### 3. Development Variance Permit No. 00125 for 3189 Quadra Street

It was moved by Councillor Isitt, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

- 1. "That Committee recommends that Council authorize the issuance of Development Permit Application No. 00125 for 3189 Quadra Street, in accordance with:
  - a. Plans date stamped July 31, 2013;
  - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
    - Schedule C, Section 16.C.12 Relaxation from 1 parking space for every 5 seats to 1 parking space for every 38 seats (8 parking stalls to 1);
  - c. The applicant provide a six space bike rack within the front yard of the property (subject to a security) in a location satisfactory to City staff;
  - d. The Development Permit lapsing two years from the date of this resolution.
- 2. That the issue of the residential occupancy of the building located at 3189 Quadra Street be referred to the Council for deliberation on a *Community Charter*, Section 57 filing."

Carried Unanimously

### 4. LAND USE MATTERS

### 4.1 Development Variance Permit No. 00125 for 3189 Quadra Street

Committee received a report dated February 5<sup>th</sup>, 2016 from the Sustainable Planning and Community Development Department regarding a proposal to legalize the removal of two parking spaces, which have been replaced with a patio space and pedestrian pathway, and further reduce the overall parking requirement from eight stalls to one stall for an existing 38-seat restaurant.

### Action:

- It was moved by Councillor Isitt, seconded by Councillor Alto that Committee recommends that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
- "That Committee recommends that Council authorize the issuance of Development Permit Application No. 00125 for 3189 Quadra Street, in accordance with:
  - a. Plans date stamped July 31, 2013;
  - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
    - Schedule C, Section 16.C.12 Relaxation from 1 parking space for every 5 seats to 1 parking space for every 38 seats (8 parking stalls to 1);
  - c. The applicant provide a six space bike rack within the front yard of the property (subject to a security) in a location satisfactory to City staff;
  - d. The Development Permit lapsing two years from the date of this resolution.
- 2. That the issue of the residential occupancy of the building located at 3189 Quadra Street be referred to the Council for deliberation on a *Community Charter*, Section 57 filing."

#### Committee discussed:

Desire to look at traffic calming for this area.

CARRIED UNANIMOUSLY 16/COTW



### Committee of the Whole Report For the Meeting of February 18, 2016

To:

Committee of the Whole

Date:

February 5, 2016

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Development Variance Permit No. 00125 for 3189 Quadra Street

### RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

- "1. That Council authorize the issuance of Development Permit Application No. 00125 for 3189 Quadra Street, in accordance with:
  - a. Plans date stamped July 31, 2013;
  - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
    - Schedule C, Section 16.C.12 Relaxation from 1 parking space for every 5 seats to 1 parking space for every 38 seats (8 parking stalls to 1);
  - c. The applicant provide a six space bike rack within the front yard of the property (subject to a security) in a location satisfactory to City staff;
  - d. The Development Permit lapsing two years from the date of this resolution."
- That the issue of the residential occupancy of the building located at 3189 Quadra Street be referred to the Council for deliberation on a Community Charter, Section 57 filing."

#### LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

#### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 3189 Quadra Street. The proposal is to legalize the removal of two parking spaces, replace the parking stalls with a patio space and reduce the overall parking requirement from eight stalls to one stall for an existing 38-seat restaurant.

The following points were considered in assessing this Application:

- The subject property is within a Small Urban Village (Quadra at Tolmie). The Official Community Plan (OCP) encourages the walkability and multi-modal approach to transportation in villages as an alternative to vehicular use. In addition, the OCP encourages a complete range of commercial activities within villages.
- Generally, parking for a building should be accommodated on site and not impact
  adjacent streets. However, this is more achievable with new developments and often
  difficult to achieve with existing buildings as they are modified over time. There are no
  opportunities for providing additional parking on-site without converting the patio space
  back to parking stalls and, in this instance, the patio space provides a more attractive
  and active building frontage. A bike rack is offered to help mitigate the impact of the
  parking variance.

#### BACKGROUND

### Description of Proposal

The proposal is to legalize the removal of two parking spaces, which have been replaced with a patio space and pedestrian pathway, and further reduce the overall parking requirement from eight stalls to one stall for an existing 38-seat restaurant.

### Sustainability Features

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

### **Active Transportation Impacts**

Staff have requested that a bike rack be located on or near the property. The bike rack on the sidewalk along the frontage of the property has been installed without City approval and will be relocated in accordance with City standards. The restaurant owner has agreed to this request.

#### **Public Realm Improvements**

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

### **Existing Site Development and Development Potential**

The site is within the C-1 Zone, Limited Commercial District. There is no intent to redevelop the property at this time.

### **Relevant History**

The building is a mixed-use building with commercial on the main floor and two floors of residential units on the two upper storeys. Over the years, there has been work done to the building without building permits creating a potentially unsafe situation for the residential units. In accordance with the Clean Hands Policy, the City required that this situation be corrected prior to proceeding with processing any land use applications for the property. The work to the residential floors has now been completed with the appropriate permits, in addition to some minor corrective work in the restaurant. While the illegal additions have been removed in accordance with the applicable codes, the issue of the occupancy of the residential portion remains. The permits to date have approved two suites (one per floor) in the residential portion

of the building, however, inspections by various City departments have revealed that the units operate as a boarding house. However, in order to allow the operator of the restaurant to proceed with this Application for the parking variance, it is recommended that the residential occupancy be dealt with as a separate process rather than in accordance with the Clean Hands Policy as it relates to illegal occupancy (details provided in the "Analysis" section of this report).

