M (115.42')

SITE DATA - 2035 STANLEY AVE (PROPOSED LOT 2 - NEW SFD)

LEGAL DESCRIPTION - PROPOSED LOT 2 OF LOT 1, SECTION 75, VICTORIA DISTRICT, PLAN 262
ZONING - R1-S2 (PROPOSED)

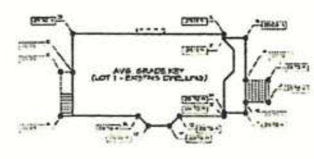
	REQUIRED	PROPOSED	PROPOSED (EXCLUDING 1.39M DEDICATION)
LOT AREA	260.00 M²	247.82 M² (2667.54 FT²) PROPOSED 12.18M² VARIANCE	225.03M² (2422.19 FT²) PROPOSED 34.97M² VARIANCE
LOT WIDTH	10.00 M	16.38 M (53.74')	16.38 M (53.74')
LOT DEPTH (AVG.)		16.60 M (54.46')	15.21 M (49.90')
SETBACKS			
FRONT	6.00 M	4.19 M (13.75') PROPOSED 1.81M VARIANCE	2.80 M (9.19') PROPOSED 3.20M VARIANCE
REAR	6.00 M	6.00 M (19.69')	6.00 M (19.69')
SIDE (INT. - EAST)	1.50 M	1.52 M (5.00')	1.52 M (5.00')
TO HAB. RM WINDOW	2.40 M	1.52 M (5.00') PROPOSED 0.88M VARIANCE	1.52 M (5.00') PROPOSED 0.88M VARIANCE
SIDE (INT. - WEST)	1.50 M	3.02 M (9.91')	3.02 M (9.91')
AVG. GRADE		29.29 M (96.09')	29.29 M (96.09')
BUILDING HEIGHT	7.50 M	7.06 M (23.16')	7.06 M (23.16')
STOREYS	2 + BSMT	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA			
UPPER FLOOR		51.51 M² (554.42 FT²)	51.51 M² (554.42 FT²)
MAIN FLOOR		51.68 M² (556.26 FT²)	51.68 M² (556.26 FT²)
LOWER FLOOR (BSMT)		45.49 M² (489.64 FT²)	45.49 M² (489.64 FT²)
1ST/2ND STOREYS, TOTAL		103.19 M² (1110.68 FT²)	103.19 M² (1110.68 FT²)
ALL FLOORS, TOTAL		148.68 M² (1600.38 FT²)	148.68 M² (1600.38 FT²)
TOTAL FLOOR AREA	190.00 M²	103.19 M² (1110.68 FT²)	103.19 M² (1110.68 FT²)
FLOOR AREA RATIO	0.60	0.416	0.459
SITE COVERAGE	40.00 %	24.48 %	26.96 %
PARKING	1 SPACE	1 SPACE	1 SPACE



Proposed Site Plan
Scale: 1:100

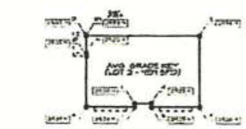
LOT 1 (EXISTING DWELLING) - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	28.89	28.55	[illegible]	3.61	103.32	1392.39	48.12	28.936
BC	28.55	28.56	28.55	0.99	28.26			
CD	[illegible]	29.70	[illegible]	[illegible]	[illegible]			
DE	29.70	29.11	29.41	[illegible]	381.39			
EF	[illegible]	29.11	29.11	0.30	8.73			
FG	29.11	28.88	29.00	1.78	51.61			
GH	28.88	28.73	28.81	3.49	100.53			
HI	28.73	28.73	28.73	1.87	53.73			
IJ	28.73	28.73	28.73	1.83	52.58			
JK	28.73	28.73	28.73	1.87	53.73			
KL	28.73	28.73	28.73	0.86	24.71			
LM	28.73	28.72	28.73	1.78	51.13			
MN	28.72	28.72	28.72	0.30	8.62			
NO	28.72	28.75	28.74	3.61	103.73			
OP	28.75	28.75	28.75	1.15	33.08			
PQ	28.75	28.76	28.76	1.73	49.75			FINISHED
QR	28.76	28.76	28.76	1.15	33.07			AVERAGE GRADE
RA	[illegible]	28.69	28.73	6.32	181.54			28.94
			TOTAL	48.12	1392.39			



LOT 2 (NEW SFD) - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	29.29	29.33	29.31	4.36	127.79	910.49	31.09	[illegible]
BC	29.33	[illegible]	[illegible]	0.25	[illegible]			
CD	29.00	[illegible]	[illegible]	1.49	[illegible]			
DE	28.34	[illegible]	29.34	9.14	[illegible]			
EF	[illegible]	[illegible]	[illegible]	6.10	[illegible]			
FG	[illegible]	[illegible]	[illegible]	3.85	[illegible]			
GH	[illegible]	[illegible]	[illegible]	0.30	[illegible]			
HI	[illegible]	[illegible]	29.24	1.57	[illegible]			
IJ	[illegible]	[illegible]	29.24	0.30	[illegible]		FINISHED	
JA	[illegible]	[illegible]	29.27	3.88	113.64		AVERAGE GRADE	
			TOTAL	31.09	[illegible]		29.29	



