

REPORTS OF THE COMMITTEES

2. Planning and Land Use Committee – May 28, 2015

3. Rezoning Application No. 00479 for 62 Cambridge Street

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council instruct staff to prepare the necessary *Zoning Regulation Bylaw Amendment* that would authorize the proposed development outlined in Rezoning Application No. 00479 for 62 Cambridge Street, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

Carried Unanimously

8.5 Rezoning Application No. 00479 for 62 Cambridge Street

Committee received a report regarding a rezoning application for 62 Cambridge Street. The proposal is to rezone the property to authorize the construction of one new small lot house and to retain the existing single family dwelling with a legal secondary suite.

Action: It was moved by Councillor Madoff, seconded by Councillor Coleman, that Committee recommends that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00479 for 62 Cambridge Street, that first and second reading of the *Zoning Regulation Bylaw Amendment* be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY 15/PLUC156



Planning and Land Use Committee Report

For the Meeting of May 28, 2015

To: Planning and Land Use Committee **Date:** May 14, 2015

From: Leanne Taylor, Planner, Development Services Division

Subject: Rezoning Application No. 00479 for 62 Cambridge

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00479 for 62 Cambridge Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 903 (c) of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, density of the use of the land, building and other structures, 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.

In accordance with Section 904(1) of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 62 Cambridge Street. The proposal is to rezone the land from the R1-B Zone, Single Family Dwelling District, to the R1-S1 Zone, Restricted Small Lot (One Storey) District, and to a new zone in order to retain the existing single family dwelling unit with a legal secondary suite and subdivide the subject property into two parcels.

The following points were considered in assessing this Application:

- The proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill in the *Official Community Plan, 2012 (OCP)*.
- The proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the subject property from R1-B, Single Family Dwelling District, to the R1-S1, Restricted Small Lot (One Storey) District, and a new zone. The proposal is to construct one new small lot house and retain the existing single family dwelling with a legal secondary suite. Variances would be required to facilitate this development and will be discussed in relation to the concurrent Development Permit with Variances Application.

The existing single family dwelling on a newly created lot would have a greater total floor area and higher density than permitted in the R1-B Zone, therefore, a custom zone would be required.

Sustainability Features

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

Active Transportation Impacts

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

Land Use Context

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

Existing Site Development and Development Potential

The site is presently a single family dwelling with a secondary suite.

Under the current R1-B Zone, the property could be developed as a single family dwelling with a secondary suite. The new zone would also permit a single family dwelling with a secondary suite. The R1-S1 Zone would permit a single family dwelling. Secondary suites are not permitted on small lots.

Data Table

The following data table compares the proposal with the existing R1-B Zone and R1-S1 Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Two asterisks are used to identify the existing non-conformities. The term "n/a" is used to indicate that a requirement is not applicable to the Zone.

Zoning Criteria	Proposal Lot A – existing house	R1-B Zone - existing	Proposal Lot B – new house	R1-S1 Zone
Site area (m ²) - minimum	460.33	460	310.97	260.00
Lot Width	18.26	15	17.03	10.00
Density (Floor Space Ratio) - maximum	0.81:1	n/a	0.31:1	0.6:1
Combined floor area (m ²) - maximum	374.92*	300	95.60	160.00
1 st and 2 nd storey floor area (m ²) - maximum	277.88	280	n/a	n/a
Height (m) - maximum	7.83**	7.6	5.00	5.00
Storeys - maximum	2.5**	2	1	1
Site coverage % - maximum	38.50	40	36.88	40
Setbacks (m) - minimum				
Front	2.00**	7.50 (Woodstock St)	3.50*	6.00 (Cambridge St)
Rear	6.55*	7.50 (north)	6.00	6.00 (west)
Side	2.40	1.83 (west)	3.60	2.40 (north)
Side	3.40**	3.50 (Cambridge St)	1.50*	2.40 (south)
Parking - minimum	1	1	1	1
Secondary Suite				
Floor area (m ²) – maximum	89.46	90	n/a	n/a
Suite/Floor area ratio (%) - maximum	23.86	40	n/a	n/a

Relevant History

The applicant applied for a small lot rezoning in 2013; however, it was not approved. Since this time, the applicant has made significant changes to the proposal and has brought forward a new proposal for Council's consideration.

At the time the applicant purchased the property at 62 Cambridge Street, the existing house had two suites that were created without the necessary City approvals. The current owner has worked with staff to address this situation and a Building Permit to remove both illegal suites and to allow a new secondary suite was approved in July 2013. Given that the illegal suites were decommissioned in August 2013, there is no outstanding issue to be addressed prior to consideration of the proposed rezoning of the subject property.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted with the Fairfield Gonzales CALUC at a Community Meeting held on December 15, 2014. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the Application, however it should be noted that three neighbours did not sign the petition. Under this Policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The policy also includes language which states that, instances where neighbours choose to not sign the petition their position is not counted. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential – Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits in with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The small lot exceeds the minimum lot size and lot width.

Regulatory Considerations

New Site Specific Zone

A new zone would be required for the existing house as there are some existing conditions that are not permitted in the R1-B Zone. The combined floor area (i.e. density) exceeds the maximum combined floor area permitted in the R1-B Zone. The height of the existing house is 7.83m and 2.5 storeys which also exceed the maximum height requirements in the zone, however, the existing height is considered legally non-conforming. Additionally, the proposed rear yard setback (not legally non-conforming) of the existing house is 6.55m and would require a variance under the R1-B Zone. Whereas, the existing front yard setback (Woodstock Avenue) and the side yard setback (Cambridge Street) are considered legally non-conforming.

Currently, the single family dwelling on Lot 1 has a legal secondary suite, however, this house would have the potential for a house conversion into additional self-contained dwelling units, it is therefore recommended that the new zone also specify that the use is limited to a single family dwelling with one secondary suite.

Tree Preservation

There is an existing mature Ash tree in the rear yard of the proposed small lot. The tree is not a protected tree under the City's *Tree Preservation Bylaw*, however, the applicant has agreed to retain it and has provided a tree protection plan prepared by a certified Arborist (attached).

CONCLUSIONS

This proposal to rezone the subject property to the R1-S1 Zone and a new zone in order to subdivide the subject property into two parcels and retain the existing single family dwelling unit with a legal secondary suite is consistent with the objectives in the OCP and the *Small Lot House Rezoning Policy* for sensitive infill development.

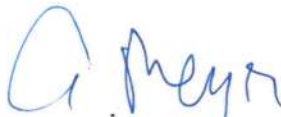
ALTERNATE MOTION

That Council decline Application No. 00479 for the property located at 62 Cambridge Street.