The main floor commercial was approved for a take-out restaurant with 10 seats in 2003. The approved plan is attached to this report. The approved parking plan for the restaurant shows three parking stalls in the front yard. Sometime after this date, the number of commercial parking stalls has been reduced to one and replaced by a patio area and a ramp (see letter from the owner) and the seating was increased from 10 seats to 38 seats. Approvals were not obtained to reduce the parking requirement or to increase the seating. This change has come to light from the business licensing process.

### Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications, a referral was sent to the Hillside-Quadra Neighbourhood Action Group on September 30, 2013, for a 30-day comment period. Due to the passage of time, the Application was referred again to the Hillside-Quadra Neighbourhood Action Group on December 18, 2015, for a 30-day comment period. At the time of writing this report no comments had been received from the Hillside-Quadra Neighbourhood Action Group.

This Application proposes variances, therefore, in accordance with the City's Land Use Procedures Bylaw, it requires notice, sign posting and a meeting of Council to consider the variances.

#### **ANALYSIS**

### Zoning Regulation Bylaw - Schedule C - Off-Street Parking Requirements

### Number of Off-Street Parking Stalls

A 38-seat restaurant (30 inside and eight outside) requires 8 parking stalls to meet the parking ratio of 1 parking stall for 5 seats which is specified in Schedule C of the *Zoning Regulation Bylaw*. Only one stall is provided for the restaurant. In addition, the residential use has two assigned parking spaces in the rear yard, and do not form part of this parking analysis.

The letter from the building owner, dated July 31, 2013, outlines the history of the changes to the parking layout. It is difficult to determine with any certainty the date that the changes to the property occurred.

There are a number of considerations relevant to the analysis of this Application:

- The changes to the frontage (patio, seating and planters) are an improvement over assigning the entire front yard to vehicle parking.
- In terms of policy support for the parking variance, the Official Community Plan envisions
  urban villages as becoming progressively more complete so that over time residents can
  reach the goods and services needed to meet their daily needs within a 15-minute walk
  of their home. Full service restaurants are cited as a commercial element within urban
  villages.

- The OCP places accommodating single occupancy vehicles as the lowest priority in the hierarchy of Transportation and Mobility Priorities (Figure 10).
- Staff have requested more information to justify the parking variance, such as parking demand, shortfall and proposed mitigation measures. The building owner and the restaurant operator only wish to incur the expense to prepare a parking study by a transportation engineer, if Council requires this study. It is noted that mitigation measures on site are limited, and although a parking study would provide details about the magnitude of the additional parking demand on adjacent residential streets, the restaurant has been in operation for several years and there are few opportunities to further mitigate impacts.
- Quadra Street has time-limited parking and no parking during rush hours due to its arterial status. As such, parking demand will likely overflow on to neighbouring streets.
- This additional reduction of on-site parking will further exacerbate parking issues in the area and the "Resident Parking Only" has recently been extended onto the adjacent streets.

### Permitted Use and Occupancy Issues

The approved use of the residential portion of the building is for two residential suites, however, City staff have confirmed that the use is a boarding house, which does not conform to the Zoning Regulation Bylaw. It would be prudent for the City to consider posting a notice on title under Section 57 of the Community Charter. This is a note on the certificate of title advising that there is a bylaw contravention relating to the safety of the building. With this in effect, it will separate the residential occupancy issue from the restaurant parking issue and the restaurant operator will be able to pursue appropriate approvals for bylaw compliance in relation to the parking requirements. The occupancy issues on the upper two floors would remain unresolved until the City undertakes enforcement or the owner voluntarily rectifies the situation. The Victoria Fire Department will continue on-going inspections of the residential portion until safety infractions are rectified.

#### CONCLUSIONS

While this is not an ideal situation, there is policy support for a parking reduction in urban villages, however, the lack of on-site parking will impact the neighbouring streets. The trade-off is providing more consumer choice in urban villages. The mitigation measures are limited with the exception of a bike rack. There are no opportunities for providing additional parking on-site without converting the patio space back to parking stalls, however, the patio space provides a more attractive and active building frontage. As such, the goals of the OCP for promoting growth, redevelopment and adaptive use of buildings outweigh the parking concerns.

The Clean Hands Policy has been applied to this property to deal with illegal exterior construction (now removed). Further Clean Hands issues persist with respect to the use (and potentially interior construction). However, to pursue adherence of this Policy would penalize the restaurant owner, who is seeking bylaw compliance. While there are on-going bylaw infractions with the residential portion of the building, the legalization of the restaurant operation can be dealt with independently and the infractions related to the residential portion of the building can be noted with a Section 57 filing on title and with on-going inspection of the premises by the Fire Department. At the Hearing for the filing of a Section 57 Notice on title, Council may wish to decide if further legal action is required. The restaurant owner, who was unaware of the bylaw infractions on the property at the time of leasing the space, is anxious to move forward with the parking variance application as compliance with the *Zoning Regulation Bylaw* is required to obtain a business license and subsequently a liquor primary license.