DRAWING LIST:

ISSUED FOR REZONING & DP
JUNE 17, 2015

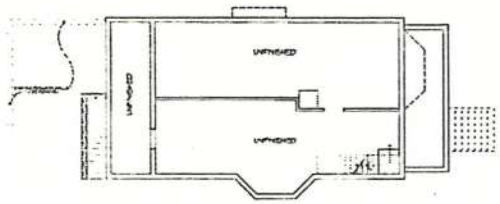
ZEBRADESIGN
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

LOCATION MAP

Drawn By: K. KOSHMAN
Date: June 17, 2015
Scale: AS NOTED
Project:
PROPOSED 2-LOT SUBDIVISION
2035 STANLEY AVE.
Title:
SITE PLAN & SITE DATA

REV NO	DESCRIPTION	DATE
1	AVERAGE GRADE RECALCULATED TO INCLUDE NEW SUNKEN LANDING SUNKEN LANDING ADDED TO SITE PLAN STAIRS MODIFIED TO ACCOUNT FOR BUILDING HEIGHT REDUCTION	MAR. 14/16

Revision | Sheet
SK 0.1

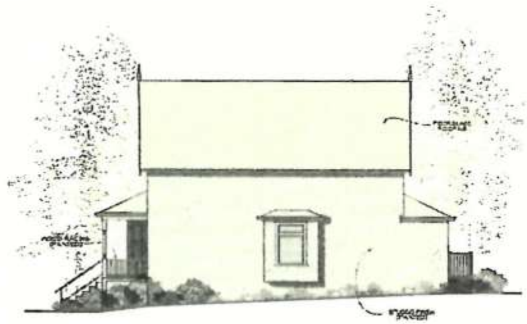


Lower Floor Plan - Lot 1
Scale: 1/8" = 1'-0"

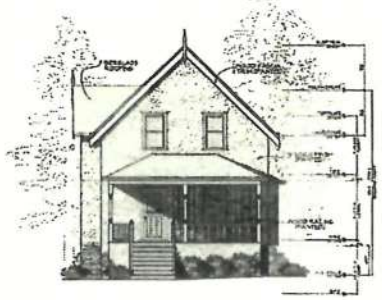
Main Floor Plan - Lot 1
Scale: 1/8" = 1'-0"

Upper Floor Plan - Lot 1
Scale: 1/8" = 1'-0"

NORTH SIDE ELEVATION
(PEMBROKE ST.)



SOUTH SIDE ELEVATION



FRONT ELEVATION
(STANLEY AVE.)

REAR ELEVATION

Elevations - Lot 1
Scale: 1/8" = 1'-0"

ISSUED FOR
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JUNE 17, 2015

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Drawn By: K. KOSHMAN

Date: June 17, 2015

Scale: AS NOTED

Project:
PROPOSED 2-LOT
SUBDIVISION
2035 STANLEY AVE.

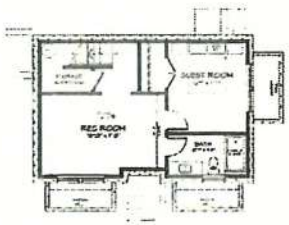
Title:
LOT 1
FLOOR PLANS ,
ELEVATIONS

REV. NO	DESCRIPTION	DATE
1	NO CHANGES	[illegible]

Revision

Sheet
SK
1.1

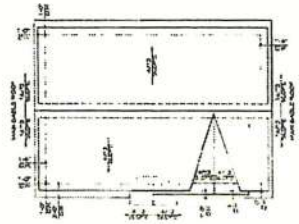
Proj. No. TBD



Lower Floor Plan - Lot 2
Scale: 1/8" = 1'-0"

Main Floor Plan - Lot 2
Scale: 1/8" = 1'-0"

Upper Floor Plan - Lot 2
Scale: 1/8" = 1'-0"



Roof Plan - Lot 2
Scale: 1/8" = 1'-0"

FRONT ELEVATION (PEMBROKE ST.)