Respectfully submitted,



Leanne Taylor, Planner
Development Services Division
Sustainable Planning and
Community Development



Alison Meyer, Assistant Director
Development Services Division
Sustainable Planning and
Community Development



Andrea Hudson
Acting Director
Sustainable Planning
and Community
Development

Report accepted and recommended by the City Manager:



Jason Johnson

Date:

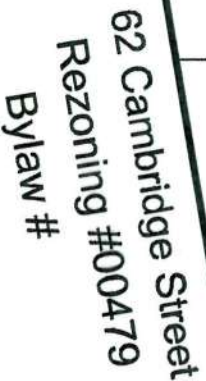
May 21, 2015

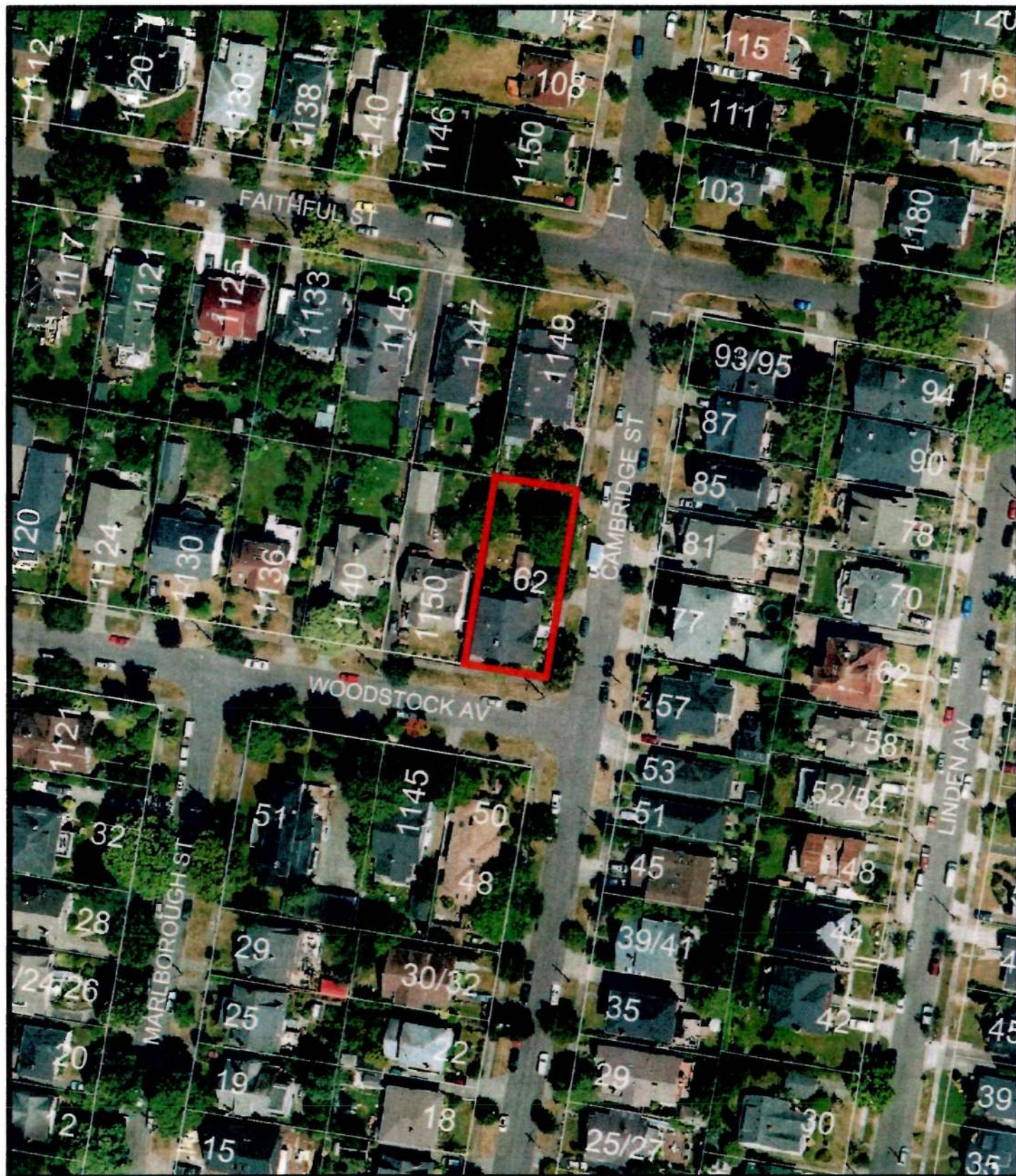
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List of Attachments

- Zoning map
- Aerial map
- Applicant's letter to Mayor and Council dated February 26, 2015
- Tree Protection Plan dated May 14, 2015
- Small Lot Housing Rezoning Petition
- Plans dated April 20, 2015.





62 Cambridge Street
Rezoning #00479
Bylaw #



February 26, 2015

Re: 62 Cambridge St.
Small Lot Subdivision Rezoning

My name is Peter Waldhuber, I am the registered owner of 62 Cambridge St. I am submitting an application for a Small Lot Subdivision on this address. This will be my second application on this address as my first application was declined at the Planning and Land Use meeting in April 2014 due to neighbour support being below the 75% guideline.

I attended the Fairfield / Gonzales Community Association Land Use meeting December 22, 2014 where I presented a plan for a Craftsman Bungalow with two small bedrooms on the upper floor and a full basement. I had two neighbours present at the meeting who were not satisfied with having any living space developed on the upper floor.

I have now changed and modified the proposed house to a Craftsman Bungalow with a full basement. The proposed zoning on this application is now R1-S1 as opposed to R1-S2. The main feedback I was getting from my neighbours was regarding the overall size of the house being too large and roof height. Although I was under both the size and roof height allowances for a Small Lot House, I felt I had to make these changes to satisfy my neighbours concerns. I have made these changes as well as several others positive changes and now have over 75% support from my neighbours.

I feel I have gone to great lengths to work with my neighbours in designing a house plan that works for the neighborhood and community and satisfies all their concerns. The feedback I have been getting from my neighbors is now very positive.

Sincerely,
Peter Waldhuber





Talbot Mackenzie & Associates

Consulting Arborists

May 14, 2015

Protégé Developments Inc.
20 Marlborough Street
Victoria, BC V8V4A5



Attention: Peter Waldhuber

Assignment: Visually examine a 40cm dbh ash tree located near the west property line on the 62 Cambridge Street property, define a critical root zone and recommend mitigation methods to be used during construction on the property.

Tree Resource:

<i>Tree #</i>	<i>d.b.h. (cm)</i>	<i>CRZ</i>	<i>Species</i>	<i>Crown Spread(m)</i>	<i>Condition Health</i>	<i>Condition Structure</i>	<i>Relative Tolerance</i>	<i>Remarks / Recommendations</i>
No tag	40	5 m	ash	10	Fair	Fair	Good	We recommend arborist supervision for any excavation within the critical root zone.

Mitigation of impacts: We recommend the following course of action to be used during construction.

Barrier fencing: We recommend that barrier fencing be erected around the perimeter of the 5 metre critical root zone that we have defined for this tree. The barrier fencing to be erected must be a minimum of 4 feet in height, of solid frame construction that is attached to wooden or metal posts. A solid board or rail must run between the posts at the top and the bottom of the fencing. This solid frame can then be covered with plywood, or flexible snow fencing (see attached diagram). The fencing must be erected prior to the start of any construction activity on site (i.e. demolition, excavation, 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 must be consulted before this fencing is removed or moved for any purpose.