### **ALTERNATE MOTION**

That Council decline Development Variance Permit Application No. 00125 for the property located at 3189 Quadra Street.

Respectfully submitted,

Lucina Barwuk

Senior Process Planner

**Development Services Division** 

Jonathan Tinney, Director

Sustainable Planning and Community

**Development Department** 

Report accepted and recommended by the City Manager:

Date: Feb 10, 701

### **List of Attachments**

- Subject maps
- · Approved plan dated February 3, 2003
- Existing situation
- Letter submitted by owner dated July 28, 2013
- Petition submitted by the restaurant operator date-stamped January 26, 2016.

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3189 Quadra Street
Development Variance Permit #00125

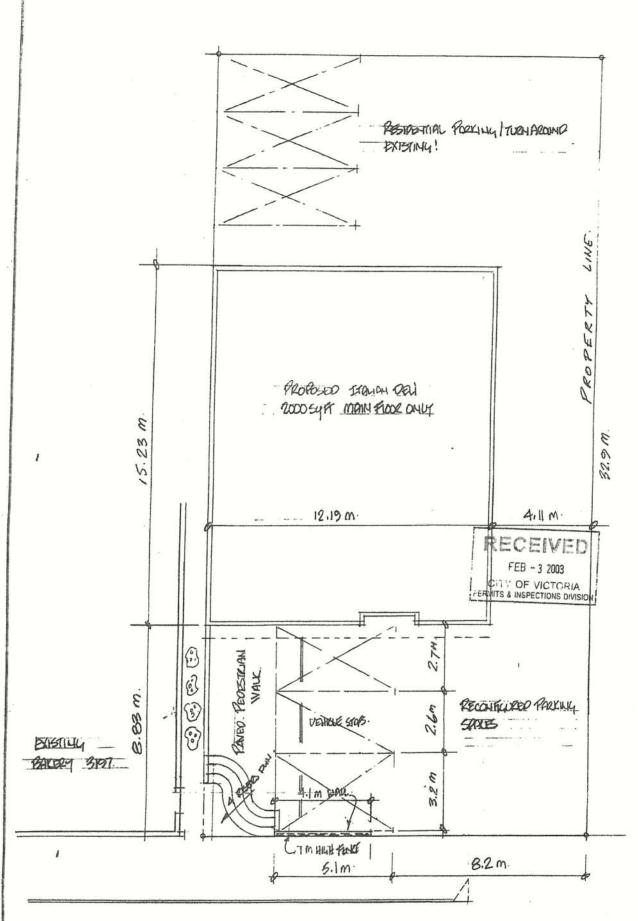






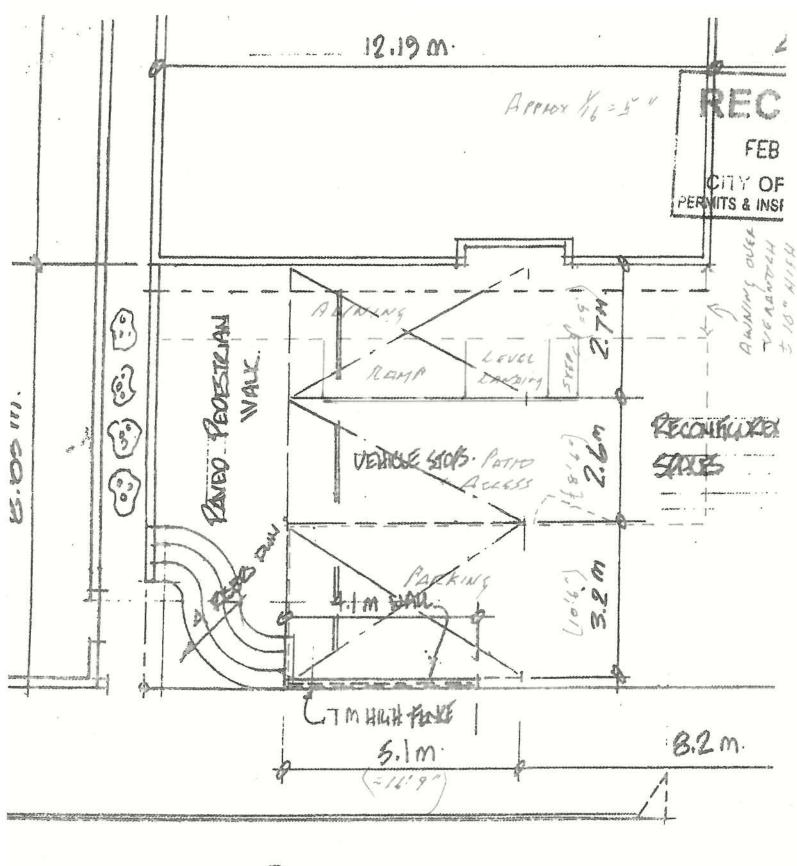
3189 Quadra Street
Development Variance Permit #00125





- QUADRA STREET.

Approved plan-2003



-- QUADKA STREET.

Existing situation

Received City of Victoria

JUL 3 1 2013

Planning & Development Department Development Services Division

July 28, 2013.

