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**From:** Joseph Calenda <[moltobene@telus.net](mailto:moltobene@telus.net)>  
**Sent:** June 14, 2021 3:17 PM  
**To:** Chelsea Medd <[cmedd@victoria.ca](mailto:cmedd@victoria.ca)>; Zoning <[zoning@victoria.ca](mailto:zoning@victoria.ca)>  
**Cc:** Maria Weeks <[cleo\\_cat@telus.net](mailto:cleo_cat@telus.net)>  
**Subject:** Re: REZ 00710 1905 Lee - Revised Plans June 10, 2021

Hello Chelsea,

Please see below regarding your emails of June 10th, May 23rd and April 23rd and your request to specify the changes in our revised plans dated June 10, 2021. I submitted the revised plans on June 10th and resubmitted the petition map and the revised petition summary on June 10th. Let me know if you need anything else to proceed to Council. Ciao for now.

Joe

Joseph A. Calenda, MCIP, DTM  
City Planner  
Molto Bene Enterprises  
Cell : 250-589-8430  
[moltobene@telus.net](mailto:moltobene@telus.net)

On Apr 23, 2021, at 3:40 PM, Chelsea Medd <[cmedd@victoria.ca](mailto:cmedd@victoria.ca)> wrote:

Hi Joe,

Thanks for your resubmission on February 25<sup>th</sup>, 2021. I'm still waiting for a couple of reviews from Parks, Engineering and Land Development. I'll followup again and will send as soon as possible.

Will our revised plans need to be circulated again for another review?

It appears that the comments from the last submission were not addressed, so some are repeated requirements. I've re-attached the last review for your reference, which was sent on December 4th, 2020 (in full sent December 15, 2020) which were in response to the July 31, 2020 plans.

See below.

## Planning

Chelsea Medd, [cmedd@victoria.ca](mailto:cmedd@victoria.ca)

### Required Prior to Committee of the Whole

- Planning will likely not support the application, as indicated in previous correspondence.

### **A Recommendation for Support (from my email of April 26, 2021)**

I understand you will be making an alternate recommendation for Council's consideration.

While it is true that our new lot is smaller than the zone minimum 260m<sup>2</sup>, there are many small house lots throughout the city which are less than the minimum. I can give you several addresses in James Bay and Fernwood as examples. Our small lot is certainly not unprecedented. I hope that is well acknowledged in your staff report.

This is our 'new' design and site plan which responds to many of the concerns and comments expressed by the neighbours at our South Jubilee CALUC meeting so very long ago. In particular it better maintains the privacy and reduces the shadow impact to 1909 Lee Avenue (as compared to the original design). This was a concern expressed by the owners in their petition letter. I hope your report acknowledges that we have responded to the concerns of the neighbours although I don't expect those neighbours to be in support of our revised proposal.

We have designed a large multi generational single family house with many bedrooms and bathrooms on a relatively small single family lot! The proposal improves the streetscape on Bourchier Street and contributes to 'Housing for Everyone' in South Jubilee. I hope you also acknowledge all of this as you make your alternate recommendation for Council's consideration.

Thanks for your very careful reconsideration of our application.

- Please see Plan Check attached which has items that need to be addressed.

All changes and corrections made as required on various Sheets.

- Concrete patio shown for the existing house doesn't exist. Please remove on plans. Please note, the existing house is still subject to the DP, so it's important the plans are accurate.

Changes made. See Sheet A2.

- The elevations and streetscape seem to have drafting errors, particularly look at highest point on elevations.

Changes and/or corrections made. See Sheets A and A2 in particular and Sheets A5 and A6 in general.

- There is no retaining wall on the site plans, but one shown on the streetscape, so please clarify if there is a grade change.

See Sheets A1 and A2 for grade information as corrected.

- Please ensure the fences meet the Fence Bylaw, particularly in the front yard which needs to be shorter. Please revise. Please show elevation of shorter fence as well.

See Sheet A2 and note bubbled comment.

- Please label material of deck on elevations, site plan and landscape plan.

See Sheets A2 and A5. (Deck Composite Material).

- Petition

- The petition summary and map should only immediate neighbours or within 10m of the site (see highlighted map below). Please see Small Lot Policy for more information. I've attached the petition and summary we have on file for your reference.

- Please provide a petition map.

New petition map and revised

summary resubmitted with revised plans dated June 10, 2021

- 1931 Bourchier, 1935 Bourchier, 1760 Lee, 1915 Lee are not immediate neighbours as per the policy - please remove from summary

Done.

- 1946 Bourchier - listed twice in summary

Corrected.

- Why is 1904 Lee listed as 'in favour' then 'neutral' in summary table?

Corrected.

- Petition from 1928 Lee Street says that an email was also attached. Please provide email.

Not available and irrelevant at

this point.

- The extra petitions (those beyond immediate neighbors) can be included with the report as supplementary correspondence.

Thanks.

- <image001.png>

Land Development

- In review. Comments coming.

Engineering

- In review. Comments coming.

Parks

- In review. Comments coming.

Kind regards,  
Chelsea

**Chelsea Medd**

Planner - Development Services

Department of Sustainable Planning and Community Development

City of Victoria

1 Centennial Square

Victoria BC V8W 1P6

T 250.361.0254 F 250.361.0386

***Please think before you print***

<image002.gif><image003.png> <image004.gif> <image005.gif> <image006.gif>

<Zoning Plan Check - Feb 25 2021.pdf><Small Lot House Rezoning Petition.pdf><2020-12-15 resubmission comments (with Parks) for july 31 2020 plans.pdf>