



District of North Saanich

STAFF REPORT

To: Tim Tanton
Chief Administrative Officer

Date: June 22, 2020

From: Drew Bakken
Planner

File: REZ 2019-03

Re: **Update Report - Rezoning Application - 8650 Aldous Terrace**

RECOMMENDATION:

That Council:

- a) Give first and second reading to Zoning Bylaw Amendment Bylaw No. 1488, 2020, to rezone 8650 Aldous Terrace from R-2 (Single Family Residential 2) to R-1 (Single Family Residential 1), subject to the following conditions of approval:
 - i) Registration of a Section 219 Covenant on the proposed lot restricting the height, lot coverage and floor area ratio to those of the R2 Zone, no construction within 20 feet of South property line, and the new residence shall be oriented parallel to the road;
 - ii) Registration of an Affirmative Obligation covenant on the proposed lot and parent lot which ensures any new houses are solar panel ready, wired for an electric vehicle charging station, and equipped with energy-efficiency water, heating, and rain water collection systems;
 - iii) Amenity contribution of \$16,000 in accordance with the District's Amenity Contribution Policy No. 10003.2.
- b) Direct staff to hold a Public Hearing for the amending bylaw and to send out the required notifications.

INTRODUCTION:

The purpose of this staff report is to provide Council with additional information regarding a Zoning Bylaw Amendment at 8650 Aldous Terrace. Since the staff report of February 3, 2020 which recommended first and second reading the applicant has now proposed additional items to their proposal with respect to the new lot and which will be secured through the registration of a S.219 covenant prior to the adoption of the bylaw.

STRATEGIC PLAN IMPLICATIONS:

This matter relates to the following Council strategic priorities:
Maintain a Strong Sense of Community

BACKGROUND:

On February 3, 2020 at its Regular Council meeting Council considered an application for an amendment to Zoning Bylaw No. 1255 to permit the rezoning of a property at 8650 Aldous Terrace from R-2 (Single Family Residential 2) to R-1 (Single Family Residential 1). The following resolutions were made:

52 That Council:

a) Grant first and second reading to Zoning Bylaw Amendment Bylaw No. 1488, 2020, to rezone 8650 Aldous Terrace from R-2 (Single Family Residential 2) to R-1 (Single Family Residential 1), subject to the following conditions of approval:

i) Registration of Section 219 Covenant restricting the height, lot coverage and floor area ratio to those of the R2 Zone;

ii) Amenity contribution of \$16,000 in accordance with the District's Amenity Contribution Policy No. 10003.2.

b) Direct staff to hold a Public Hearing for the amending bylaw and to send out the required notifications; AND

c) Waive perimeter requirements of LGA s. 512(1) subject to adoption of Zoning Bylaw Amendment Bylaw No. 1488, 2020.

53 That the report dated January 20, 2020 from the Planner regarding Rezoning Application for 8650 Aldous Terrace be referred to the Community Planning Commission.

However, it has recently been brought to the attention of staff and Council that while Council granted first and second reading at the January 27 Committee of the Whole, unfortunately Council did not formally give first and second reading to Bylaw No. 488 at the February 3 Regular Council meeting, as the actual bylaw did not form part of the agenda package.

On February 18, 2020 the Community Planning Commission met to review the application. The CPC provided the following recommendation:

10- CPC The Community Planning Commission recommends approval of proposed Bylaw Amendment No. 1488, 2020, which would allow the creation of two residential lots of less than 0.5 acres in recognition that the creation of such "Pan Handle" lots is consistent with optimum land use in the area.

On March 9, 2020 at a Committee of the Whole meeting staff provided an update on the motion passed by the Community Planning Commission.

