

REPORTS OF THE COMMITTEES

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

4. Development Permit with Variances Application No. 00479 for 62 Cambridge Street

It was moved by Councillor Madoff, seconded by Councillor Alto, that after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00479, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00479 for 62 Cambridge Street, in accordance with:

1. Plans date stamped April 20, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 1.22, Section 8(a): reduce the front yard setback of Lot B from 6.00m to 3.50m;
 - b. Part 1.22, Section 8(c): reduce the side yard setback of Lot B from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution." Carried Unanimously

8.6 Development Permit with Variances Application No. 00479 for 62 Cambridge Street

Committee received a report regarding a development permit application for 62 Cambridge Street. The proposal is to construct a new small lot house.

Action: It was moved by Councillor Madoff, seconded by Councillor Coleman, that Committee recommends that after giving notice and allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00479, if it is approved, that Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00479 for 62 Cambridge Street, in accordance with:

1. Plans date stamped April 20, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - a. Part 1.22, Section 8(a): reduce the front yard setback of Lot B from 6.00m to 3.50m;
 - b. Part 1.22, Section 8(c): reduce the side yard setback of Lot B from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution."

Committee discussed:

- The application has received a great deal of public input; those who were initially against the proposal are now in support. Consultation with the neighbours has provided a positive outcome for all.

CARRIED UNANIMOUSLY 15/PLUC157



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: Development Permit with Variances Application No. 00479 for 62 Cambridge Street

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that after giving notice, allowing an opportunity for public comment and after the Public Hearing for Rezoning Application No. 00479, if it is approved, Council consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00479 for 62 Cambridge Street, in accordance with:

1. Plans date stamped April 20, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 1.22, Section 8(a): reduce the front yard setback of Lot B from 6.00m to 3.50m;
 - ii. Part 1.22, Section 8(c): reduce the side yard setback of Lot B from 2.40m to 1.50m.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Sections 920 (8), where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, the siting, form, exterior design and finish of buildings and other structures.

In accordance with Section 922, 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 Permit with Variances Application for the property located at 62 Cambridge Street. The proposal is to construct a new small lot house. The variances are related to front and side yard setbacks.

The following points were considered in assessing this Application:

- The proposal is consistent with the objectives for sensitive infill Development Permit Area 15A: Intensive Residential – Small Lot of the *Official Community Plan, 2012* (OCP).
- The proposed design of the new small lot house is consistent with the *Design Guidelines for Small Lot House (2002)*.
- The requested variances are to reduce the front and side yard setbacks in order to create one new small lot (Lot B). The proposed setback variances would not adversely affect the privacy, sunlight or views of the adjacent property, or detract from the established streetscape pattern.

BACKGROUND

Description of Proposal

The proposal is for a small lot house. Specific details include:

- a new one-storey building with a basement featuring “arts and crafts” design elements such as a pitched roofline, a distinctive front entryway and traditional-style windows
- the exterior materials include cedar shingles, native granite concrete (stone wall), fir wood doors and fibreglass asphalt roofing
- new soft and hard landscaping would be introduced.

The proposed variances are related to reducing the front and side yard setbacks of proposed Lot B (small lot).

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.

Existing Site Development and Development Potential

The subject property is currently in the R1-B Zone, Single Family Dwelling District, and occupied by a single family dwelling with a legal secondary suite and an accessory garage. The accessory garage would be removed to accommodate a new small lot house.

Relevant History

The applicant applied for a Development Permit with Variances to construct a small lot house in July 2013, however, the application was declined by Council. The applicant has made

significant changes to the proposal and has now brought forward a new proposal for Council's consideration.

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 regarding the rezoning proposal in general 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.

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

Development Permit Area and Design Guidelines

The OCP identifies this property within Development Permit Area 15A: Intensive Residential – Small Lot. The proposed design of the new small lot house is consistent with the *Design Guidelines for Small Lot House (2002)*.

The subject property is a corner lot which is a preferable location for small lot infill development. The new small lot house would front on Cambridge Street. The proposal is for a single storey dwelling unit with a basement. The design of the small lot house incorporates "arts and craft" architectural elements, such as a pitched roofline, a distinctive front entryway and traditional-style windows. Exterior access to the basement level would be provided behind the stone wall at the front of the house, however, the stairs would not be visible from the street. Windows are maximized on the front and rear elevations. The windows on the side elevations are smaller and carefully located to respect the privacy of the adjacent neighbours. Window wells and lower level glazing, slightly above finished grade, would be provided for the basement. Parking would be provided in the driveway and behind the front face of the dwelling unit.

The applicant is proposing new soft and hard landscaping in the front and rear yards as well as landscaping strips along the side yards. A new privacy fence would be constructed around the perimeter of the lot.

Regulatory Considerations

Setback Variances

The proposed variances are detailed in the following data table below.

Zoning Criteria	Proposal	Zone Standard R1-S1 Zone
Front yard setback (Cambridge Street) (m) - minimum	3.50	6.00
Side yard setback (South) (m) – minimum	1.50	2.40

The proposed front yard setback of 3.50m does not vary significantly from the established pattern of the streetscape. In fact, a 6m front yard setback would be more out of scale with the existing streetscape pattern than the proposed setback.

The proposed side yard setback (south side) of 1.5m is the minimum side yard setback permitted in the R1-S1 Zone. However, in the Zone, the minimum side yard setback is increased to 2.4m for any portion of a dwelling used as habitable space (e.g. bedroom, living room) which also has a window. The proposed side yard setback would have the most impact on the existing house, however, the existing house is setback more than 8m from the proposed small lot house and, therefore, a reduction in setback should have minimal impact on the adjacent property. The applicant is also proposing landscaping and a privacy fence along the property line to provide screening for the residents and adjacent neighbours.