WEST SIDE ELEVATION

REVISED ELEVATION

ORIGINAL ELEVATION

REAR ELEVATION

EAST SIDE ELEVATION

Elevations - Lot 2
Scale: 1/8" = 1'-0"

ISSUED FOR REZONING & DP
JUNE 17, 2015

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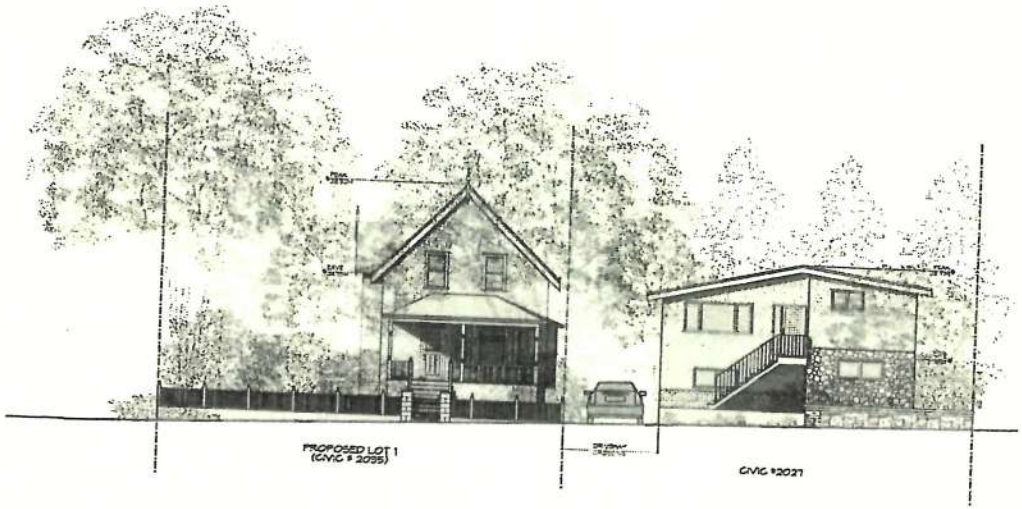
Drawn By: K. KOSHMAN
Date: June 17, 2015
Scale: AS NOTED
Project:
PROPOSED 2-LOT SUBDIVISION
2095 STANLEY AVE.

Title:
LOT 2
FLOOR PLANS & ELEVATIONS

REV NO	DESCRIPTION	DATE
1	ROOF SLOPE OF GABLE END SHOWN FROM ELEVATION CHANGED BUILDING LOWERED 1'-0" INTO 1/2 GRADE 4 OF RISERS REDUCED ON EXTERIOR STAIRS SUNKEN LANDING ADDED TO FLOOR PLANS & ELEVATIONS	MAR. 16/15

Revision
Sheet
SK 2.1
Proj. No.

Streetscape - Pembroke St.
Scale: 1/8" = 1'-0"



Streetscape - Stanley Ave
Scale: 1/8" = 1'-0"

ISSUED FOR
REZONING & DP
JUNE 17, 2015

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Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN
Date: June 17, 2015
Scale: AS NOTED
Project:
PROPOSED 2-LOT
SUBDIVISION
2035 STANLEY AVE.

Title:
STREETSCAPES

REV NO	DESCRIPTION	DATE
1	ROOF STYLE OF GABLE END ON FRONT ELEVATION CHANGED BUILDING LOWERED 1'-0" INTO THE GROUND	MAR. 16/15

Revision
Sheet
SK
3.1

Revisions
Received Date:
September 14/16

SITE DATA - 2035 STANLEY AVE (PROPOSED LOT 1 - EXISTING DUPLEX)

LEGAL DESCRIPTION - PROPOSED LOT 1 OF LOT 1, SECTION 75, VICTORIA DISTRICT, PLAN 262
ZONING - SITE SPECIFIC (PROPOSED)

	PROPOSED	PROPOSED (EXCLUDING 1.39M DEDICATION)
LOT AREA	359.17 M² (3866.02 FT²)	309.95 M² (3336.62 FT²)
LOT WIDTH	16.59 M (54.43')	15.20 M (49.87')
LOT DEPTH (AVG.)	21.53 M (70.64')	20.14 M (66.08')
SETBACKS		
FRONT	6.26 M (20.54')	4.87 M (15.98')
REAR (TO HOUSE)	2.50 M (8.20')	2.50 M (8.20')
REAR (TO STAIRS)	1.50 M (4.92')	1.50 M (4.92')
SIDE (INTERIOR)	0.30 M (0.98')	0.30 M (0.98')
SIDE (EXTERIOR)	8.24 M (27.03')	6.85 M (22.47')
AVG. GRADE	28.94 M (94.95')	28.94 M (94.95')
BUILDING HEIGHT	7.70 M (25.25')	7.70 M (25.25')
STOREYS	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA		
UPPER FLOOR	69.77 M² (751.00 FT²)	69.77 M² (751.00 FT²)
MAIN FLOOR	84.08 M² (905.00 FT²)	84.08 M² (905.00 FT²)
LOWER FLOOR (BSMT)	77.95 M² (839.00 FT²)	77.95 M² (839.00 FT²)
1ST/2ND STOREYS, TOTAL	153.85 M² (1656.00 FT²)	153.85 M² (1656.00 FT²)
ALL FLOORS, TOTAL	231.79 M² (2495.00 FT²)	231.79 M² (2495.00 FT²)
TOTAL FLOOR AREA	153.85 M² (1656.00 FT²)	153.85 M² (1656.00 FT²)
FLOOR AREA RATIO	0.43	0.50
SITE COVERAGE	29.38 %	34.05 %
PARKING	1 SPACE	1 SPACE