UPDATE TO APPLICATION:

In an email submitted March 13, 2020 (attached as Appendix H), the applicant has agreed to allow additional stipulations and restrictions on the proposed lot in order to further address some of the concerns raised regarding the development. The Section 219 covenant typically required for rezoning and subdivisions in this neighborhood would restrict the height, lot coverage and floor area ratio to be in line with the restrictions of the R-2 zone, however the applicant has proposed the following additional covenant condition:

- Ensure there is no construction within 20 feet of the South property line to ensure maximum space and to avoid crowding between buildings on the adjoining properties. The residence on the proposed new lot must be oriented to parallel the road.

The applicant has also proposed an additional covenant in response to “Council’s commitment to protecting the environment and their interest in energy-efficient and environmentally-friendly construction in the community”. An affirmative obligation covenant will be placed on the new lot as well as the parent lot concerning energy efficient building requirements that necessitate future builders ensure that any new houses are:

- Solar panel ready;
- Equipped with energy-efficiency water and heating systems;
- Equipped with rain water collection systems; and
- Wired for an electric vehicle charging station.

OPTIONS:

Council has the following options associated with this application:

1. Give first and second reading to Zoning Bylaw Amendment Bylaw No. 1488, 2020 subject to the noted conditions that would be secured through the registration of a restrictive S.219 covenant and an Affirmative Obligation covenant prior to directing staff to advertise for a public hearing; or
2. Deny the application for rezoning; or
3. Other.

FINANCIAL IMPLICATIONS:

The applicant has acknowledged and agreed to the amenity contribution of \$16,000 and additional costs at the time of subdivision.

CONSULTATIONS:

In accordance with the notification requirements of the Development Application Procedures Bylaw and the *Local Government Act*, notices of the public hearing were published in the June 11 and 18, 2020 publications of the Peninsula News Review. Notices were also mailed distributed to the owners of all property within 50 meters of the subject property. At the time of report preparation, thirty-one letters, one petition in support and one petition in opposition has been received by the District regarding the rezoning application.

SUMMARY:

The proposed rezoning is consistent with the OCP designation for General Residential. The submission of a restrictive covenant that restricts the new lot to the R-2 zone and the additional items now proposed by the applicant will also will ensure the development is more environmentally friendly.

RECOMMENDATION:


That Council:

- a) Give first and second reading to Zoning Bylaw Amendment Bylaw No. 1488, 2020, to rezone 8650 Aldous Terrace from R-2 (Single Family Residential 2) to R-1 (Single

Family Residential 1), subject to the following conditions of approval:

- i) Registration of a Section 219 Covenant on the proposed lot restricting the height, lot coverage and floor area ratio to those of the R2 Zone, no construction within 20 feet of South property line, and the new residence shall be oriented parallel to the road;
 - ii) Registration of an Affirmative Obligation covenant on the proposed lot and parent lot which ensures any new houses are solar panel ready, wired for an electric vehicle charging station, and equipped with energy-efficiency water, heating, and rain water collection systems;
 - iii) Amenity contribution of \$16,000 in accordance with the District's Amenity Contribution Policy No. 10003.2.
- b) Direct staff to hold a Public Hearing for the amending bylaw and to send out the required notifications.

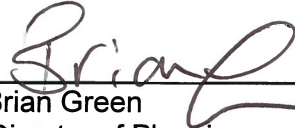
Respectfully submitted,


Drew Bakken
Planner

Concurrence:


Tim Tanton
Chief Administrative Officer

Concurrence:


Brian Green
Director of Planning and Community Services

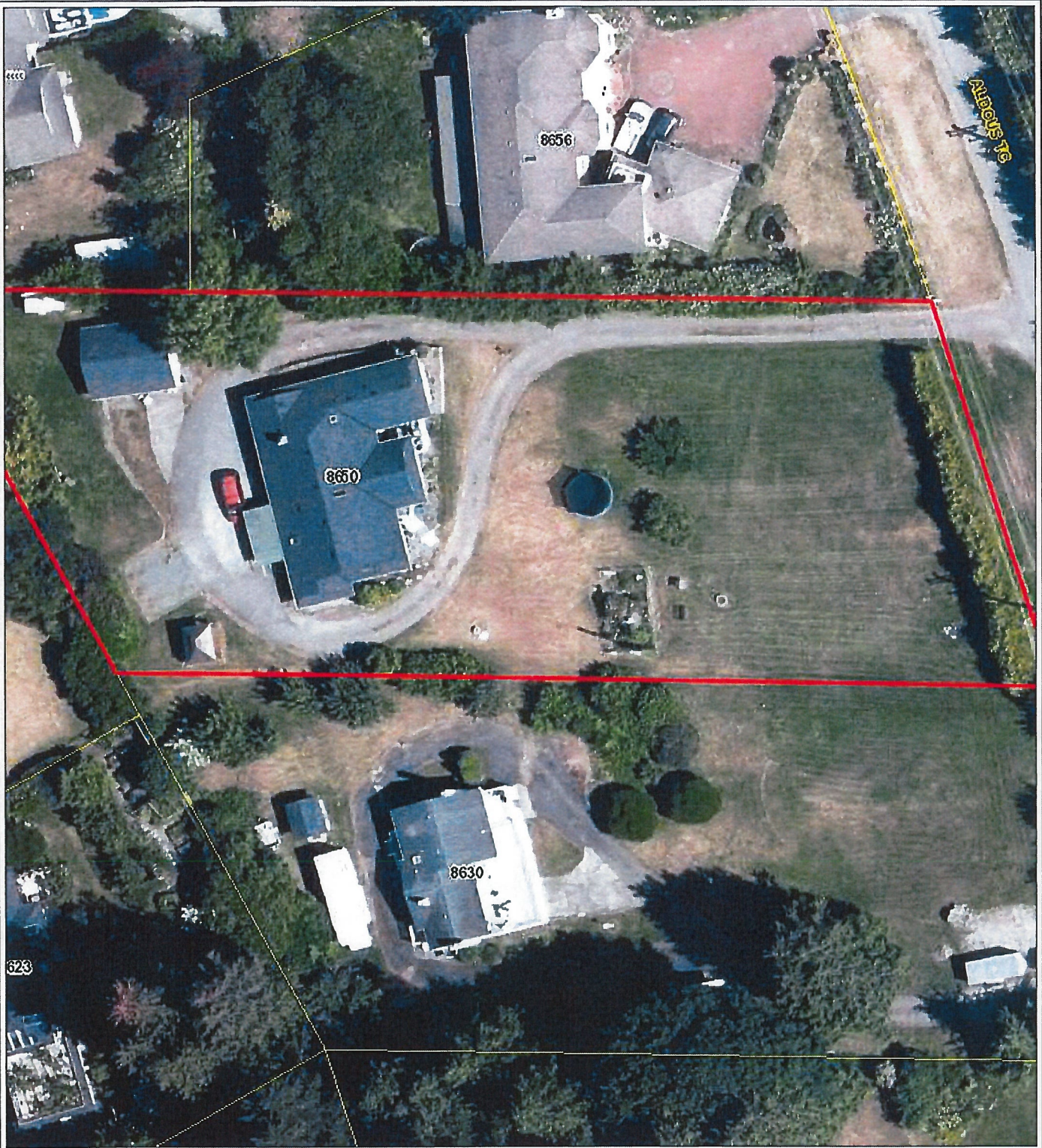
Attachments:



- Appendix A Location Map
- Appendix B Orthophoto
- Appendix C Zoning Map
- Appendix D Site Photos
- Appendix E Proposed Zoning Bylaw Amendment Bylaw No. 1488, 2020
- Appendix F Site Plan
- Appendix G Applicant's Rationale (Initial and re-submitted)
- Appendix H Applicant's email on additional covenants
- Appendix I Correspondence