CONCLUSIONS

The proposal to construct a new small lot house that is consistent with Development Permit Area 15A: Intensive Residential – Small Lot. The small lot house is a form of sensitive infill development and fits in with the existing neighbourhood. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances 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

LT:aw

S:\TEMPEST_ATTACHMENTS\PROSPERO\PL\REZ\REZ00479\DP DVP PLUC REPORT TEMPLATE1.DOC

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.

1112	1120	1130	1138	1140	1146	1150	112	115	116	120
1120	1121	1125	1133	1145	1147	1149	112	111	112	
								103	1180	

FAITHFUL ST

1117	1121	1125	1133	1145	1147	1149
1120	1124	1130	1136	1140	1150	62

CAMBRIDGE ST

93/95	87	85	81	77	57	53	51	45	39/41	35	29	25/27
94	78	70	62	52/54	48	44	42	30				

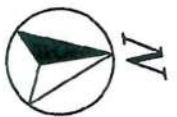
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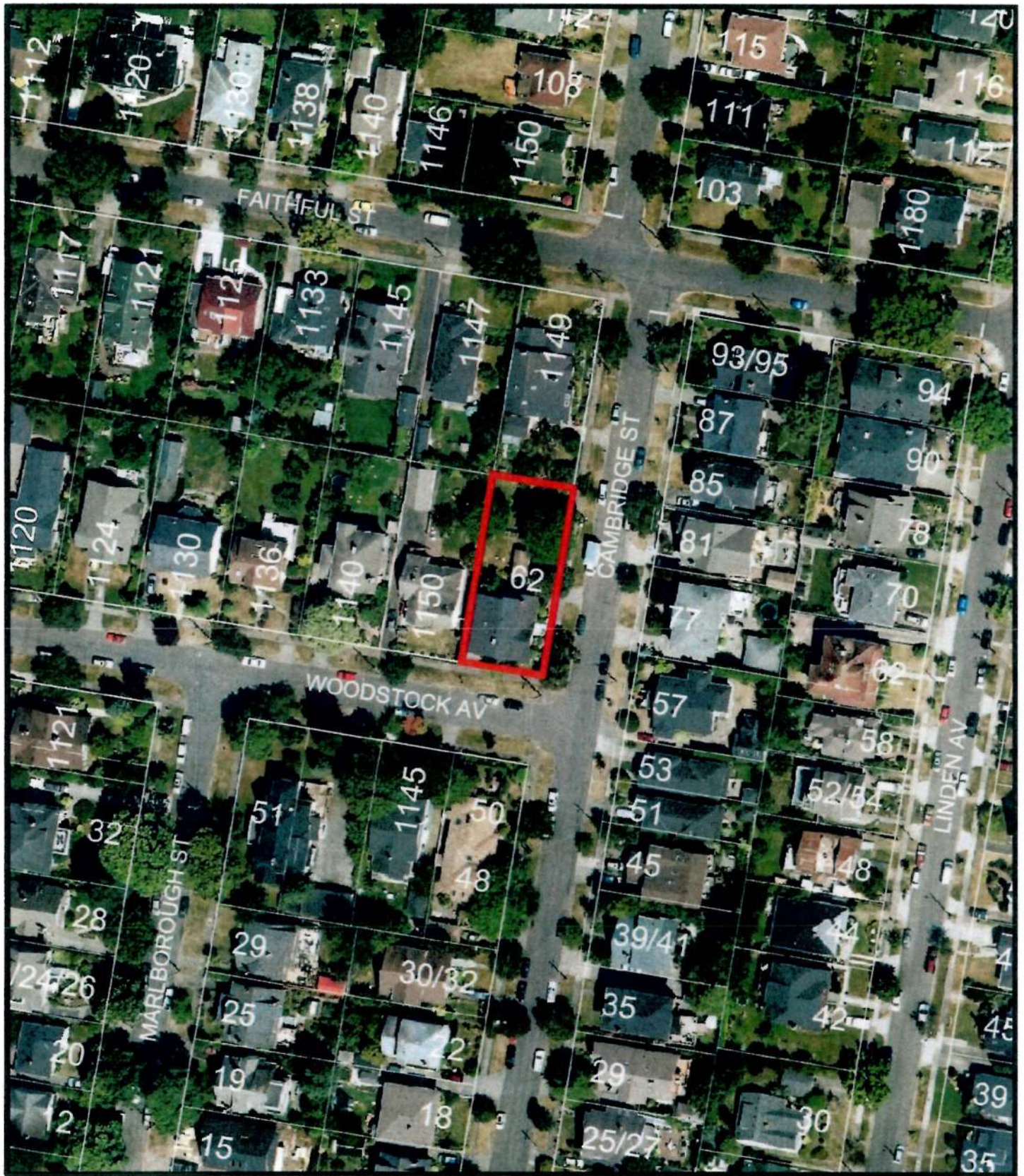
1121	32	28	20	12
1121	51	29	25	19
1145	50	30/32	22	18
48				