Excavation: At this time, we have not seen detailed plans showing a building footprint or underground servicing locations; however, it is our understanding that the proposed residence will be located outside of the critical root zone of this tree. A concrete patio is proposed to encroach within the critical root zone of the 40cm dbh ash tree. All excavation within the critical root zone of this tree must be performed under the supervision of the project arborist. Due to the close proximity of the concrete patio to the tree, it may not be possible to excavate to a bearing surface without impacting the tree. If significant roots are encountered during excavation, we may recommend that the patio be constructed using floating patio specifications (see attached floating patio diagram).

Pruning: Some pruning may be required to attain adequate clearance from the proposed patio. We recommend that all pruning be performed by an ISA certified arborist.

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

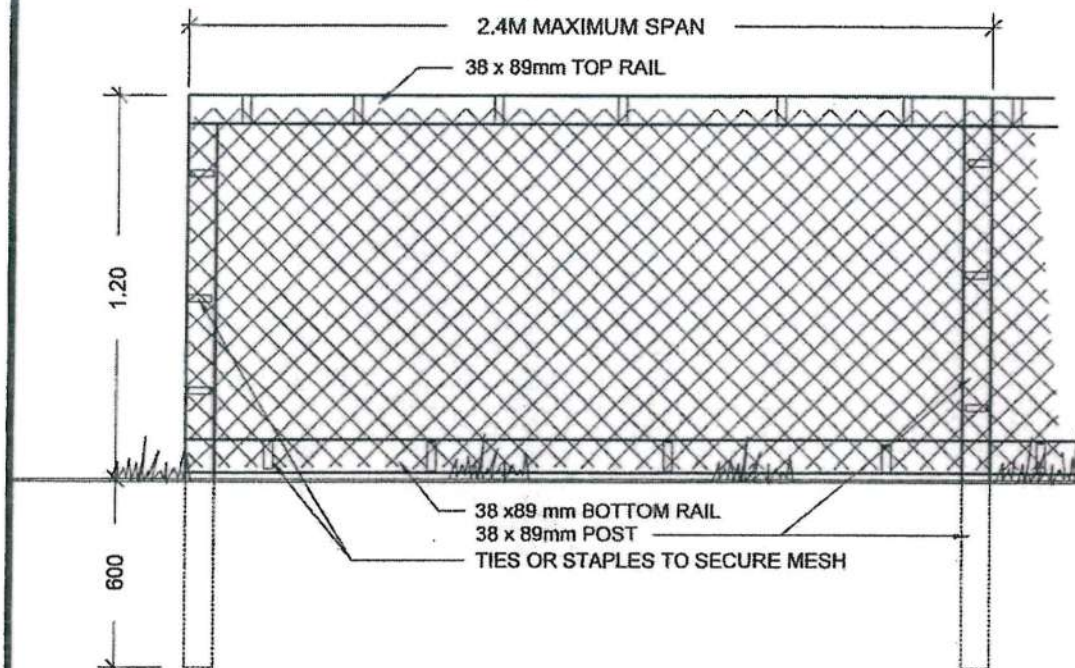
Enclosures – Barrier Fencing Specifications, Floating Patio Diagram

Disclosure Statement

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

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

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



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

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

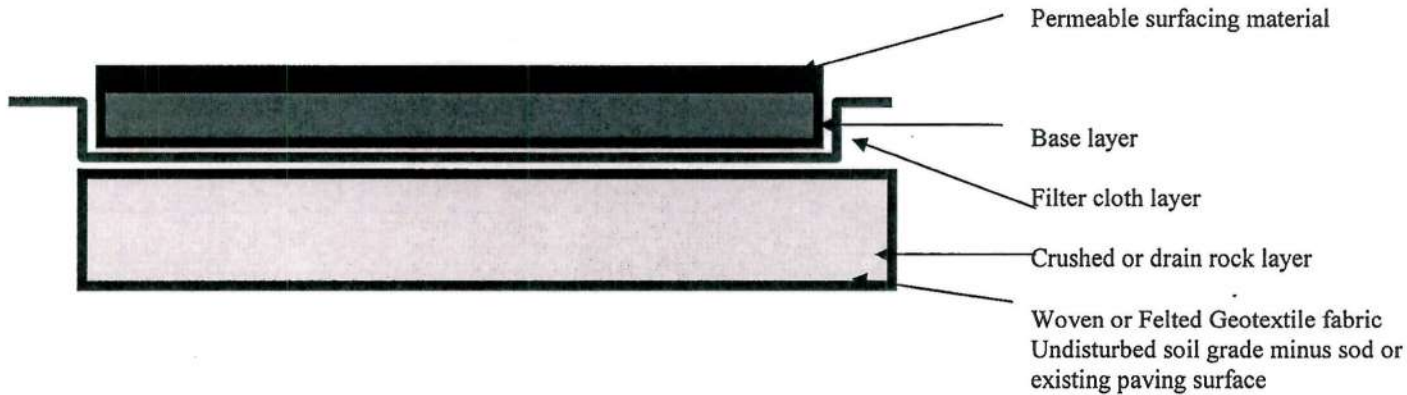
DETAIL NAME:

TREE PROTECTION FENCING

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

E105
 DRAWING

Diagram – Site Specific Floating Patio Areas



Specifications for Floating Patio Areas

1. Excavation for patio construction must remove the sod layer only, where they encroach on the root zones of the protected trees
2. A layer of medium weight felted or woven Geotextile fabric is to be installed over the entire area of the critical root zone that is to be covered by the patio. Each piece of fabric must overlap the adjoining piece by approximately 30-cm.
3. A 10cm layer of torpedo rock, or 20-mm clean crushed drain rock, is to be used to cover the Geotextile fabric.
4. A layer of felted filter fabric is to be installed over the crushed rock layer to prevent fine particles of sand and soil from infiltrating this layer.
5. The bedding or base layer and permeable surfacing can be installed directly on top of the Geotextile fabric.

**SUMMARY
SMALL LOT HOUSE REZONING PETITION**



I, Peter Waldhuber, have petitioned the adjacent neighbours* in compliance with _____
 (applicant)

the *Small Lot House Rezoning Policies* for a small lot house to be located at 62 Cambridge St
 (location of proposed house)

and the petitions submitted are those collected by March 9, 2015 **
 (date)

Address	In Favour ✓	Opposed ✓	Neutral (30-day time expired) ✓
1147 Faithfull St	✓		
1147 Faithfull St	✓		
1150 Woodstock Ave	✓		
1150 Woodstock Ave	✓		
1150 Woodstock Ave	✓		
1145 Woodstock Ave	✓		
1149 Faithfull St	✓		
1149 Faithfull St	✓		
50 Cambridge St	✓		
81 Cambridge St	✓		
77 Cambridge St	Dropped off plans, no response.		
57 Cambridge St	✓		
48 Cambridge St	have met, will not sign either way		
85 Cambridge St	Dropped off plans, no response		

SUMMARY	Number	%
IN FAVOUR	11	100%
OPPOSED	0	
TOTAL RESPONSES	11	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,

Peter Waldbauer
(print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S1.