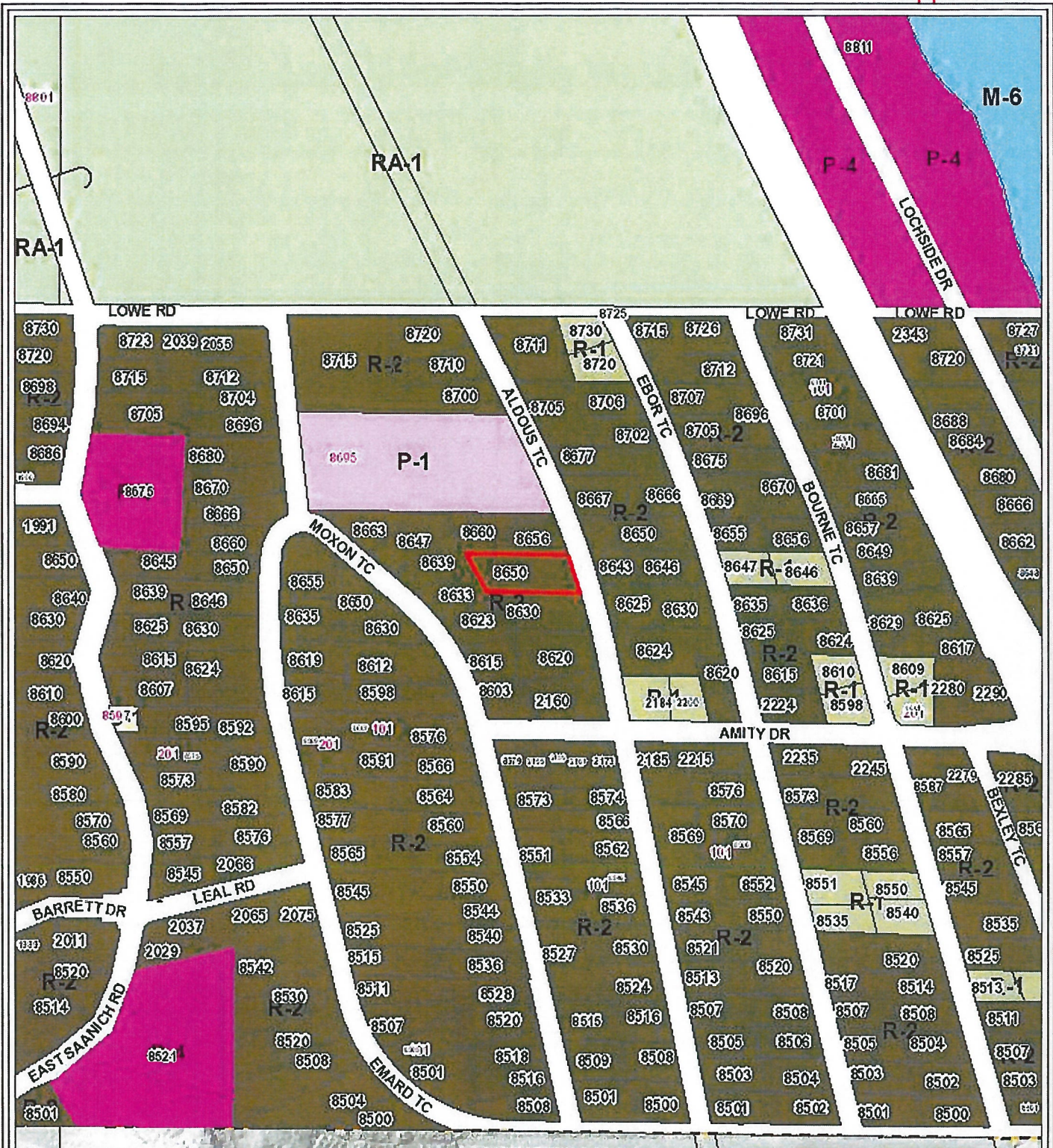




8650 Aldous Terrace

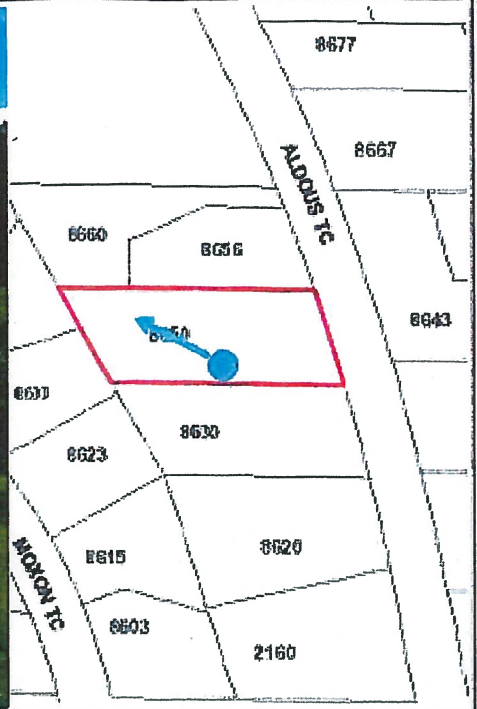
SCALE: 1:5,000



		ORTHOPHOTO		DATE:	June 16, 2020
		8650 Aldous Terrace		TYPE:	Rezoning
				FILE #:	REZ 2019-03
				SCALE:	1:500



		ZONING MAP		DATE:	June 16, 2020
		8650 Aldous Terrace		TYPE:	Rezoning
				FILE #:	REZ 2019-03
				SCALE:	1:5,000



SITE PHOTOS

B650 Aldous Terrace

DATE: June 16, 2020

TYPE: Rezoning

FILE #: REZ 2019-003

SCALE: 1:2,500



DISTRICT OF NORTH SAANICH

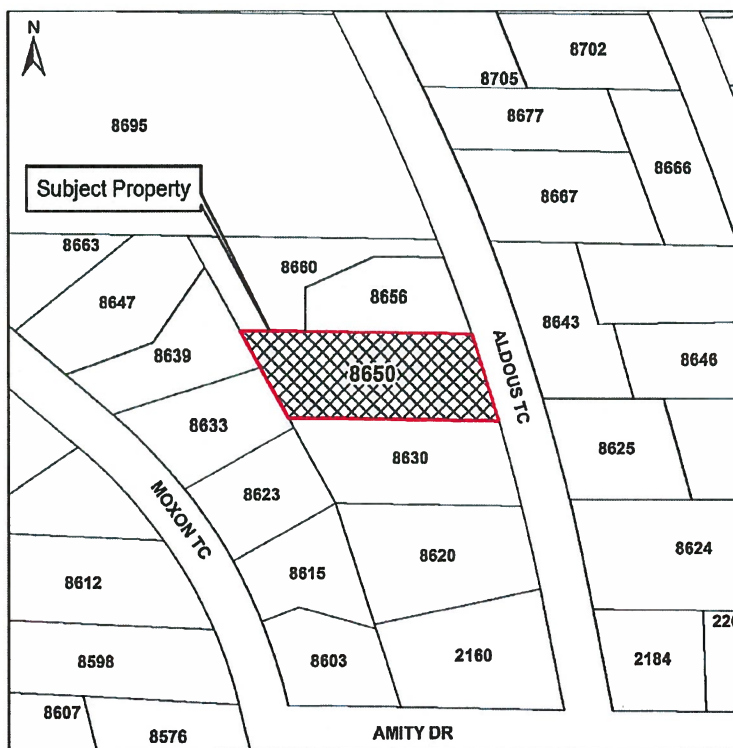
BYLAW NO. 1488

A BYLAW TO AMEND “DISTRICT OF NORTH SAANICH ZONING BYLAW NO. 1255 (2011)”

The Council of the District of North Saanich, in open meeting assembled, enacts as follows:

MAP AMENDMENT

1. The Official Zoning Map attached as Schedule “A” to the “District of North Saanich Zoning Bylaw No. 1255 (2011)” is hereby amended to rezone 8650 Aldous Terrace, from R-2 (Single Family Residential 2) to R-1 (Single Family Residential 1) as denoted in cross hatched portion of the map below:



CITATION

2. This Bylaw may be cited for all purposes as “North Saanich Zoning Bylaw No. 1255, (2011), Amendment Bylaw No. 1488 (2020)”.