MARLBOROUGH ST

WOODSTOCK AV

62 Cambridge Street
Rezoning #00479
Bylaw #





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

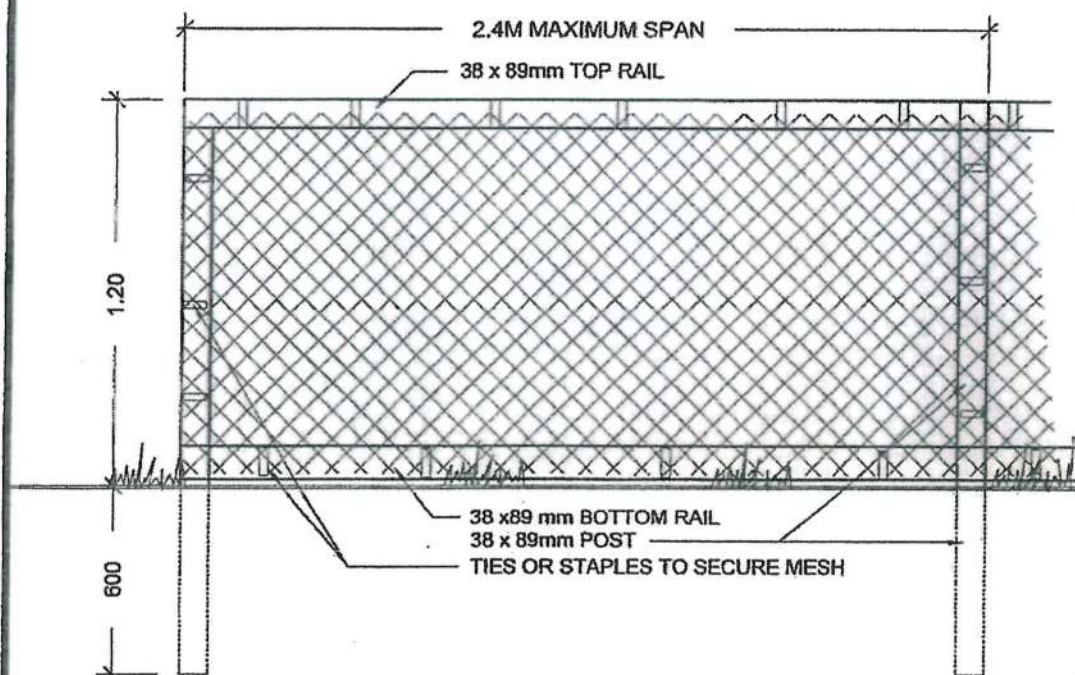
Enclosures – Barrier Fencing Specifications, Floating Patio Diagram

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

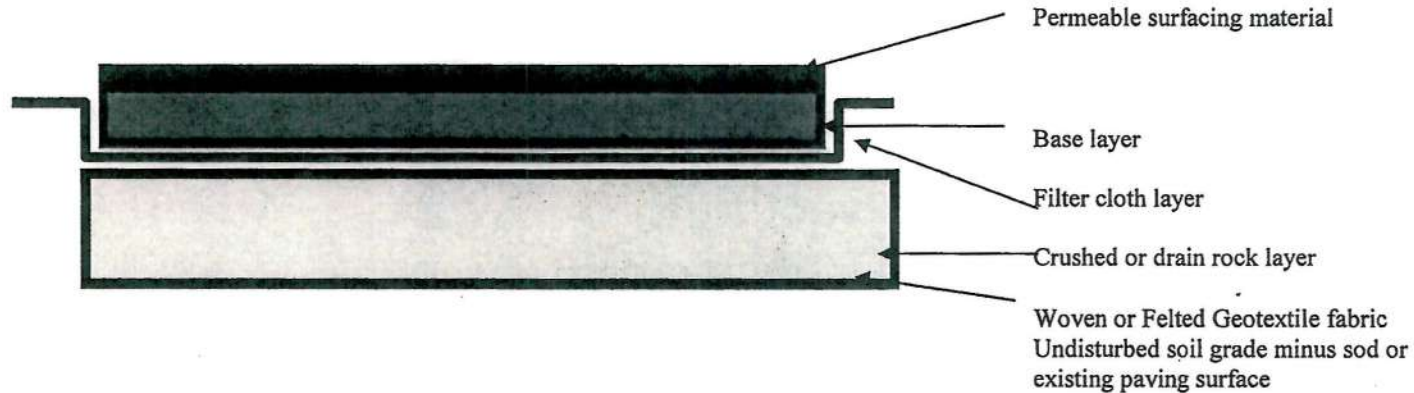
DETAIL NAME:

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 Waldbauer, 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	Depared off plans, no response.		
57 Cambridge St	✓		
48 Cambridge St	have met, will not sign either way		
85 Cambridge St	Depared 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 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) 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,

Michael Halder, 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 SOWARD (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 Hing (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:

7-20-15
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, 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) 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
(print name)

, am conducting the petition requirements for the

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

FEB 27 11 15

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: 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: 302 Combs 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

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

Derek Waldhuber (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

DRe
Signature

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.