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) Laura Scherer (see note above)

ADDRESS: 81 Cambridge 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:

March 9, 2015
Date

Laura Scherer
Signature

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldbauer, am conducting the petition requirements for the
(print name)

property located at 62 Cambridge St

to the following Small Lot Zone: R1S1

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) RON SEWARD (see note above)

ADDRESS: 57 CAMBRIDGE

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:

Mar 9. 2015
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

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

Peter Walchuk
(print name), am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S1

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) Leslie Hogg (see note above)

ADDRESS: 50 Cambridge

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:

March 4 2015
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

FEB 27 2015

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

Peter Waldhuber
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge St.

to the following Small Lot Zone: R1S1

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) MARIE-JOSEE LEPAGE (see note above)

ADDRESS: 1147 FAITHFUL ST VICTORIA BC V8V 2R5

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

I support the plans sent by email on January 22, 2015
provided that the tree at the Western edge of the
proposed lot is not removed.

Feb 2, 2015
Date

Marie-Josée LePage
Signature

FEB 27 2015

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhuber (print name), am conducting the petition requirements for the

property located at 62 Cambridges St.

to the following Small Lot Zone: R1S1.

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) JEAN-PIERRE VERAN (see note above)

ADDRESS: 1147 FAITHFUL ST VICTORIA BC V8V 2R5

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

I support the plans sent by email on Jan 22, 2015
provided that the tree at the Western edge
of the proposed lot is not removed

Feb 7, 2015
Date /


Signature

SMALL LOT HOUSE REZONING PETITION

FEB 17 2015

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

Peter Waldhuber
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge St. Victoria

to the following Small Lot Zone: R-1S1

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) Debora Sommerstad (LINEHAN) (see note above)

ADDRESS: 1150 Woodstock Ave Victoria

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 10, 2015
Date



Signature

SMALL LOT HOUSE REZONING PETITION

FEB 27 2015

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

Peter Waldhuber, am conducting the petition requirements for the
(print name)

property located at 62 Cambridge St. Victoria

to the following Small Lot Zone: R-1S2

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) Rose Sommerstad (see note above)

ADDRESS: 1150 Woodstock Ave Victoria

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 10, 2015

Date

Rose Sommerstad
Signature

SMALL LOT HOUSE REZONING PETITION

FEB 27 2015

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

Peter Waldhuber, am conducting the petition requirements for the
(print name)

property located at 62 Cambridge St. Victoria

to the following Small Lot Zone: R-1S1

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) John Sommerstad (see note above)

ADDRESS: 1150 Woodstock Ave Victoria

Are you the registered owner? Yes ☐ No ☒

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

Feb 10, 2015
Date


Signature

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldmayer (print name), am conducting the petition requirements for the

property located at 62 Cambridge St
to the following Small Lot Zone: B1S2.

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) Valerie STANLEY-JONES (see note above)
office home
ADDRESS: 32 Cambo 1145 Woodstock Ave
V8V 2R3

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:

Dec 5 / 2014
Date

[Signature]
Signature

SMALL LOT HOUSE REZONING PETITION

FEB 27 2015

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

Peter Waldbauer
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge

to the following Small Lot Zone: R1S1

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) Derek Reimer (see note above)

ADDRESS: 1149 Faithful 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:

Date

Jan 29/15

Signature

DReimer

SMALL LOT HOUSE REZONING PETITION

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

Peter Waldhuber
(print name)

, am conducting the petition requirements for the

property located at 62 Cambridge St

to the following Small Lot Zone: R1S1

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) MAXINE CHARLESWORTH (see note above)

ADDRESS: 1149 FAITHFULL STREET

Are you the registered owner? Yes ☒ No ☐

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

☒ I support the application.

☐ I am opposed to the application.

Comments:

29/1/15
Date

Maxine Charlesworth
Signature

Planning & Development Department
Development Services Division

Neighbours contacted with petition package.

62 Cambridge - Small Lot Rezoning

petition map

FAITHFUL ST

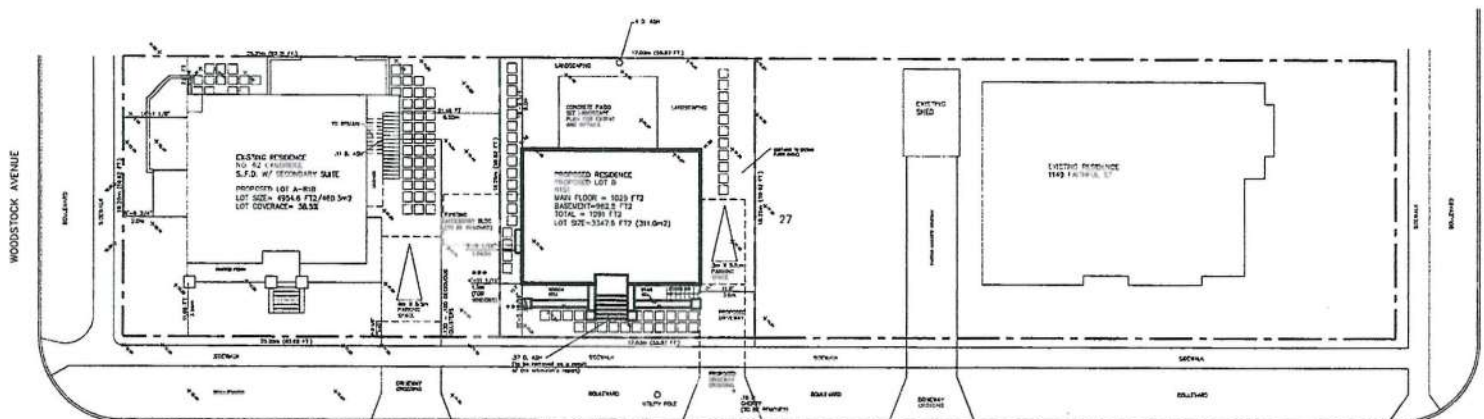
WOODSTOCK AVE

CAMBRIDGE

LINDEN AVE

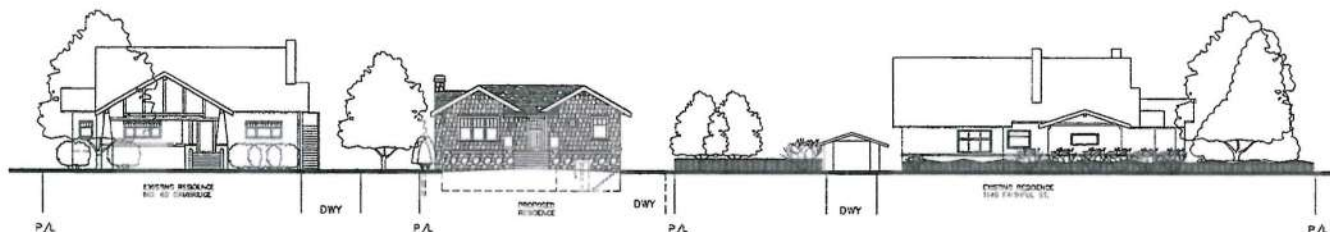
ALBOROUGH ST

TONAL



SITE PLAN
SCALE = 1:150

LEGAL INFORMATION:
LOT 16, SECTION 23, VICTORIA DISTRICT, PLAN 2097
***VARIANCE REQUIRED



CAMBRIDGE STREET FRONTAGE (LOOKING WEST)
SCALE = 1:150

SINGLE-FAMILY DWELLING WITH SECONDARY SUITE
(RESIDENCE BUILT PRIOR TO 1931)