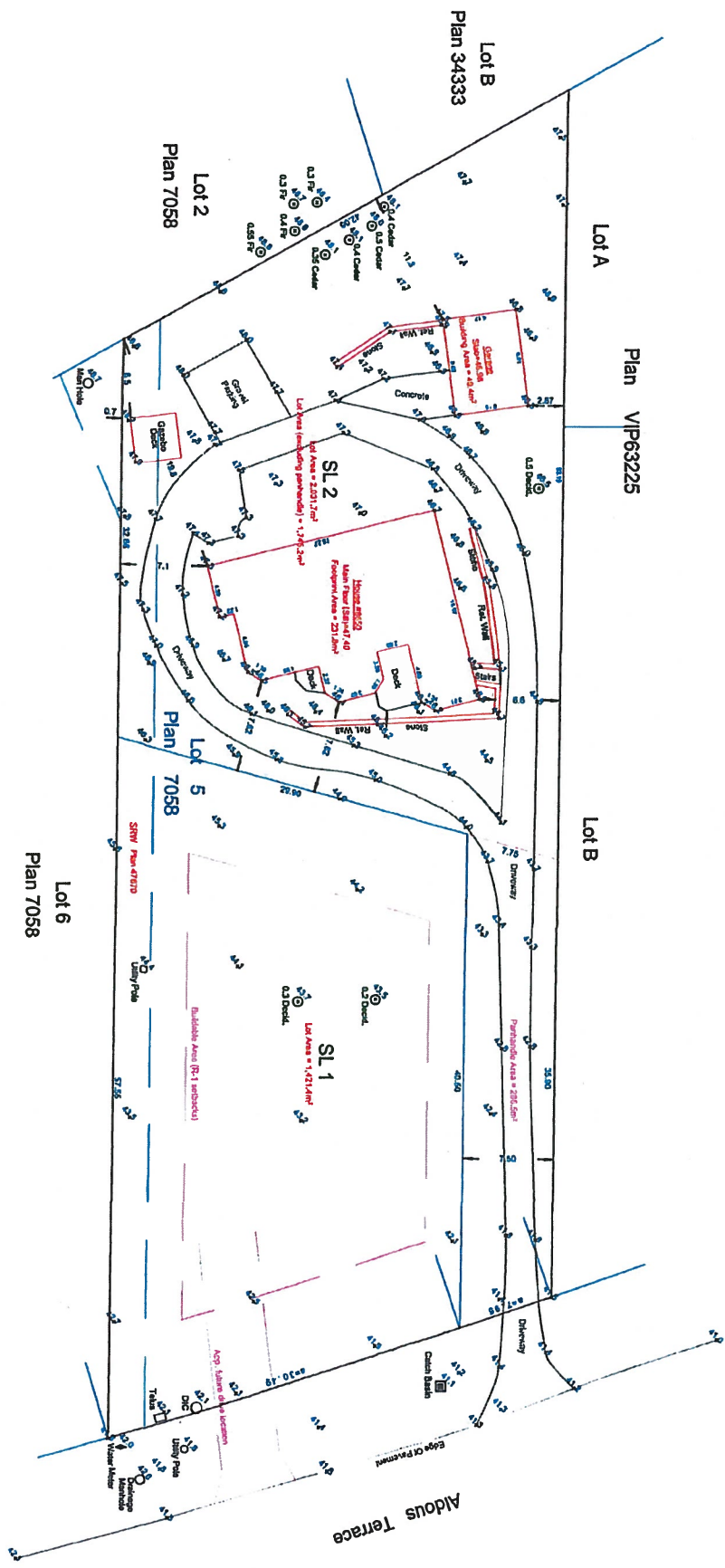
FINALLY PASSED AND ADOPTED the day of , 2020.