### APPLICATION FOR VARIANCE PERMIT.

#### HISTORY OF SITE:

Sometime after Feb 2003, the previous tenant removed two (2) parking stalls so that Handicap access could be installed for his restaurant. This person assures me all the changes were made with City Hall inspection and approval. The Planning Dept. claim they have no record of this.

The Planning Dept. also claimed they had no record of the ventilation system being approved, that a Stop Work order had been placed on the property in 2009, but last week, after I, the Landlord had spent \$1200 with an engineer, the City "found" that the required plans had been submitted, the inspection had taken place, and that the then tenant was not in violation of the building standards.

The Application today is to "permit" the change from 6 to 4 parking spaces for this building that has existed like this since shortly after Feb 2003, has had a Business License every year, so as to accommodate a HANDICAP ACCESS to the restaurant. There is adequate street parking in the area, but most clientele currently supporting the restaurant are from the immediate neighbourhood, and therefore walk to the premises. The neighbouring Bakery on the corner has no parking provided for their clientele, and they have seats, a business license, and have been in operation like this for in excess of ten years..

The only issue here is that the Planning Dept. require a piece of paper in their files permitting the existing situation that has been in existence for over 10 years.

WE hereby request that this application be approved.

Thank you.

Peter Lee

**Building** owner

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ANN WHITELEY	29MAY 15	SUS ROCES W	ar	DRIVE
MATT ANDREWS	MAT 29/15	101 OxTHORD ST		Deve
DAX ROCTER.	OAY 29/205	3264 Rufledge		Daire/Ble
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Gwen Smite	May 29/15	Port Alberni	7.	Drue.
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Tashiina Buswan	A Joy 1 14 Aug 5/14	1720 Christmas Avenue	Drive
Shannon Bouch	Aug 3/14	3)37 yew St.	Walk
Elisabeth CRisci	Arley 3 com	40110 Gosper Cresc	Brive
Alysia Warrington	Aug 2 , 5014	116.3744 Quadry St	Drive
Laura Lessingtown	JILY 3/11	4:7 134) Water at	brive
Kelsey Heap	ang 8114	898 Vemon AVR	Drive.
Andrea de Longe	Aug 9 14	3176 Samuset St.	Walk
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Heidi Bergen	HUG 12/14	421; Vipcist the	Drice
SEPHEN HICE	Aug 12 2014	426 Vincent DVG	PRIVE
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Steven Strybosch	flug 16, 2014	1015 WOLLASTON ST.	DRIVE
Loura Strybosch	Avg 16 2016	1015 Waladon St	Drive
MORGAN BLAIR	AUG 19 2014	2090 B Cadboro Bay Rd	DRIVE
Edmund Feh	AUG 26 ZOI4	1818 Government St. Victoria BC	KIVE
din fryd,	AUG 26 2014	1050 Richardson & Victoria BC.	PRIVE.
Jeff Aduthe	lig 28 2614	231 Traverse Victoria BC	Drive.
I All More	Aug 201 2013	130 Hampton Rd Victoria BC	Drive
Heather Prochnau	Aug 29/2014	Asquith 1St. Victoria B.C.	Walk
GEORGE ANDERSON	DEPT. 03/14	1037 SUMMIT AVE	DeIVE.
TRACY AnderSON	Sept 63/14	1037 Summit ave.	WAIK/DRIVE
Sleve Hothe	Sep + 07/14	1242 Jachsm st.	Wall Plice
Kristina Cou	Sept 5/14	1590 Blaido Rd.	Drive.
Winda Zhu.	Sept 5/14	1426 Jamaica Rd	Drive.

Name	Date	Address	Walk / Drive
Heather van Munsker	21061012101	Rourand Are	Drive
'ane Schneider"	July 15/2015	Wicklow St.	Drive
Jomel Letain	July 15/2015		walk
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LYNDSET SHIELDS	July 10/2015	Broadmead. notona	Orive.
Monica Gosal	July 16/2015	White Pine Rd Victoria BC	Drive
Marc Cittone	July 16/2015	4-1210 Tattersay Dr.	Bicycle
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JT COULSON	WLY 21	GROSVENOR ROAD	DRIVE
Goi Hahn	July 21/15	5097 Lakeridge Plant	Drive
Chel Haun	July 21/15	5097 Lakeridge Place	Drive :
Mitchell Hahn	July 21/15	5097 Lakeride Place	Powe
Shown Morall	July 23/15	1280 Oakmount Road, Vetoria	Drive:
PETER Sadeson	5×4 23/15	375 Beaver Pour Rd S.S.I	Durine
Danielle Buchanan	Aug. 18/15	3106 Washington Are. Victoria	Drive.
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Name	Date	Address	Walk / Drive
Liz Anderson	June 247/2014	3112 Jackson, Victoria B.C	Walk
Catherine Hadwin	J. nl 25/2014	306-1276 Johnson St. Victoria	Drive.
TRINITYMACRAE	June 27/2014	20-1120 Summit Ave Victoriasc	drive
Colleen Wais	June 28/2014	116-1025 Onverness 8.	scow
KARLA KRANE	Frene 28 12014	768 Helvetia Crescent BC	drive
Marie Josée Hall	July 3rd /2014	St Ciffer Kol Biceriols out	drew
Shancon Macsallun			Dive / bus
Kevin Phan	July 2/2014	ZZZS Goldeneye Way	Drive
Loraine Russell	July 4/2014	3140 Jackson St.	Walk
Dancy Mergen	July 5/14	(615 Belmont Ave 1458 Kingsview RD Duncan, BC	Drive
Lenran young	July 7/14	1458 Kingsview RD Duncan, BC	Drive.
Samfackett	July 7/14	979 Clove-dale Ave	walk.
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Michely meier	JULY 10/14	934 musicet St. 3 Tolmie stre	Walk.
SARAY HORNETT	July 22/14	3 Tolmie tre	Walk
Jason Oscienny	July 22-0/2011	307-3501 Savannah Ave	Drive
DORIS M CLENNAN	July 25/12/	3,61 Feft \$6	Walk/ Greve
CIOHN RSIMIPH G		316 REPLAST.	Dall
JULIEU NORMAND	July 25 2014	2652 Florence We Rd	Drive
Shollene McGnipel.	July 31 2014	3230 Glasgow Att.	Walkfrise
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TREVOR STORM	July 31	2130 Cambridge	drive.