SITE DATA	ZONED R1-B	PROPOSED LOT A
ITEMS	PERMITTED	PROPOSED
LOT AREA	4951.4 f12 (460 m2)	4954.6 f12 (460.3 m2)
LOT COVERAGE	40% MAX.	36.5%
BUILDING HEIGHT	7.60 m	7.82m (NO CHANGE)
OPEN SITE SPACE	N/A	56%
REAR YARD	N/A	100%
SETBACKS		
FRONT (SOUTH)	7.50m (24.6 f1)	7.0m (6.72 f1)
REAR (NORTH) ***	7.50m (24.6 f1)	6.55m (21.49 f1) ***
SIDE (WEST)	1.83m (6 f1)	2.4m (7.87 f1)
SIDE (EAST)	3.50m (11.48 f1)	3.56m (11.68 f1)

*** SITE SPECIFIC ZONING REQUIRED
*** DEVELOPMENT VARIANCE REQUIRED

SITE DATA	ZONED R1-B	PROPOSED LOT A
ITEMS	PERMITTED	PROPOSED
FLOOR AREA		
UPPER FLOOR	---	97.04 m2 (1044.57 f12)
MAIN FLOOR	---	136.23m2 (1468.45 f12)
LOWER FLOOR	---	141.65 m2 (1523.8 f12)
GARAGE	---	---
TOTAL FLOOR AREA ****	300 m2 (3229.17 f12)	374.92 m2 (4034.82 f12)

**** SITE SPECIFIC ZONING REQUIRED
*** DEVELOPMENT VARIANCE REQUIRED

SINGLE-FAMILY DWELLING

SITE DATA	ZONED R1-S1	PROPOSED LOT B
ITEMS	PERMITTED	PROPOSED
LOT AREA	280~2 (2798.6 f12) MIN.	311.0m2 (3347.6 f12)
LOT COVERAGE	40%	36.9% 114.72 m2 (1234.82 f12)
BUILDING HEIGHT	5.0m	5.0m
STOREYS	1 (MAX)	1
LANDSCAPING (OPEN SITE SPACE)	N/A	54.4% (169.22 m2)
REAR YARD	N/A	100%
ACCESSORY BUILDING	N/A	N/A
SETBACKS		
FRONT (EAST) ***	6m (19.6875 f1)	3.5m (11.48 f1) ***
REAR (WEST)	6m (19.6875 f1)	6m (19.6875 f1)
SIDE (NORTH)	1.5m (4.92 f1)	3.6m (11.8 f1)
SIDE (SOUTH) ***	1.5m (4.92 f1)	1.5m (4.92 f1) *** (SEE REAR YARD)
FLOOR AREA		
MAIN FLOOR	---	95.6m2 (1029 f12)
BASEMENT	---	89.4m2 (962.5 f12) NOT INCLUDED IN TOTAL FLOOR AREA
TOTAL FLOOR AREA	160m2 (1722.2 f12)	95.6m2 (1029 f12)
GARAGE	---	---
FLOOR SPACE RATIO	0.6 TO 1	0.31 TO 1

*** DEVELOPMENT VARIANCE REQUIRED

Received
City of Victoria

APR 20 2015

Planning & Development Department
Development Services Division

6 07/04/15 Survey Revision
5 06/01/15 Preliminary Layout
4 12/11/14 Preliminary Layout
3 17/09/14 Preliminary Layout
2 2/09/14 Preliminary Layout
1 26/08/14 Preliminary Layout

No. Date Issue Description

A. WILLIE DESIGN
2489 EPWORTH ST.
VICTORIA, BC
TEL: (250) 598-2986

THIS PLAN IS PROPERTY OF A. WILLIE DESIGN
AND MAY NOT BE REPRODUCED OR RE-USED
WITHOUT THE WRITTEN CONSENT OF A. WILLIE DESIGN

Project Title:
PROTEGE DEVELOPMENTS
Project Location:
62 CAMBRIDGE, VICTORIA, BC.
Sheet Title:
**PROPOSED SITE PLAN AND
STREETSCAPE-OPTION 1**
Drawn By: **relo** Sheet Number: **1 of 3** Issued: **5**

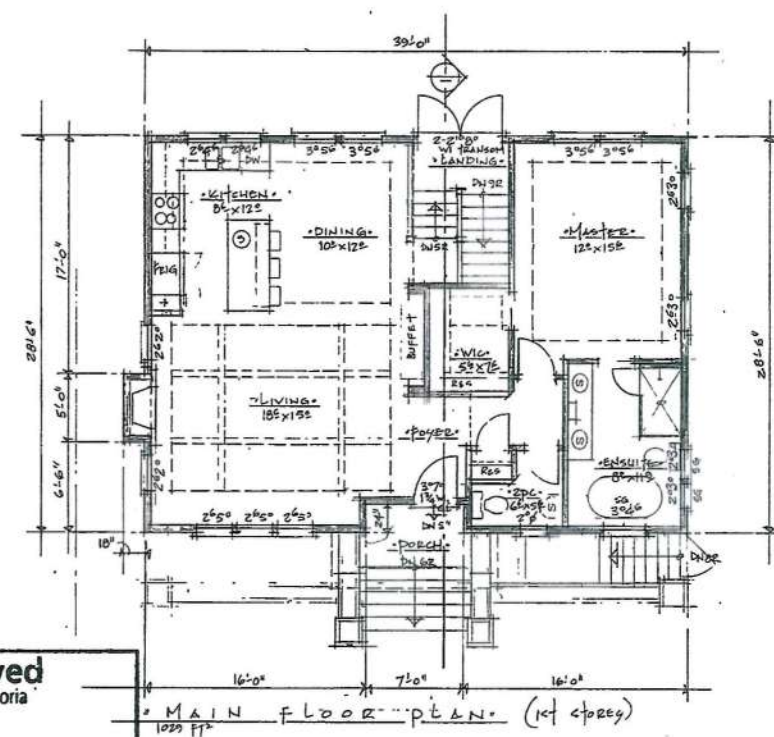
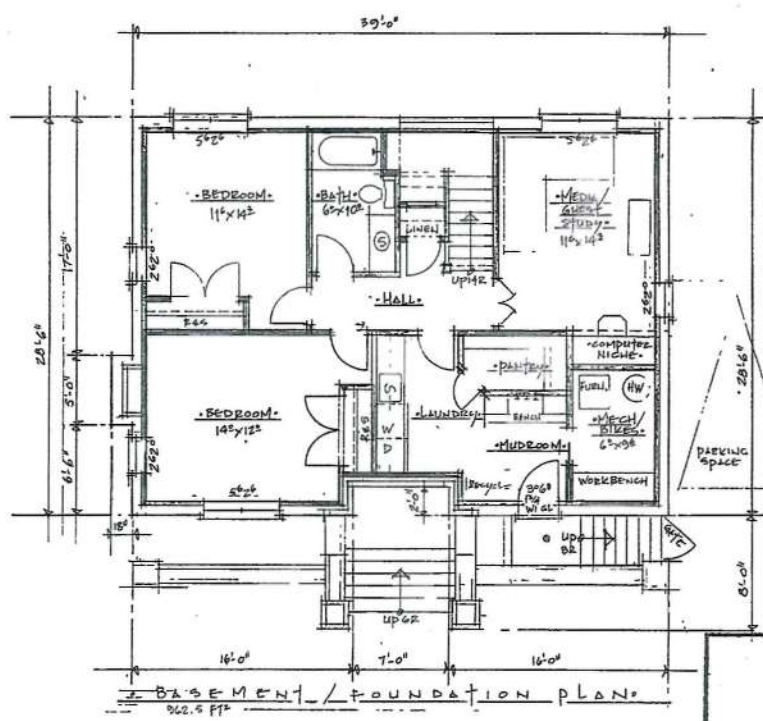
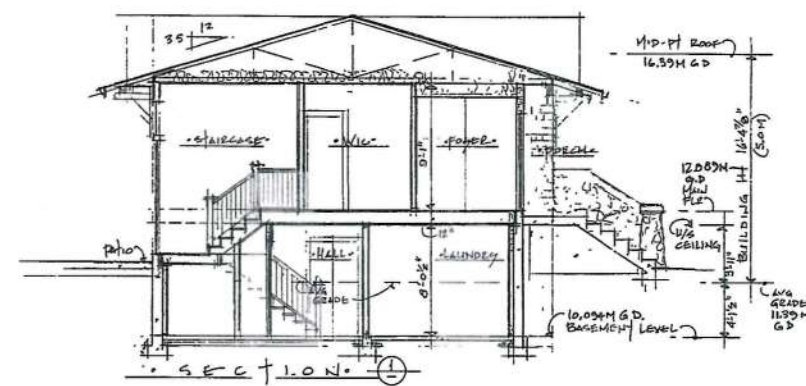
REVISIONS	BY
GRADE & SECTION	LM