CORPORATE OFFICER

Proposed Subdivision Of:
Lot 5, Section 2, Range 3 East,
North Saanich District, Plan 7058.
P.I.D. 001-012-291



Distances and elevations shown are in metres.
Soundings are based on geoidal datum CGD2005
and derived from DCM 7746274.
This site plan is based on survey data from Wiley Haysburg Land Surveying Inc.



The subject property is situated by
the following registered documents:
S17-0016

b BAREFOOT
PLANNING + DESIGN
barefootplanning.com
www.barefootplanning.com
778-977-5575

MEMO

To: District of North Saanich
From: Evan Peterson on behalf of Lori Pruce, owner 8650 Aldous Terrace
Date: October 15, 2019
Att: Mayor & Council

Re: Proposed Rezoning & Subdivision of 8650 Aldous Terrace

INTRODUCTION & OVERVIEW

This brief memo provides a rationale for the proposed rezoning and subdivision of 8650 Aldous Terrace.

In brief, the project entails the subdivision of an existing R2 lot into two R1 lots – creating two more attainable, family-oriented homes. The existing house will remain on a new panhandle lot; with a new lot being created in the (existing) front yard. The owner intends to remain in the existing house.

RATIONALE & SUPPORT

Policy Support

- **OCP**
 - Consistent with General Residential Land Use designation, which supports single family homes between 1,400-2,000m² with secondary suites in appropriate locations
 - Consistent with high-level policies in support of infill housing and maintaining community character
 - Helps meet the housing demand identified in the OCP

Project Need & Benefits

- Responds to need for more variety of lot sizes
- Satisfies need for sensitive infill housing in a strategic locations
- Provides the opportunity for more attainable ownership and rental housing (e.g., in secondary suite)

Servicing / Appropriateness

- The site is served by all necessary public infrastructure and services and lies within the North Saanich Servicing Area
- The propose is consistent with surrounding development patterns. The immediate neighbourhood has a mix of R-2 and R-1 lots, with lot areas ranging from 1,400m² to greater than 4,000m²

Impacts & Impact Mitigation

- Project will maintain the existing house and driveway access



Barefoot Planning & Design
910 Lucas Ave, Victoria, BC
barefootplanning.com
evan@barefootplanning.com
778.967.2575

- No trees or natural features of significance will be impacted by the development

Design

- The new house will have to be consistent with the heights and building footprints of neighbouring homes

VARIANCES

The proposal does not require any variances.

SUMMARY

The proposed development is consistent with OCP and General Residential land use policies; represents sought-after contextual neighbourhood infill housing; and will provide needed family-oriented housing within the North Saanich Servicing Area. Moreover, the proposal preserves the existing house and helps to maintain the existing neighbourhood character.

We appreciate your consideration of this application.

Sincerely,

Evan Peterson
Principal
Barefoot Planning



Barefoot Planning & Design
910 Lucas Ave, Victoria, BC
barefootplanning.com
evan@barefootplanning.com
778.967.2575

8650 ALDOUS TERRACE
SITE PHOTOS



Front yard, looking west



Front elevation of existing house



Front yard, looking east



Rear yard and garage, looking north



Rear yard, looking north



Rear elevation, looking east

**8650 ALDOUS TERRACE
SITE PHOTOS**



South/side yard, looking east



Side (south) elevation of existing house



North/side yard, looking west



Boulevard at road frontage with large hedge

Lori Pruce
8650 Aldous Terrace
North Saanich, BC
March 9, 2020

Mayor and Council
District of North Saanich
1620 Mills Road
North Saanich, BC

Dear Mayor and Council

Re: Rezoning of 8650 Aldous Terrace, North Saanich from R2 to R1 zoning to facilitate the application for a panhandle lot subdivision of the subject property.

I would like to respond to Mr. Falloon's letter notifying Council of his change of mind and opposition of my application and Mr. Scott-Moncrieff's letter and Petition opposing my application.