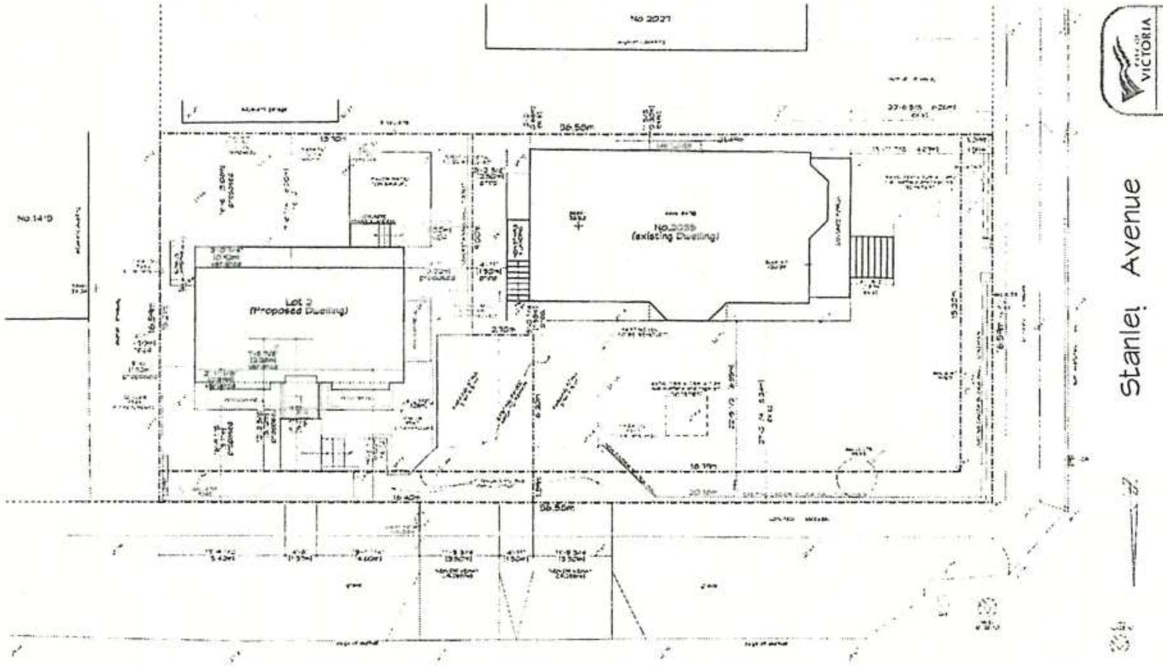
EXISTING LOT (PRE-SUBDIVISION)

	EXISTING	EXISTING (EXCLUDING 1.39M DEDICATION)
LOT AREA	606.99 M² (6533.56 FT²)	535.01 M² (5758.81 FT²)
LOT WIDTH	16.59 M (54.43')	15.20 M (49.87')
LOT DEPTH (AVG.)	36.37 M (119.98')	35.18 M (115.42')

SITE DATA - 2035 STANLEY AVE (PROPOSED LOT 2 - NEW SFD)

LEGAL DESCRIPTION - PROPOSED LOT 2 OF LOT 1, SECTION 75, VICTORIA DISTRICT, PLAN 262
ZONING - R1-S2 (PROPOSED)