VICTORIA, B.C.

PROPOSED NEW RESIDENCE, REZONING (B1S1)
 SUBDIVISION FOR
 PROTEGE DEVELOPMENTS INC.
 602 CANBIDGE ST. FLOOR PLANS & SECTION

A. WILLIE DESIGN 250-538-2386

Date	JAN 2015
Scale	1/8" = 1'-0"
Drawn	AEN
Job	
Sheet	12
Of	3 Sheets



Received
City of Victoria

APR 20 2015

Planning & Development Department
Development Services Division

Architectural elevation drawing of a house. The drawing shows a gabled roof with a chimney on the right side. The exterior walls are covered in brickwork. The front facade features a central double door and three windows: a double window to the left of the door and two single windows to the right. The roof has three distinct pitches: 12/12 on the left gable, 24/12 on the main roof, and 36/12 on the right gable. The drawing includes level markers for 'Existing & Finished GRADE' and 'Subsistent Level'.

An architectural elevation drawing of a two-story house. The roof is gabled with a central chimney. The upper story has two windows and a brick wall texture. The lower story features a large window on the left and a stone foundation on the right. Annotations include "24' 1/2\"/>

Architectural drawing of the East Elevation of a house. The drawing includes the following annotations:

- Dimensions:**
 - Overall width: 11'-9 3/4" (3.0M)
 - Roof height: 16'-3" M.G.D.
 - Building height: 16'-7 1/2" B.O.M.
 - Foundation height: 11'-7"
- Structural Notes:**
 - "PREVIOUS SUBMISSION" (pointing to a dashed roofline)
 - "12" 16'25"
 - "16'-3" M.G.D."
 - "MIN.-PT ROOF"
 - "MAX CONC 8'5"
 - "4% SLOPE"
 - "AVG GRADE 1139.8 G.D."
 - "BASEMENT LEVEL 10.094"
 - "11'-9 3/4" (3.0M)"
- Other Labels:**
 - "EAST ELEVATION."
 - "EXISTING GRADE"
 - "NATIVE GRANITE CONG LANDING & STAIRS"
 - "CONC ACCESS WELL"
 - "(1.5M) 4'-10 1/2"

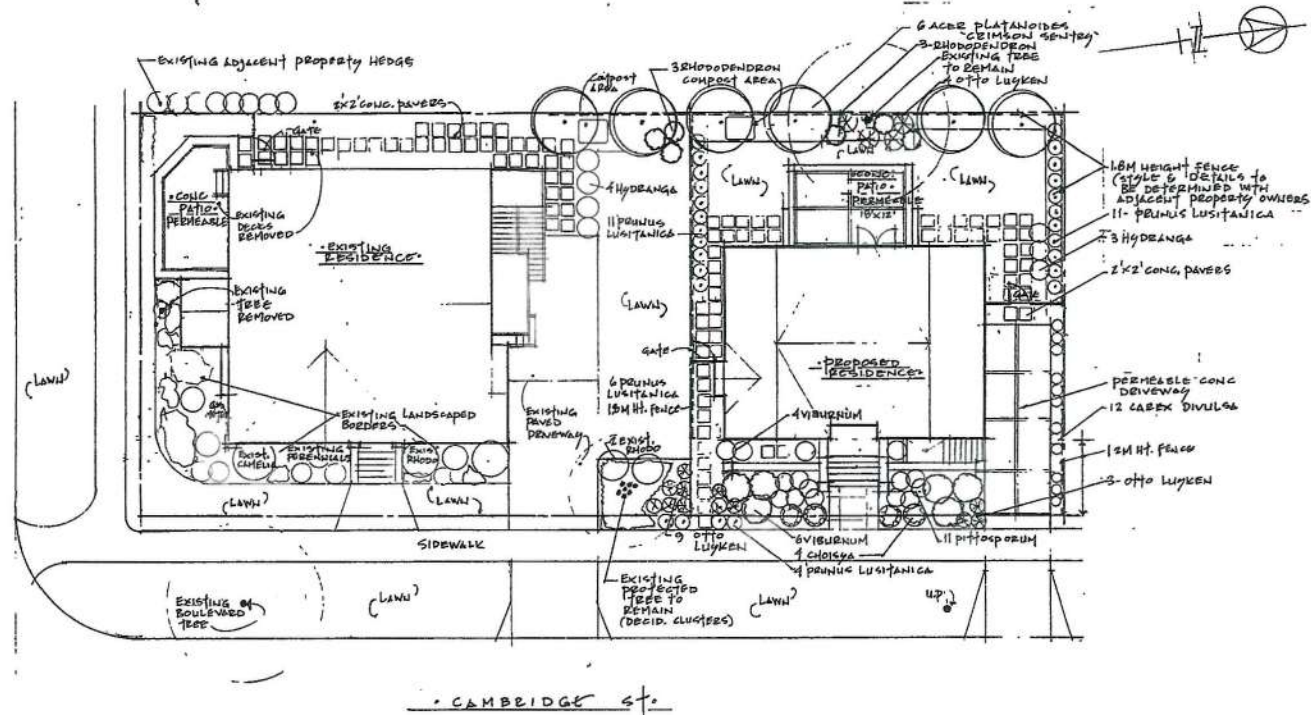
Architectural drawing of the North Elevation of a building. The drawing shows a two-story structure with a gabled roof, three windows on the second floor, and a stone foundation. A small porch is visible on the left. The drawing includes annotations for 'F. GRADE', 'EXIST'G. GRADE', 'BASEMENT LEVEL', and 'D.A.E. BEYOND'. A small '10' and '3.5' are noted near the roofline.