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Michael Walsh	June 7,2014	#3-1418 Fernwood Road Victoria V3V4P7	Drive-
Marion Madennay	June 7 2014	2964 cholest Victoria BC	Drive
Eri Umezawa	June 10,2014	3099 Albany Street Victoria BC	walk
=llen Manning	JUNE 11, 2014	10/0 Fortstreet, VIC, B.C.	Drive
Elizabeth Marsh	June 11, 2014	408 - 1399 Stanley Avenue, U.C. BC	Bus walk.
Sarah Macheod		1147 Tolmie Are Victoria BC V8X2447	walk.
Edwin Hodge	Tune 12/2014	1147 Tolmie Ave Uctoria BC U8X2H7	wik
Jim Sceltt	JUNE 2/2014	842 WAVECREST PL. VICTORIA-BC USYZST.	brue.
Andrea Moiv	June 12/2014	107-2511 Quadrast Victora BC 1874E1	Drive/walk.
Arne Jackson		1294 Geric PL Victoria Bc VBZ7L4	Drive
Jesse Hendrickson	June 14,2014	13277 Quadra St. Victoria BC	Drive
Coitlin McCoocy	June 14, 2014	3277 Quele 87 Victions BC	Dive / Welk.
Rogan MeNeill	June 17,2014	11230 Vista Heights Victoria	Din
Julier Dormand	June 17,2014	2657 Florence Lake Rd, Vic	Drive/ Work
ELIZABETH DULLEY	JUNE 19, 2014	2317 QUADRA STREET VICTORIA BC	WALK
Carlos Cortes	JUNE 20, 2014	504 SALTON Dr Victoria BC.	Drive.
REINHOLD KLEIBL		4 542 HAWTHORNE DR. QUALICUM BEACH	Be DRIVE
Robyn white	Ture 20,2014	3028 QUADRA ST. VICTORIA BC	prive well.
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Wendy Bryan	June 20/4	2929 the Rise Victoria	Drive
Jakin Ginyp	1/	2529 Wark Victoria	Drive
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mane Draper	done 21/2014	1025 INVERNIESS RD	MACK
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Jane Leece	June 21, 2014		Drive