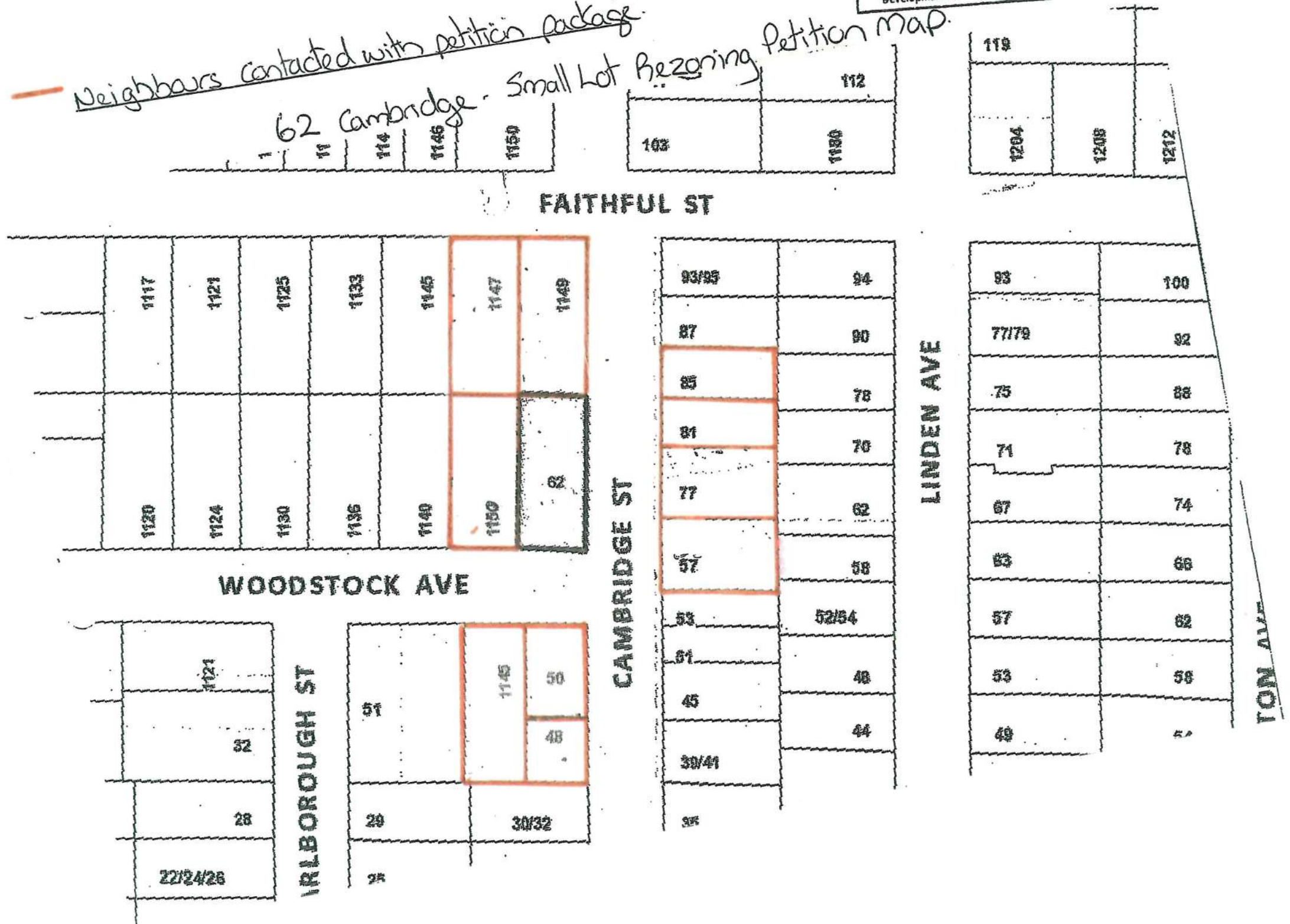
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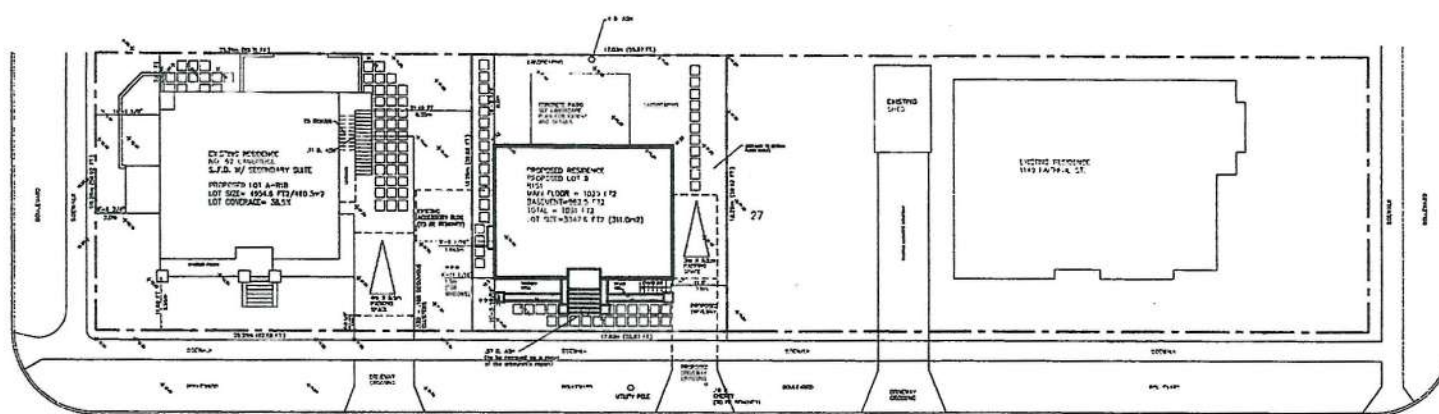
29/1/15
Date

Maxine Charlesworth
Signature

Received
City of Victoria
MAR 09 2015
Planning & Development Department
Development Services Division

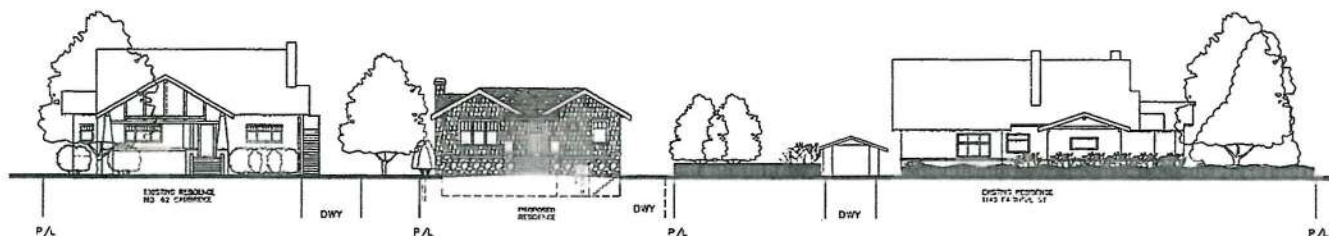
Neighbours contacted with petition package.
62 Cambridge - Small Lot Rezoning Petition map.