	REQUIRED	PROPOSED	PROPOSED (EXCLUDING 1.39M DEDICATION)
LOT AREA	260.00 M²	247.82 M² (2667.54 FT²) PROPOSED 12.18M² VARIANCE	225.05 M² (2422.19 FT²) PROPOSED 34.95M² VARIANCE
LOT WIDTH	10.00 M	16.38 M (53.74')	16.38 M (53.74')
LOT DEPTH (AVG.)		16.60 M (54.46')	15.21 M (49.90')
SETBACKS			
FRONT	6.50 M	5.11 M (16.77') PROPOSED 1.39M VARIANCE	3.72 M (12.20') PROPOSED 2.78M VARIANCE
REAR	6.50 M	5.08 M (16.67') PROPOSED 1.42M VARIANCE	5.08 M (16.67') PROPOSED 1.42M VARIANCE
SIDE (INT. - EAST)	1.50 M	1.52 M (5.00')	1.52 M (5.00')
TO HAB. RM WINDOW	2.40 M	1.52 M (5.00') PROPOSED 0.88M VARIANCE	1.52 M (5.00') PROPOSED 0.88M VARIANCE
SIDE (INT. - WEST)	1.50 M	3.02 M (9.91')	3.02 M (9.91')
AVG. GRADE		29.35 M (96.29')	29.35 M (96.29')
BUILDING HEIGHT	7.50 M	7.31 M (23.98')	7.31 M (23.98')
STOREYS	2 + BSMT	2 STOREYS + BSMT	2 STOREYS + BSMT
FLOOR AREA			
UPPER FLOOR		51.51 M² (554.42 FT²)	51.51 M² (554.42 FT²)
MAIN FLOOR		51.68 M² (556.26 FT²)	51.68 M² (556.26 FT²)
LOWER FLOOR (BSMT)		45.49 M² (489.64 FT²)	45.49 M² (489.64 FT²)
1ST/2ND STOREYS, TOTAL		103.19 M² (1110.68 FT²)	103.19 M² (1110.68 FT²)
ALL FLOORS, TOTAL		148.68 M² (1600.38 FT²)	148.68 M² (1600.38 FT²)
TOTAL FLOOR AREA	140.00 M²	103.19 M² (1110.68 FT²)	103.19 M² (1110.68 FT²)
FLOOR AREA RATIO	0.60	0.416	0.459
SITE COVERAGE	40.00 %	24.48 %	26.96 %
PARKING	1 SPACE	1 SPACE	1 SPACE



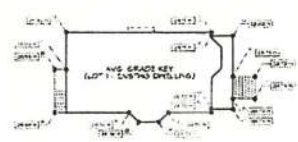
Proposed Site Plan
Scale: 1:100

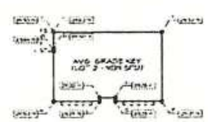
LOT 1 (EXISTING DWELLING) - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	28.69	28.55	28.62	3.61	103.32	1392.39	48.12	28.936
BC	28.55	28.55	28.55	0.99	28.26			
CD	28.55	29.70	29.13	3.19	92.91			
DE	29.70	29.11	29.41	12.28	361.15			
EF	29.11	29.11	29.11	0.30	8.73			
FG	29.11	28.88	29.00	1.78	51.61			
GH	28.88	28.73	28.81	3.49	100.53			
HI	28.73	28.73	28.73	1.87	53.73			
IJ	28.73	28.73	28.73	1.83	52.58			
JK	28.73	28.73	28.73	1.87	53.73			
KL	28.73	28.73	28.73	0.86	24.71			
LM	28.73	28.72	28.73	1.78	51.13			
MN	28.72	28.72	28.72	0.30	8.62			
NO	28.72	28.75	28.74	3.61	103.73			
OP	28.75	28.75	28.75	1.15	33.06			
PQ	28.75	28.76	28.76	1.73	49.75			
QR	28.76	28.76	28.76	1.15	33.07	FINISHED		
RA	28.76	28.69	28.73	6.32	181.54	AVERAGE GRADE		
		TOTAL		48.12	1392.39	28.94		

LOT 2 (NEW SFD) - Average Grade Calculation

SEGMENT	Start	Finish	Average	Distance	Factor	Total Factors	Perimeter	Average grade (total factors / perimeter)
AB	29.30	29.64	29.47	4.38	129.08	912.53	31.09	29.351
BC	29.64	29.30	29.47	0.25	7.37			
CD	29.30	29.30	29.30	1.49	43.66			
DE	29.62	29.32	29.47	9.14	269.36			
EF	29.32	29.21	29.27	6.10	178.52			
FG	29.21	29.25	29.23	3.89	113.70			
GH	29.25	29.26	29.25	0.30	8.78			
HI	29.25	29.23	29.24	1.37	40.06			
IJ	29.23	29.23	29.23	0.30	8.77	FINISHED		
JA	29.23	29.30	29.27	3.89	113.86	AVERAGE GRADE		
		TOTAL		31.09	912.53	29.35		





ISSUED FOR
REZONING & DP
JUNE 17, 2015

DRAWING LIST:

LOCATION MAP

REV NO	DESCRIPTION	DATE
2	LOT 2 SFD MOVED BACK 3 FT, AVERAGE GRADE RECALCULATED TO SUIT. SITE DATA (SETBACKS, BUILDING HEIGHT, AVERAGE GRADE, REQUIRED VARIANCES) REVISED TO REFLECT LOT 2 SFD RELOCATION	AUG. 2016