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Rote Légure  MIKE MANALO  MARCH 6//S  3900 QUADRA ST.  BOTH  FORTH  FOR	Alusia Warrington	"		both
Koothy Ford March 7/15 7277 NEVANESS RD  PRIVE  Reter Warg May 7/15 #117-151 St. Andrews St.  Rom & June Thebault Man. 8/15 #64-981 Fin Tree Klen, Victoria Drive  Thanh PHAN Much 8/15 879 Esquiment, Victoria Roth  Steve Wilson March 28/15 860 Villance St. Victoria WALK  Marshall Guetouson """ "8000 Caloratta Cin Saanichton Drive  Ryan Samantewa Apr. 4. 2015 1604 Hawthome St.  Prive  Hodans Apr. 7/15 2B-921 Green St.  Drive  April 22/15 2B-921 Green St.  Drive  Heland Jarton April 23/2015 381 Oped Nigerull  Roth Wid.  Prive  Heland Jarton April 23/2015 381 Oped Nigerull  Roth  Victoria Memin Aren 23/15 3222 Grove St.  Paril 23/15 3189 Weenen Are  Haill Anotte May 10/15 930 Yuts St.  Salance April 23/15 899 Weenen Are  Daive  Haill Anotte May 10/15 930 Yuts St.  Dave  Canaka Pacific May 10/15 13/11 Hillside Ane.	Katié Léjeune	v1		both
Reter Warg May 7/15 #117-151 St. Andrews St.  Rom & June Thebaut Man. 8/15 #84-981 Fin Tree Allan Victorian  Thanh PHAN Much 8/15 873 #5 grimmalt, Victorian  Steve Wilson March 28/15 860 Villance St. Victoria WALK  Marshall Guetouson "" " 8006 Calbiath Cr. Saanichton Priva  Ryan Samanicum Api. 4. 2015 1604 Hawthurn St.  Trive  Hodans Api. 7. 2017 3460 Quadra  Alisod Hagnes Apc. 7/15 2B-921 Green St.  Drive  Heland Jantos April 37, 2015 381 Oped Nigerill  Both wild.  Her Glartam Api. 23/15 381 Oped Nigerill  Both  Victoria Men.  April 23/15 3227 Gerova St.  Both  Victoria Men.  Rea 23/15 3227 Gerova St.  Both  Rea 40000 April 23, K. 984 Tolmie Ave.  Baix  Riez 40000 April 23, K. 984 Western Ave.  Drive  Baix  Rea 40000 April 23/15 894 Western Ave.  Drive  Drive  Drive  Drive  Both  Curck March  Drive  Dr	MIKE MANALO	MARCH 6/15	3400 QUADRA ST.	BOTH
Rom & June Thebault Mar. 8/15 484-981 Fin Tree Allen, Victoria DRIVE Thanh PHAN March 28/15 860 Villance St. Victoria WALK Mershall Guetousan """ "8006 Caloratth Cr. Saanichton Prive Ryan Sansayeum Api. 4. 2015 1604 Howthurs St. Drive Africans Apr. 7/15 2B-921 Green St. Drive hindu June Apii 22 2015 381 Oped Niewell Both wild. Her GRATAM Aren 23/15 381 Oped Niewell Victoria Mem. 23/15 389 Cherry Keren Basi Apr. 1 23/15 389 Cherry Riez Acres Apr. 23/15 899 Wernen Ave Drive. Haill Apthe May 10/15 930 Yuths St. Drive Sandra Lavroix May 10/15 930 Yuths St. Drive Sandra Lavroix May 10/15 930 Yuths St. Drive Sandra Lavroix May 10/15 930 Yuths St.		March 7/15	7277 VEYANESS RD	DRIVE
Rom & June Thebault Mar. 8/15 484-981 Fin Tree Allen, Victoria DRIVE Thanh PHAN March 28/15 860 Villance St. Victoria WALK Mershall Guetousan """ "8006 Caloratth Cr. Saanichton Prive Ryan Sansayeum Api. 4. 2015 1604 Howthurs St. Drive Africans Apr. 7/15 2B-921 Green St. Drive hindu June Apii 22 2015 381 Oped Niewell Both wild. Her GRATAM Aren 23/15 381 Oped Niewell Victoria Mem. 23/15 389 Cherry Keren Basi Apr. 1 23/15 389 Cherry Riez Acres Apr. 23/15 899 Wernen Ave Drive. Haill Apthe May 10/15 930 Yuths St. Drive Sandra Lavroix May 10/15 930 Yuths St. Drive Sandra Lavroix May 10/15 930 Yuths St. Drive Sandra Lavroix May 10/15 930 Yuths St.	Peter Wars	May 7/15	#117-151 St Andrews St	brive
Steve Wilson March 28/15 360 Villance St. Victoria WALK Mershall Guetouson "" " 8006 Caloraith Cr. Saanielton Prins Ryan Samagreeva Api. 4. 2015 1604 Hawthome St.  Drive.  Atdams Apr. 7/15 2B-921 Green St.  Drive.  Alison Haynes Apr. 7/15 2B-921 Green St.  Drive  April 22 2015 381 Oped Avenue  Both wild.  Horr Glattam April 23/15 381 Oped Avenue  Victor Menn Prin 23/15 3222 Grove St.  Both  Keen Basi April 23/15 3189 (Million Avenue  RIEL ALORDO April 23/15 899 WERNEN AVE  PRIVE.  Haill Alotte May 10/15 930 Yults St.  Drive  Dri	Ron & June Thebaul	+ mar. 8/15	4+04-981 Fix Tree Glen Victoria	DRIVE
Steve Wilson March 28/15 360 Villance St. Victoria WALK Mershall Guetouson "" " 8006 Caloraith Cr. Saanielton Prins Ryan Samagreeva Api. 4. 2015 1604 Hawthome St.  Drive.  Atdams Apr. 7/15 2B-921 Green St.  Drive.  Alison Haynes Apr. 7/15 2B-921 Green St.  Drive  April 22 2015 381 Oped Avenue  Both wild.  Horr Glattam April 23/15 381 Oped Avenue  Victor Menn Prin 23/15 3222 Grove St.  Both  Keen Basi April 23/15 3189 (Million Avenue  RIEL ALORDO April 23/15 899 WERNEN AVE  PRIVE.  Haill Alotte May 10/15 930 Yults St.  Drive  Dri	Thanh PHAN	March 8/15	879 Esquimalt, Victoria.	Both.