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
USE	PERMITTED	PROPOSED
LOT AREA	4951.4 f ² (460 m ²)	4954.6 f ² (460.3 m ²)
LOT COVERAGE	40% MAX.	38.5%
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 ft)	2.0m (6.72 ft)
REAR (NORTH) ***	7.50m (24.6 ft)	8.55m (28.19 ft) ***
SIDE (WEST)	1.83m (6 ft)	2.4m (7.87 ft)
SIDE (EAST)	3.50m (11.48 ft)	3.56m (11.68 ft)

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

SITE DATA	ZONED R1-B	PROPOSED LOT A
USE	PERMITTED	PROPOSED
FLOOR AREA		
UPPER FLOOR	---	97.04 m ² (1044.57 f ²)
MAIN FLOOR	---	136.23m ² (1466.45 f ²)
LOWER FLOOR	---	141.65 m ² (1523.8 f ²)
GARAGE	---	---
TOTAL FLOOR AREA ****	300 m ² (3229.17 f ²)	374.92 m ² (4034.82 f ²)

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

SINGLE-FAMILY DWELLING

SITE DATA	ZONED R1-S1	PROPOSED LOT B
USE	PERMITTED	PROPOSED
LOT AREA	260m ² (2798.6 f ²) M.H.	31.0m ² (3347.6 f ²)
LOT COVERAGE	40%	36.9% 114.72 m ² (1234.62 f ²)
BUILDING HEIGHT	5.0m	5.0m
STOREYS	1 (MAX)	1
LANDSCAPING (OPEN SITE SPACE)	N/A	54.4% (189.22 m ²)
REAR YARD	N/A	100%
ACCESSORY BUILDING	N/A	N/A
SETBACKS		
FRONT (EAST) ***	8m (19.6875 ft)	3.5m (11.48 FT) ***
REAR (WEST)	8m (19.6875 ft)	6m (19.6875 ft)
SIDE (NORTH)	1.5m (4.92 ft)	3.6m (11.8 ft)
SIDE (SOUTH) ***	1.5m (4.92 ft) 2.4m REQUIRED FOR MINIMUM	1.5m (4.92 ft) *** FOR MINIMUM
FLOOR AREA		
MAIN FLOOR	---	95.6m ² (1029 f ²)
BASEMENT	---	89.4m ² (962.5 f ²) NOT PERMITTED IN TOTAL FLOOR AREA
TOTAL FLOOR AREA	180m ² (1722.2 f ²)	95.6m ² (1029 f ²)
GARAGE	---	---
FLOOR SPACE RATIO	0.5 TO 1	0.31 TO 1

*** DEVELOPMENT VARIANCE REQUIRED

Received
City of Victoria

APR 20 2015

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6 07/04/15 Survey/Revisions
5 06/02/15 Preliminary Layout
4 12/01/14 Preliminary Layout
3 17/09/14 Preliminary Layout
2 05/05/14 Preliminary Layout
1 26/08/14 Preliminary Layout

No. Date Issue Description

A. WILLIE DESIGN
2489 EPWORTH ST.
VICTORIA, BC
TEL: (250) 598-2985

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

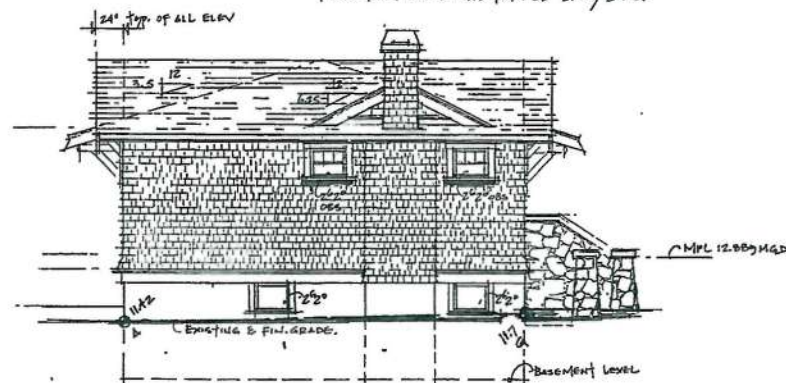
Project Title:
PROTEGE DEVELOPMENTS
Project Location:
62 CAMBRIDGE, VICTORIA, BC.
Sheet Title:
**PROPOSED SITE PLAN AND
STREETSCAPE - OPTION 1**
Drawn By: **18/02/15** Sheet: **1 of 3** Project: **6**

Sheet 12
Of 3 Sheets

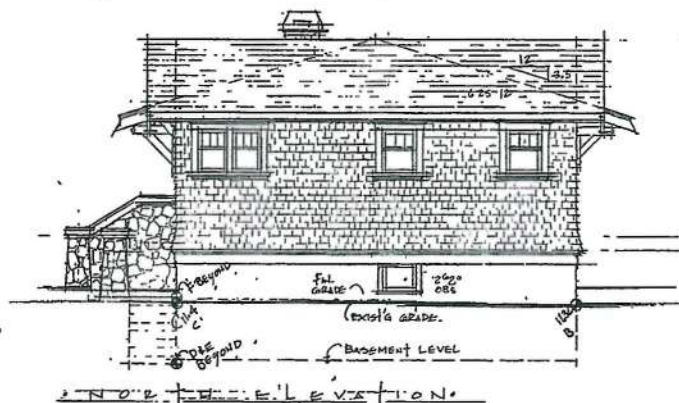
[illegible]

Planning & Development Department
Development Services Division

- TYPICAL OF ALL ELEVATIONS.
- FIBERGLASS ASPHALT ROOFING
- EXT. FINISH - CEDAR SHINGLE SIDING - STAINED.
- VINYL WINDOWS W/ 1X6 TRIM BD; WOOD CROWN, EX 2x4x8 LVL.
1X4 APRON TRIM BD.
- FIR WOOD DOORS W/ 1X6 TRIM BOARDS / WOOD CROWN.
- 2x2 BARGEBOARDS W/ 1X3 TRIM MOULDING & 5"x5"x5" WOOD
BAGETS TO GABLE ENDS
- 5" DEEP FINISHED ALUMINUM FASCIA GUTTER SYSTEM.
- 1X10 TRIM BD. W/ 1X3 TRIM BD BRLY BAND.