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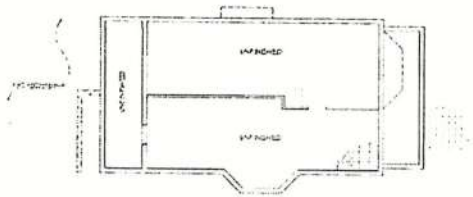
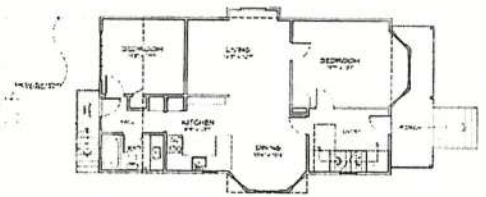
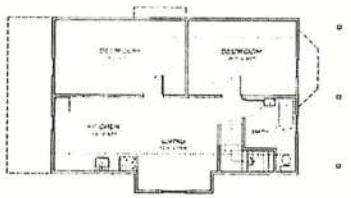
Drawn By: K. KOSHMAN
Date: June 17, 2015
Scale: AS NOTED
Project: PROPOSED 2-LOT SUBDIVISION 2035 STANLEY AVE.
Title: SITE PLAN & SITE DATA
Revision:
Sheet: SK 0.1
Proj No. TBD



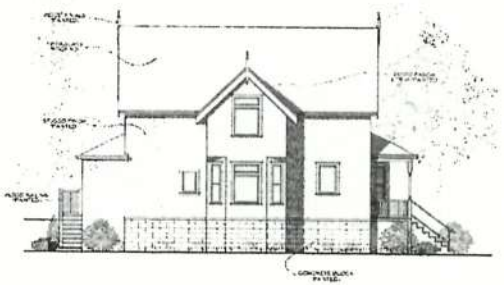
Lower Floor Plan - Lot 1
Scale: 1/8" = 1'-0"



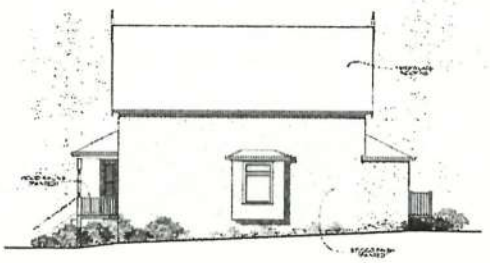
Main Floor Plan - Lot 1
Scale: 1/8" = 1'-0"



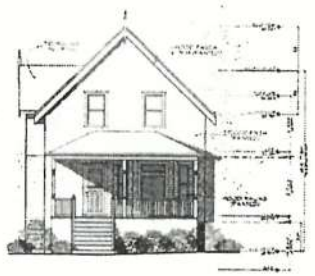
Upper Floor Plan - Lot 1
Scale: 1/8" = 1'-0"



NORTH SIDE ELEVATION (PEMBROKE ST.)



SOUTH SIDE ELEVATION



FRONT ELEVATION (STANLEY AVE.)

REAR ELEVATION

Elevations - Lot 1
Scale: 1/8" = 1'-0"

ISSUED FOR REZONING & DP
JUNE 17, 2015

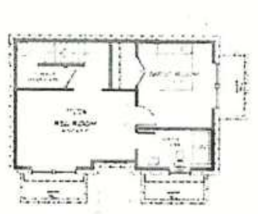
ZEBRADESIGN
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN
Date: June 17, 2015
Scale: AS NOTED
Project
PROPOSED 2-LOT SUBDIVISION
2035 STANLEY AVE.

Title:
LOT 1
FLOOR PLANS & ELEVATIONS

REV NO	DESCRIPTION	DATE
2	NO CHANGES	AUG 20/15

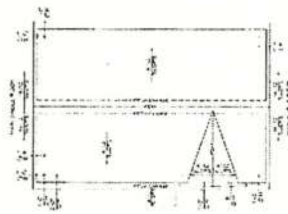
Revision:
Sheet:
SK 1.1
Proj. No TBD



Lower Floor Plan - Lot 2
Scale: 1/8" = 1'-0"

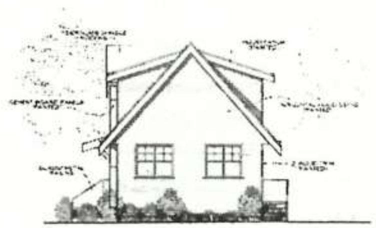
Main Floor Plan - Lot 2
Scale: 1/8" = 1'-0"

Upper Floor Plan - Lot 2
Scale: 1/8" = 1'-0"



Roof Plan - Lot 2
Scale: 1/8" = 1'-0"

FRONT ELEVATION
(PEMBROKE ST.)

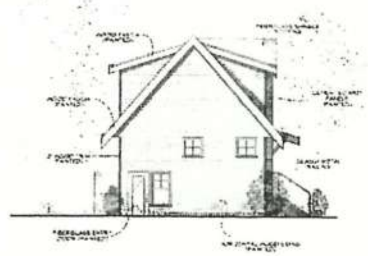


WEST SIDE ELEVATION

REVISED ELEVATION

PREVIOUS ELEVATION

REAR ELEVATION



EAST SIDE ELEVATION

Elevations - Lot 2
Scale: 1/8" = 1'-0"

ISSUED FOR
REZONING & DP
JUNE 17, 2015

ZEBRADESIGN

1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
Phone: (250) 360-2144
Fax: (250) 360-2115

Drawn By: K. KOSHMAN

Date: June 17, 2015

Scale: AS NOTED

Project:
PROPOSED 2-LOT
SUBDIVISION
2035 STANLEY AVE.