Ryan Samaniewa Api, 4. 2015 1604 Hawthome st.  Addams  Api 7 2017 3460 Quadra  Alisod Haynes Apr. 7/15 2B-921 Green St.  Drive  Apindu Timer Apind 3015 381 oped Avenue  Apr. 123/2015 381 oped Avenue  Apr. GRAHAM APILL 23 12015 381 oped Avenue  Victoria Memin Ara 23/15 3222 Grand St.  Apr. 1 23/15 3222 Grand St.  REL ALORED Apr. 1 23/15 994 VERNIN AVE  PRIVE.  Hall Apotte May 10/15 930 Yorks St.  Drive  Dr	Steve Wilson	March 28/15	860 Villance St Victoria	WALK
Ryan Saman Lewa Apr. 4.2015 1604 Hawthome St.  Drive  Drive  Alisod Haynes Apr. 7/15 2B-921 Green St.  Drive  Driv	Marshall Gustouson	1) 11 11	8006 Galbraith Con Sagnichton	Pina
Alison Hagnes Apr. 7/15 2B-921 Green St.  Drive  Alison Hagnes Apr. 7/15 2B-921 Green St.  Drive  April 22, 2013 381 Shagelf.  Drive  Both wld.  Hex Glarton  April 23/15 3293 Gubbon  Though April 23/15 3/89 (June)  Karen Bass April 23/15 3/89 (June)  RIEL ALORED April 23/15 899 WERNIN AVE  Drive  Mall 10/15 930 Yults St  Drive  D			1604 Hawthorne ST-	Drive.
Alisal Hagnes Apr. 7/15 2B-921 Green St.  Drive  April 27 2015 381 Oped Nienull  April 23", 2015 381 Oped Nienull  Both wld.  April 23 hours 3el OBED AVE.  VICIOSEA MEMIN ARCA 23115 3222 GUBDED ST.  Extens Basi April 23 15 984 Tolmie Ave.  RIEL ALORED April 23 15 894 VERNEN AVE.  Maicel Ayotte May 10/15 930 Yutts St.  Dave  Drive  Drive	Hadains		3460 Quadra	both.
Leland Jarton April 23 19 2015 381 Oped Normal Both wild.  APPX GRAMM APPLICAS 2015 381 Oped Normal Both wild.  APPX GRAMM APPLICAS 2015 381 OBED AVE.  VICTORIA MEMORIA  APPX 23/15 3222 GOLD ST BOTH  FROM 23/15 3189 Children  Karen Basi April 23/15 3984 Tolmie Ave CHACK MARKE  RIEL ALORED APPLICAS 1/5 899 WERRIN AVE DRIVE.  Maicel Ayotte May 10/15 930 Yutts ST  Sandra Palvoix May 10/2015 1311 Hillside And  hee-Ann Johnson May 16 2015 103-3230 Glasgow Avit both	Alison Hagnes	Apr. 7/15	ZB-921 Gireen St.	Drive
Allered dantos April 23", 2015 381 Obed Niverell Both w/d.  APRIL 23 /2015 381 OBED AVE.  VICTORIO MEMORIA  APRIL 23 /15 329 CALLEY  Karen Basi April 23 /15 3/89 Cherry  RIEL ALORED APRIL 25 /15 899 VERM NE DRIVE.  Yall Ayotte May 10/15 930 Yutts St Dove  Sandra Pacroix May 10/2015 1311 Hillside And Arrive  hee Ann Johnson May 16 2015 103-3220 Glasgow Av t both.		April 22, 200	351 Simcoet	
Here GRAHAM ARLIES 2015 301 OBED AVE.  VICTORIA MEMORIA  ARCA 23115 3277 GURDONO ST  ROTH  REL ALORED APRIL 25/15 899 VERNEN AVE  VAILLE ALORED MAN 10/15 930 YURS ST  Sandra Parrox  Many 10/15 1311 Hillside And  Lee-Ann Johnson May 16 2015 103-3230 Glasgow Avit both	Melanie Lantos	April 23", 2015	381 Oped Niverell	0
VICTORIA MEMORIA  April 23/15 3/89 Church  Keren Basi April 23/15 3/89 Church  Keren Basi April 23/15 984 Tolmie Ave CUALK MARIE  RIEL ALORED APRIL 25/15 894 VERMIN AVE DRIVE.  Mallell Alotte Mall 10/15 930 Yults St Dove  Sandra Pacroix Mody 10/2015 1311 Hillside And drive  hee-Ann Johnson May 16 2015 103-3230 Glasgow Av t both.	ALEX GRAHAM	APRIL 23 DOLS	381 OBED AVE	43
RIEZ ALORED APRIL 23/15 3/89 CHULLY  Maill Ayotte May 10/15 930 Yutes ST  Sandra Parroix May 10/2015 1311 Hillside And  hee-Ann Johnson May 16 2015 103-3230 Glasgow Aut both		ALC 23/15	3299 QUADED ST	BOTH
RIEL ALORED APRIL 25/15 899 VERENN AVE DRIVE.  Malch Ayotte May 10/15 930 Yuts ST Drive  Sandra Lacroix May 10/2015 1311 Hillside And arive  hee-Ann Johnson May 16 2015 103-3230 Glasgow AUT both	Ahned	April 23/15	3/89 Quell	Bo 12,
RIEL ALORGO APRIL 25/15 899 VERNON AVE DRIVE.  Malcel Ayotte May 10/15 930 Yuts St Drive  Sandra Pacroix May 10/2015 1311 Hillside And arive  hee-Ann Johnson May 16 2015 103-3230 Glasgow AUT both.		April 23, 15	984 Tolmie Ave	WALK PROSE
Sandra Pacroix Moly 10/2015 1311 Hillside And Arive hee-Ann Johnson May 16 2015 103-3230 Glasgow AUT both	RIEL ALDRED	APRIL 25/15	899 VERNON AVE	
Sandra Pacroix Moly 10/2015 1311 Hillside And Arive hee-Ann Johnson May 16 2015 103-3230 Glasgow AUT both	Marcel Ayotte	May 10/15	930 Yules St	Dove
Linda Wall May 16 2015 103-3230 Glasgow AVE Walle		Maly 10/2015		
Linda Wall May 16 2015 1848 1206 Montrose Ave walk	hee-Ann Johnson	May 16 2015	103-3230 Glasgow AUT	both
	Linda Wall	May 16 2015	1048 1206 Montrose Ave	Walle