SOUTH ELEVATION.

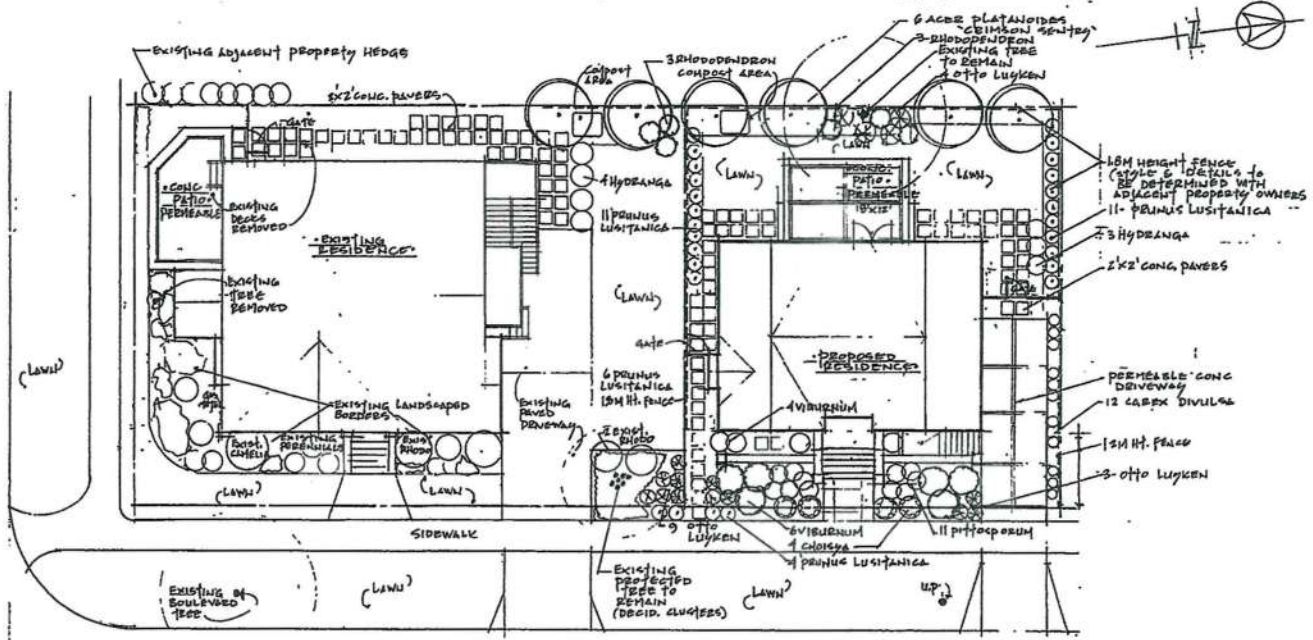


NO. 2 - ELEVATION.

**Planning & Development Department
Development Services Division**

of 3 sheets

WOODS-LOCK LANE



CAMBRIDGE ST.

LANDSCAPE PLAN

PLANT LIST

ID	Quantity	Latin Name	Common Name	Scheduled	Remarks
ACER	6	6 acer platanoides	6 acer platanoides	B&B 15'	
CHOISYA	4	choisya aztec pearl	aztec pearl	B&B 3'	persistent
HYDRANGEA	7	hydrangea macrophylla	hydrangea macrophylla	#5	
MAGNOLIA	1	magnolia stellata	royal star magnolia	B&B 5'	
CAREX	12	carex divulsa	reed-like sedge	#5	
OTTO LUKKEN	16	prunus laurocerasus	otto lukken	B&B 3'	persistent
PITTOSPORUM	11	pittosporum tenuifolium	pittosporum tenuifolium	#3	
RHODODENDRON	3	rhododendron	rhododendron	B&B 4'	persistent
VIBURNUM	10	viburnum carlesii	korean viburnum	#5	
PRUNUS LUSITANICA	26	prunus lusitanica	portuguese laurel	B&B 4'	persistent

Received
City of Victoria

APR 20 2015

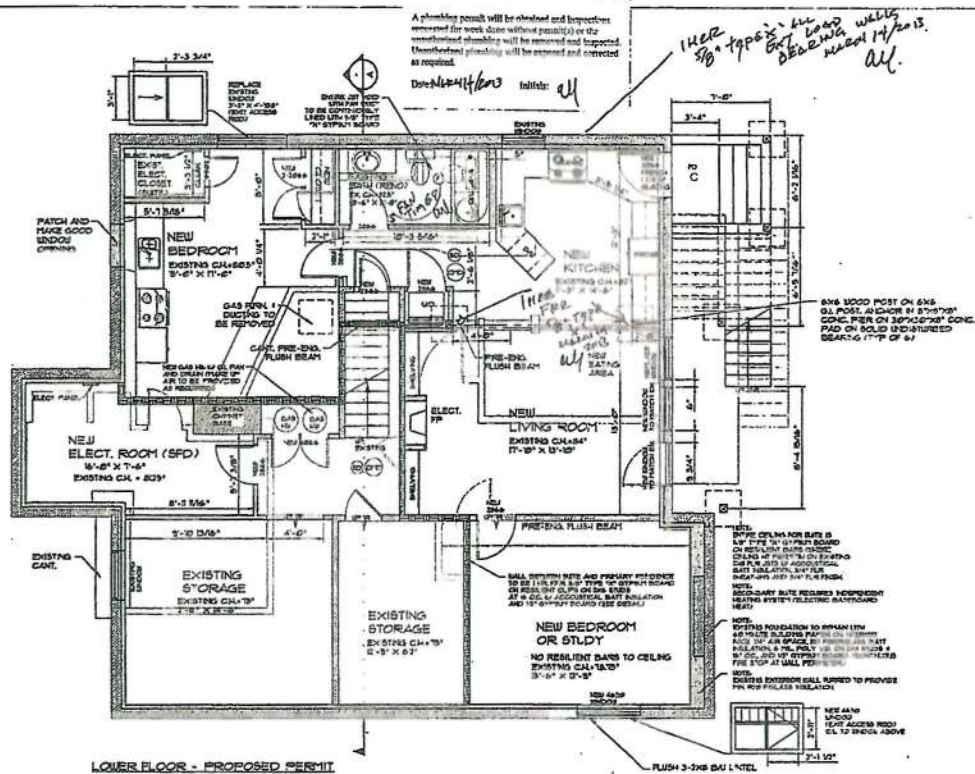
Planning & Development Department
Development Services Division