Title:
LOT 2
FLOOR PLANS ·
ELEVATIONS

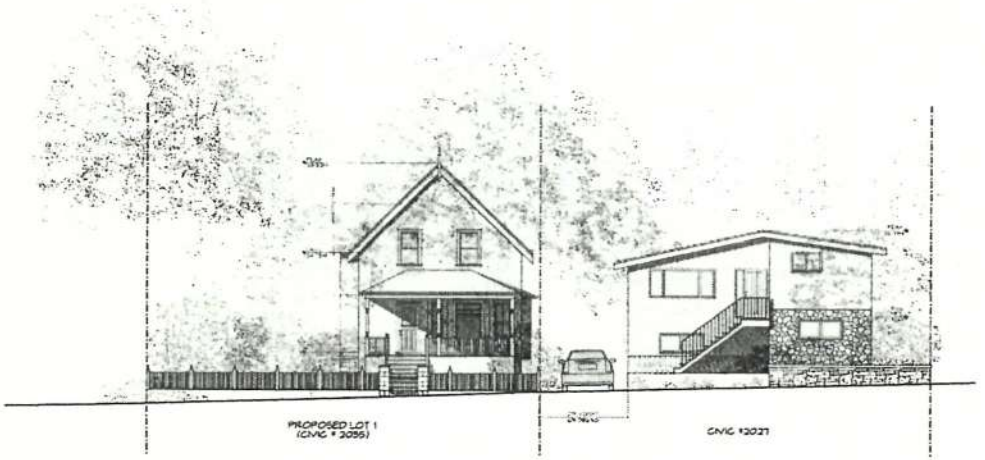
REV. NO.	DESCRIPTION	DATE
2	AVERAGE GRADE, BUILDING [illegible] CHANGED TO SUIT BUILDING RELOCATION. ELEVATION TREE REVISED TO REFLECT EXTERIOR DESIGN / FINISHES REVISED ROOF PLAN REVISED TO SUIT MINOR CHANGES TO ROOF LINE	AUG. 2015

Revision: [illegible]

Sheet:
SK
2.1

Proj No. 180

Streetscape - Pembroke St.
Scale: 1/8" = 1'-0"



Streetscape - Stanley Ave
Scale: 1/8" = 1'-0"

ISSUED FOR
REZONING & DP
JUNE 17, 2015

ZEBRADESIGN
1161 NEWPORT AVE
Victoria, B.C. V8S 5E6
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Drawn By: K. KOSHMAN
Date: June 17, 2015
Scale: AS NOTED
Project:
PROPOSED 2-LOT
SUBDIVISION
2035 STANLEY AVE.