- TYPICAL OF ALL ELEVATIONS:
- FIBERGLASS ASPHALT ROOFING
- EXT. FINISH - CEDAR SHINGLE SIDING - STAINED
- VINYL WINDOWS W/ 1X6 TRIM BD, WOOD CROWN, EX 2x4 SILL W/ 1X4 APRON, TRIM BD.
- FIR WOOD DOORS W/ 1X6 TRIM BOARDS / WOOD CROWN.
- 2x2 BARGE BOARDS W/ 1X3 TRIM MOULDING & 3 1/2" x 5 1/2" WOOD SUBJECTS TO GABLE ENDS
- 5" PRE-FINISHED ALUMINUM FASCIA GUTTER SYSTEM.
- 1X10 TRIM BD. W/ 1X3 TRIM BD BRLY BAND.

3

Planning & Development Department
Development Services Division

WOODSTOCK AVE.



LANDSCAPE PLAN

PLANT LIST

ID	QUANTITY	Latin NAME	COMMON NAME	SCHEDULED SIZE	REMARKS
ACER	6	ACER PLATANOIDES	COMMON SWEETENED HONEY MAPLE	8" B&B	
CHOISYA	4	CHOISYA AZTEC PEARL	AZTEC PEARL	8" B&B	PERMANENT
HYDRANGEA	7	HYDRANGEA MACROPHYLLA	HIKOKI BLUE HYDRANGEA	#5	
MAGNOLIA	1	MAGNOLIA STOLATA	ROYAL OLE MAGNOLIA	8" B&B	
CAREX	12	CAREX DIVULGA	REEDS	#5	
OTTO LUYKEN	16	PRUNUS LAUROCESTRUS	OTTO LUYKEN	8" B&B	PERMANENT
PITTOSPORUM	11	PITTOSPORUM TENUIFOLIUM	MAJORIE CHANNON	#3	
RHODODENDRON	3	RHODODENDRON	ELIZABETH	8" B&B	PERMANENT
VIBURNUM	10	VIBURNUM CARLESII	KOREAN VIBURNUM	#5	
PRUNUS LUSITANICA	26	PRUNUS LUSITANICA	PORTUGAL LAUREL	8" B&B	PERMANENT

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City of Victoria

APR 20 2015

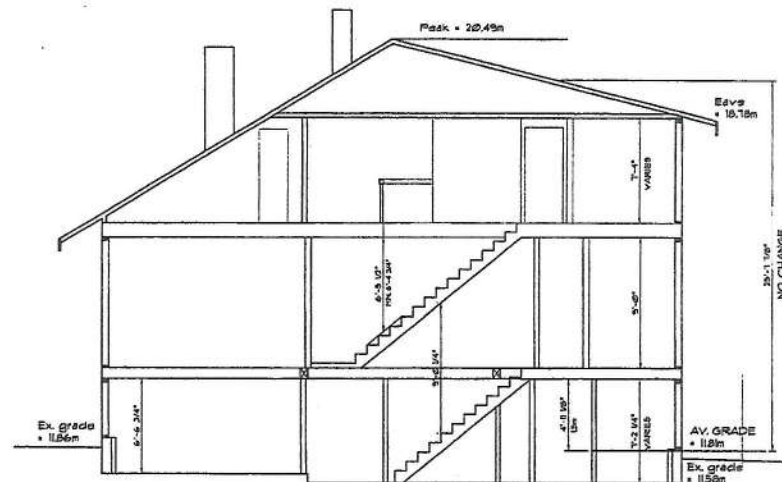
Planning & Development Department
Development Services Division

A. VILLIE DESIGN 250-598-2386

REVISIONS	BY
1	PROPOSED NEW RESIDENCE REZONING (RIS1)
2	SUBMISSION FOR PROPOSED DEVELOPMENT INC.
3	LANDSCAPING
4	62 CAMBRIDGE ST.
5	VICTORIA, B.C.

Date	APRIL 2015
Drawn	AK
Check	AKW
Job	
Sheet	1
Of	1

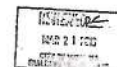
E40E



SECTION A
SCALE: 1/8" = 1'-0"

SITE DATA	ZONED RI-B	PROPOSED LOT A
ITEMS	PERMITTED	PROPOSED
LOT AREA	-	5078.6 ft ² (471.9 m ²)
LOT COVERAGE	40%	37.3%
BUILDING HEIGHT	7.60 m	7.62m (NO CHANGE)
OPEN SITE SPACE	-	57%
REAR YARD	-	100%
SETBACKS		
FRONT (SOUTH)	7.50m (24.6 ft)	2.0m (6.72 ft)
REAR (NORTH)	7.50m (24.6 ft)	7.5m (24.6 ft)
SIDE (WEST)	10.3m (6 ft)	2.413m (7.91 ft)
SIDE (EAST)	3.50m (11.48 ft)	3.4m (11.5 ft)
FLOOR AREA		
UPPER FLOOR	--	97.04 m ² (1044.57 ft ²)
MAIN FLOOR	--	136.23m ² (1466.45 ft ²)
LOWER FLOOR	--	141.65 m ² (1523.8 ft ²)
GARAGE	--	-
TOTAL FLOOR AREA ***	300 m ² (3229.17 ft ²)	374.92 m ² (4034.82 ft ²)

THIS PERMIT APPLIES ONLY TO THE WORK IDENTIFIED IN THE PERMIT SCOPE OF WORK AND DOES NOT CONSTITUTE ACCEPTANCE OF ANY OTHER WORK OF CONSTRUCTION ALREADY EXISTING OR SHOWN ON ANY DRAWINGS FORMING PART OF THE PERMIT.