Name	Date	Address	Walk / Drive
Taryn Lees	28 May 2014	3116 Quadra Ave.	Wal K
Joykryger	May 28	: 2014 201-630 Speed:	Au Drue
		8 2014 3577 MC/NNIS	RISE DEIVE
Andrew Lateure	May 282014	mill a land	Walt
Eric Norberg	/	1133 CAMPIGE CIES	WALL
Riley Rebitt	May 28/14	1135 Common Cras	Driveludk
Curlis Enlessberger	0		welk/Drive Bike
JIM +KIRSTER	2		0
STELLY ASSE	WEMER NA	129/14 1239BTATTERSALDR.	DRIVE.
DHILTON	29 May 2	014 709500FGND 57.	DRIVE ; WIK

Name	Date Address	Walk / Drive
Worde	Smith Mag 27 1171 penbroke St.	Drive
Darci	Nyal May 27 1171 penbroke St.	Drive
Haley	Mathken May 29 950 St Chevles St	Walk
Jason	Marsi May 29 1009 Tolmie	walk
	Keating May 29 1009 tolmie	walk
	MAHMAAM	
,	Rebitt 1135 Campose Ges	wack/prive
Dylan	Boates May 861 130 Hanpton Kd	Walle Prive
Kyte Ford	May 30 7277 Veganors Rd, Spanischton	drive
ROBERT	MABEL MAS 30 3281 LINCOOD HEE 45	DRIVE
		<del>.</del>

Name	Date	Address	Walk / Drive
ALBERTO SAURE	MAY/2329/2	014 2-915 SUPLATION ST.	DRIVE
ALMA VALDEZ	MAY 23	7,2014 3136 GUABRA ST.	WAZIR.
Nadine Haske	11 May 23,	,2014 3028 Quadra St	Walk
Graeme Lapoire	J		Walk
Steve Strybood	h May 23	5,2014 1015 WOLLASTON ST.	Drive
Laura Stribo	son May.	23/2014 1015 Wollaston St	Drive
Lia Robbins	may a	3/2014 3111 Glasgow Street	Both
Diana Jack	son May	23/14 1294 Geric Place	Drive
Arne Jack	1	123/14 1294 Geric Place	Drive
	1	§	

Name	Date	e Addr	ress	Walk / Drive
Jimmy H:	Jana May	24 #224	3868 Shellbourne Street	Walk
1	)		Hawthoine St.	Drive.
Catherine	Nguyen M	y 24 920	Rankin RD	Walk
Sara	Patterso	n May 25	803-620 Toronto	st/v8v17 Drive
Catherie	Brules	may 25 1	400 FAIRFIELD RD	DRINE
George	Klina	" 4:	250 EASTRIPLE CRES	DRIVE
(reapry	Cenorciagla	11 30	28 Qualty Street.	Drive/ablt
Ellen	Smith	n 38	234 Quadra St.	Walh
DORIS	LEWIS	May 28 8	386 KINDERSLEYRD	walk.
		NAYDE a	7.70 COOPER RD	Drive
'HOB'	STEWART	20	1047 SAN MARINO	prwt

Name	Date	Address	Walk / Drive
Charleen Workna	May 24	1010 Ellery ST 3244 OungloAST.	Drive
Ruk Beachen	D WING WY	3244 QUAGNAST.	PhILE
Angelaleong	24 May	834 Princess Avenue	-Walk Drive
WAYNE RUHK	May 24	126 HALLOWELL AR.	DRIVE
Jasmine Asu	( May 84	126 Hallowell Rd	Drive.
Methow Hein	7)	3426 Cook St.	Walk
Thomas Co	verre ro	3104 Quela St.	Walt
David Rich	nardsen	3206 Alder.	Drive
Marianne Br	immell	971 Bank St	Drive
Julian No	mand	3198 Blanshard	DAVE

50	ate Address		Walk / Drive
MarkRobertso	~ 23MAY 4065	TLicorice Ln	Drive.
CLIVETOLIHLEY	23 1794 1224	DUNCE ST.	DRIVE
GARRY AASE	N 23 MAY 325	TO CINWOOD AUE	WACK,
Kathy Agsen	2019-05-23 32	50 Linwood Ave	Walk
KEN FRANCIS	3657 DANTMOU	TI+ PC.	WALK.
Adam Orghe	1, 21 00	orgen Rd F	Drive
Ken Louie	23MA11 789	0	Prive
Alexa Lyman	5 may 140 Cadbord	bay road	Dill.
Paul Cao	210 Regina	Lue	Drive
Katelynca	٥ ((	CC	Drill