A. WILLIE DESIGN 250-598-2386

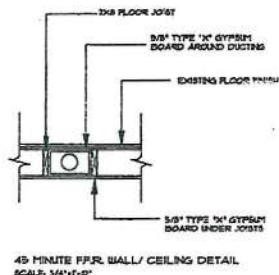
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Date	April 2015
Drawn	ASD
Check	L1
By	Shane

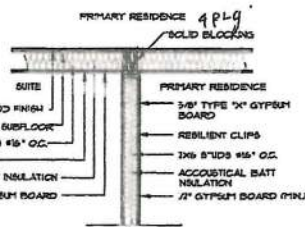
E408



LOWER FLOOR - PROPOSED PERMIT
 SCALE: 1/4" = 1'-0"
 LOWER FLOOR AREA: 303.8 SF (14.5 m²)
 FLOOR AREA FOR SUITE: 162.34 SF (15.14 m²)
 NOTE: NEW INDEPENDENT HEATING SYSTEM - ELECTRIC BASEBOARDS TO EACH ROOM

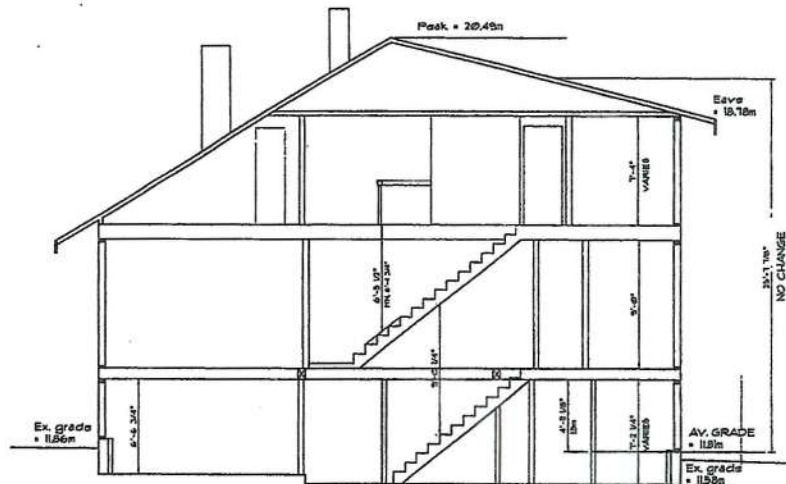


45 MINUTE FFR WALL/CEILING DETAIL
 SCALE: 3/4" = 1'-0"



45 MINUTE FFR WALL/CEILING DETAIL
 SCALE: 1/2" = 1'-0"

Project Title		Project Location		Draw Title	
FROTEGE DEVELOPMENTS		62 CAMBRIDGE, VICTORIA, BC		PROPOSED LOWER FLOOR PLAN, SECTION, DETAIL	
Drawn By	TRC	Sheet Number	3 of 4	Drawn By	TRC
Project Title	A. WILLIE DESIGN				
Project Location	2485 EFWORTH ST., VICTORIA, BC				
Draw Title	TEL: (250) 593-2986				
Project Title	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 Location	WALL LEGEND				
Draw Title	EXISTING 2X4 STUD WALL 5 1/2" THICK				
Project Title	EXISTING 2X4 STUD WALL 3 1/2" THICK				
Project Location	NEW 2X4 STUD WALL 5 1/2" THICK				
Draw Title	NEW 2X4 STUD WALL 3 1/2" THICK				
Project Title	NEW 2X4 FIRE-RATED WALL 5 1/2" THICK				



SECTION A
 SCALE: 1/4" = 1'-0"

SITE DATA	ZONED RI-B	PROPOSED LOT A
ITEMS	PERMITTED	PROPOSED
LOT AREA	-	5079.6 f ² (471.9 m ²)
LOT COVERAGE	40%	37.3%
BUILDING HEIGHT	7.60 m	7.57m (NO CHANGE)
OPEN SITE SPACE	-	57%
REAR YARD	-	100%
SETBACKS		
FRONT (SOUTH)	7.50m (24.6 f ²)	2.0m (6.72 f ²)
REAR (NORTH)	7.50m (24.6 f ²)	7.5m (24.6 f ²)
SIDE (WEST)	1.03m (6 f ²)	2.43m (7.91 f ²)
SIDE (EAST)	3.50m (11.48 f ²)	3.4m (10.5 f ²)
FLOOR AREA		
UPPER FLOOR	--	91.04 m ² (1044.51 f ²)
MAIN FLOOR	--	136.23m ² (1466.45 f ²)
LOWER FLOOR	--	141.65 m ² (1523.8 f ²)
GARAGE	-	-
TOTAL FLOOR AREA ***	300 m ² (3229.17 f ²)	374.92 m ² (4034.82 f ²)