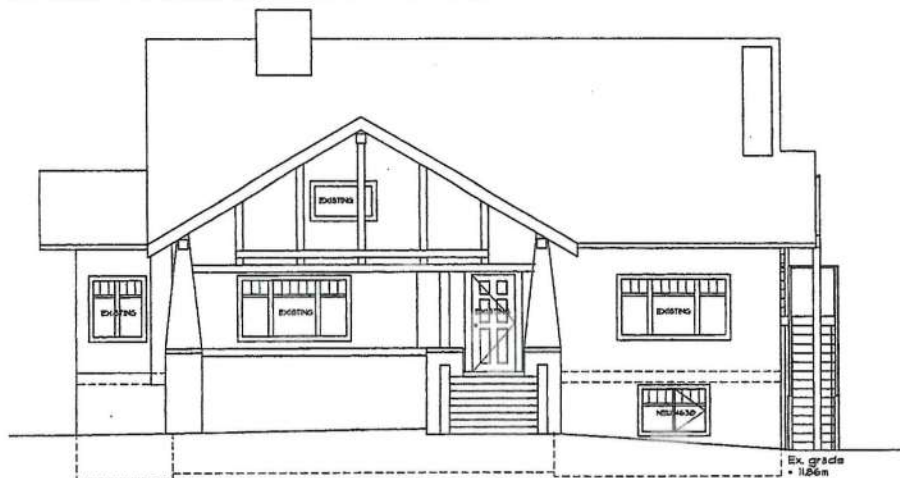


Received
City of Victoria

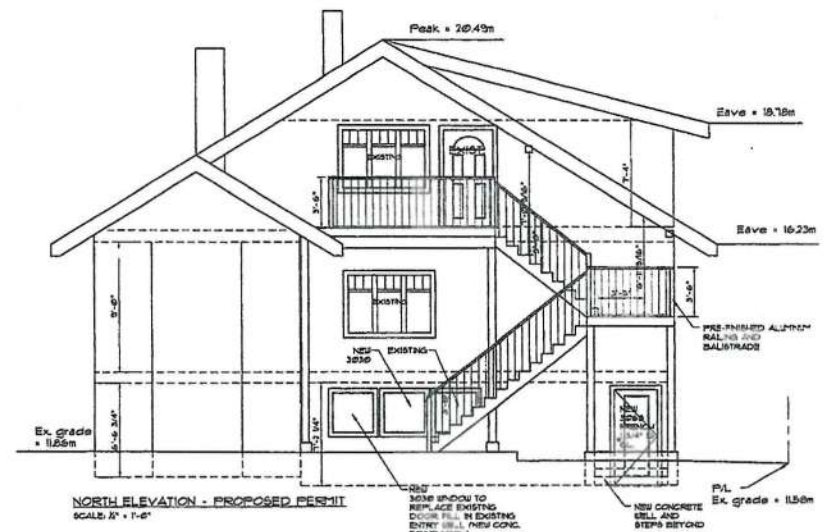
APR 20 2015

Planning & Development Department

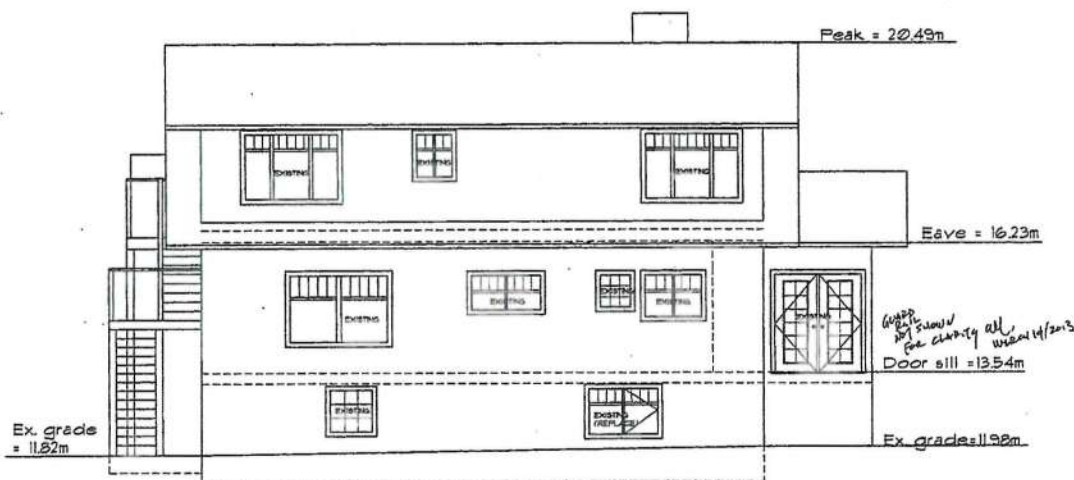
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62 CAMBRIDGE, VICTORIA, BC.		2		3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77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



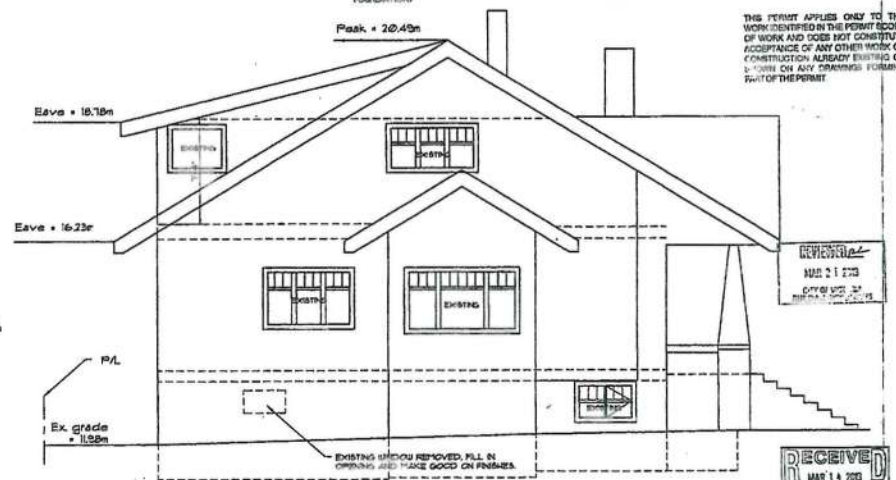
EAST ELEVATION - PROPOSED PERMIT
SCALE: 1/4" = 1'-0"



NORTH ELEVATION - PROPOSED PERMIT
SCALE: 1/4" = 1'-0"



WEST ELEVATION - PROPOSED PERMIT
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - PROPOSED PERMIT
SCALE: 1/4" = 1'-0"

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RECEIVED
MAY 21 2015
CITY OF VICTORIA
PLANNING & DEVELOPMENT

RECEIVED
MAY 14 2015
PERMITS & DEVELOPMENT
CITY OF VICTORIA

Project Title PROTEGE DEVELOPMENTS		0 01/01/13 0 06/01/13 0 02/12/13 0 03/01/13 0 07/11/13 0 08/01/13 0 09/01/13 0 10/01/13 0 11/01/13 0 12/01/13	Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit
Project Location 62 CAMBRIDGE, VICTORIA, BC.		0 01/01/13 0 06/01/13 0 02/12/13 0 03/01/13 0 07/11/13 0 08/01/13 0 09/01/13 0 10/01/13 0 11/01/13 0 12/01/13	Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit Building Permit
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Drawn By: TRUDY	Sheet Number: 3 of 4	Scale: 1/4"	No. Date Issue Description
A. WILLIE DESIGN 2409 EPIWORTH ST. VICTORIA, BC TEL: (250) 556-7306 THIS PLAN IS PROPERTY OF A. WILLIE DESIGN AND MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE WRITTEN CONSENT OF A. WILLIE DESIGN.			
WALL LEGEND EXISTING 2X6 STUD WALL 5 1/2" THICK EXISTING 2X4 STUD WALL 3 1/2" THICK NEW 2X6 STUD WALL 5 1/2" THICK NEW 2X4 STUD WALL 3 1/2" THICK NEW 2X6 PRE-CAST WALL 5 1/2" THICK			

Received
City of Victoria

APR 20 2015
Planning & Development Department
Development Services Division