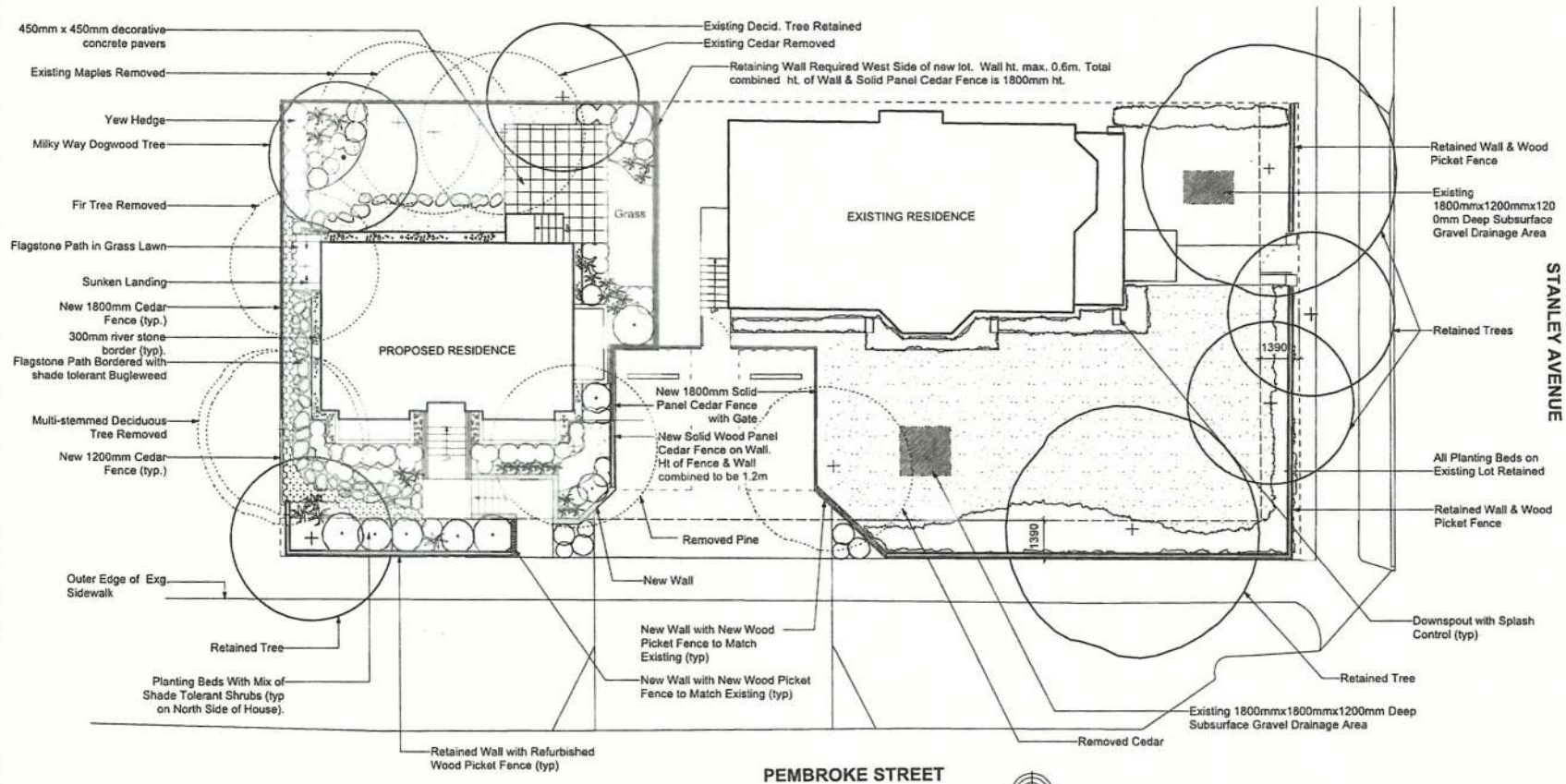
Title:
STREETSCAPES

REV NO	DESCRIPTION	DATE
2	EXTERIOR DESIGN CHANGES REQUEST	AUG 2016

Revision:

Sheet:
SK
3.1

Proj No TBD



SCALE - 1:75

Recommended Nursery Stock

Trees

Quantity	Botanical Name	Common Name	Size
1	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	#7 pot, 2.5m ht.

Large Shrubs

Quantity	Botanical Name	Common Name	Size
7	Arbutus unedo	Strawberry Bush	#5 pot
3	Hydrangea macrophylla 'Blue Wave'	Teller Blue Lacecap Hydrangea	#5 pot
5	Taxus baccata 'Fastigiata'	Irish Yew	#5 pot, 1.5m ht.

Medium Shrubs

Quantity	Botanical Name	Common Name	Size
3	Hydrangea macrophylla 'Bela' Theresa	Bela' Theresa Hydrangea	#3 pot
3	Rhododendron 'Ken Janeck'	Ken Janeck Rhododendron	#3 pot

Small Shrubs

Quantity	Botanical Name	Common Name	Size
3	Cotinus coggygria 'Royalty'	Royalty Purple Smoke Bush	#2 pot
14	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	#1 pot
12	Helleborus orientalis 'Harlow Carr'	Harlow Carr Hybrid Lenten Rose	#1 pot
14	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#1 pot
7	Pieris japonica 'Mountain Fire'	Mountain Fire Pieris	#3 pot
6	Rhododendron 'Yaku Princess'	Yaku Princess Rhododendron	#1 pot

Perennials, Annuals and Ferns

Quantity	Botanical Name	Common Name	Size
21	Polystichum munitum	Sword Fern	#1 pot
7	Polystichum setiferum	Soft Shield Fern	#1 pot

Groundcovers

Quantity	Botanical Name	Common Name	Size
34	Hypericum calycinum	Aaron's Beard St. John's Wort	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

Reference Design

Notes:
1800mm height wood panel fence all construction from Home or equivalent (design may vary)

SCALE - 1:25

2035 Stanley - Landscape Concept Plan

5.	Oct 25-16	Re-issued for DP
4.	Oct 20-16	Re-issued for DP
3.	Sept 9-16	Re-issued for DP
2.	Mar 29-16	Re-issued for DP
1.	June 12-15	Issued for DP

REVISIONS

LADR
28-495 Dupplin Rd Victoria B.C. V8Z 1B8
Phone. (250) 598-0105 Fax: (250) 412-0598

PROJECT
Proposed Residence
2035 Stanley Avenue

TITLE
Landscape Concept

SCALE As Shown
DRAWN
CHECKED

PROJECT No 1201

DATE June 12, 2015

SHEET 1 of 1