*** SITE SPECIFIC ZONING REQUIRED

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

RECEIVED
 MAR 21 2005
 CITY OF VICTORIA

RECEIVED
 MAR 14 2005
 PERMIT & INSPECTION
 CITY OF VICTORIA

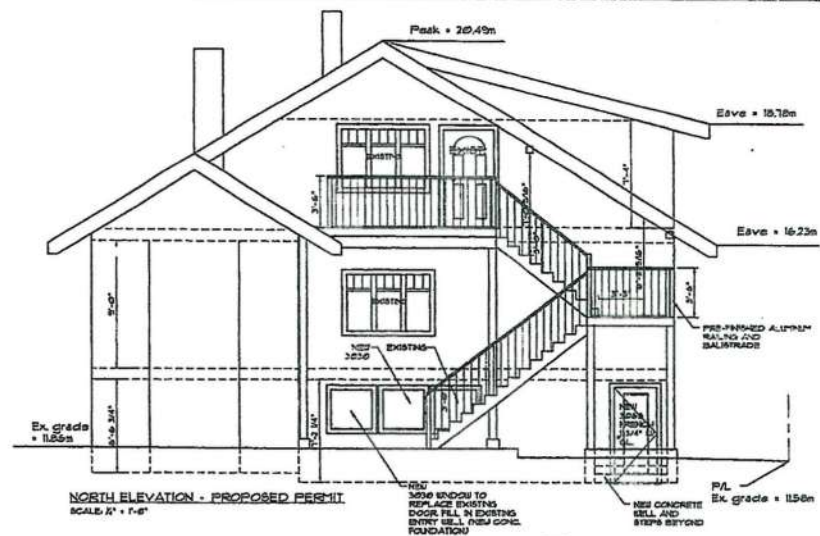
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APR 20 2015

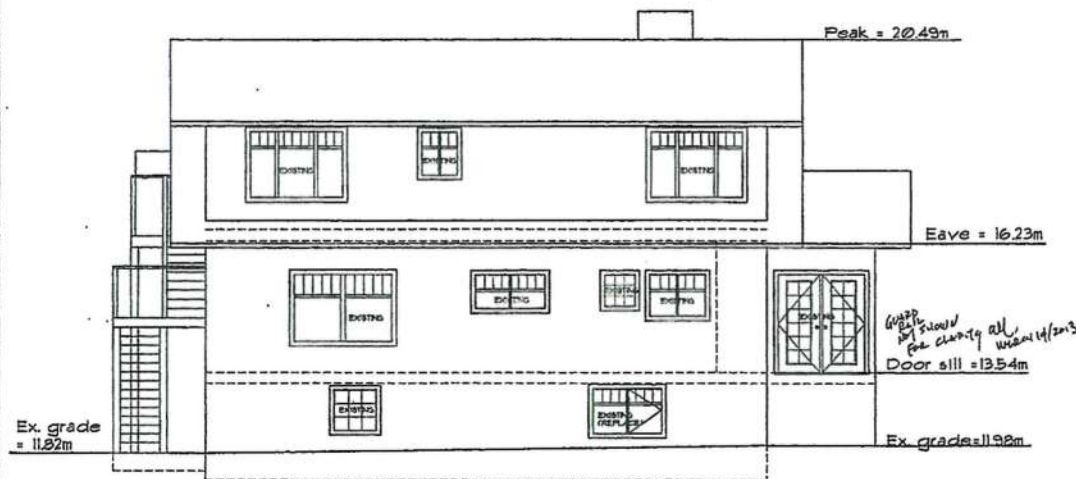
Planning & Development Department



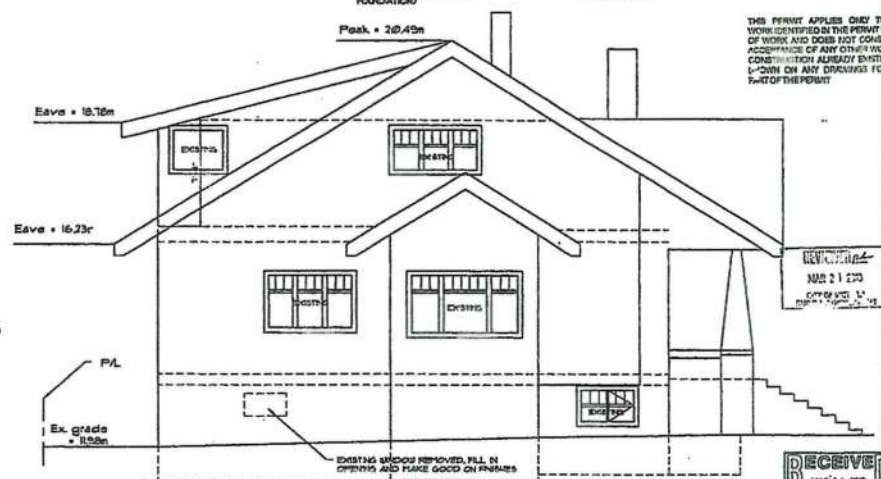
EAST ELEVATION - PROPOSED PERMIT
SCALE: 1/4" = 1'-0"



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"

THIS PERMIT APPLIES ONLY TO THE WORK IDENTIFIED IN THE PERMIT SCOPE OF WORK AND DOES NOT CONSTITUTE ACCEPTANCE OF ANY OTHER WORK OR CONSTRUCTION ALREADY EXISTING OR L-O-W-N ON ANY DRAWINGS FORMING PART OF THE PERMIT

RECEIVED
MAY 21 2013
CITY OF VICTORIA

RECEIVED
MAY 14 2013
CITY OF VICTORIA

Project Title PROTEGE DEVELOPMENTS		01/03/13	Building Permit
Project Location 62 CAMBRIDGE, VICTORIA, BC.		02/03/13	Building Permit
Sheet Title ELEVATIONS		03/03/13	Building Permit
		04/03/13	Building Permit
		05/03/13	Building Permit
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		07/03/13	Building Permit
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