I understand and respect that Mr. Falloon has reconsidered and has withdrawn his support of my rezoning application, and I understand Mr. Falloon has done so on the assertion the panhandle proposal would be detrimental to the character of our neighborhood. I am, however, in disagreement with Mr. Falloon for several reasons:

- The lot adjacent to me is a panhandle lot that has existed since the early 90s - after twenty years I think we can agree that it is an accepted feature of the character of our neighborhood on Aldous Terrace and existed before Mr. Falloon moved into our neighborhood five years ago.
- Secondly, I want to inform council that there are two lovely families living on those two lots, and neither have posed any detriment to our neighborhood. In fact, for two years in a row it has been the father of the young family that lives in the back house who used his four-wheel quad, his gasoline, and who has given many hours of his time plowing our street so that neighbors (seniors) could get out following record snowfalls. The creation of the panhandle lot made the back lot more affordable for this young family, and they are, in the opinion of many of my neighbors, generous, kind, helpful, and very much welcomed in our neighborhood. They have enhanced the character of our neighborhood - they define 'neighbor'.
- Thirdly, the Community Planning Commission has made a motion to support the panhandle lot form of my application and declared it to be a helpful tool for supporting sensitive infill housing in our district because it helps to preserve agricultural lands.

Next, while I completely respect Mr. Moncrieff's freedom to garner support for the opposition of my proposal, and while I can respect the feelings and opinions of most of those signatories, I should provide Council with some context and insight into the motivation of some of the signatories on Mr. Moncrieff's petition. They are only 4 out of the 22 signatures, but that amounts to almost 25% of the names collected, so it bares mentioning. I have had previous discussions and communications with the neighbors adjacent to me on Moxon Terrace and they had no opposition to my application to rezone and subdivide as they acknowledged that it had no impact on their ocean views. However, we could not come to an agreement about the safety of their request that I cutdown several large trees on my property to enhance their view of Mount Baker, so I suspect their opposition is now more a matter of

unkindness than anything else. I would prefer not to go into more detail and make it a matter of public record but will provide Council with more information if that is necessary. I would just ask council to consider the fact that the grade between our properties and the restrictive covenant regarding building height will not impact their existing views.

Like Mr. Moncrieff, I have met with many owners and residents who live in my neighborhood, and I will share a copy of that petition closer to the date of the public hearing on my application, but I do not think Mr. Scott-Moncrieff will find the reception that he is hoping for. I have experienced overwhelming support for my proposal and have collected over 100 signatures and letters of support from residents living on his street, Moxon Terrace, as well as Amity Drive, Bourne Terr, Ebor Terrace, Bexley Terrace, and Emard Terrace (the location of the 'appalling' panhandle subdivision'). I will continue to engage with my neighbors and am happy to double-back to have every eligible voter in the household sign the petition if Council needs further convincing. Many will be attending the public hearing in April, and I will share with Council some of the comments and sentiments of others when I address Council on that day.

I would also like to speak to some of the other assertions Mr. Moncrieff has made in his recent letter to Council:

1. Regarding what Mr. Moncrieff refers to as 'spot-rezoning' and it being poor public policy, I would have him know that staff have confirmed for Council that the rezoning that I have proposed is not reckless but completely consistent with the District's Official Community Plan (OCP) and allows for careful, strategic, gradual and sensitive infill.

To Mr. Scott-Moncrieff's assertion that once started it is difficult to stop this type of rezoning, I would say this amounts to exaggerating the impact of rezoning to arouse concern in the community and it is in poor form.

The community would be well-served if staff and Council would try to give a consistent message and reassure community members like Mr. Moncrieff that the Official Community Plan, in its current form, is a respected policy, and that rezoning and infill can be done under the current parameters set out in the OCP and in such a way as to maintain the overall character of the neighborhood.

2. Regarding Mr. Moncrieff's assertion that the OCP needs to be reviewed in order to address the need to increase density, I first want to say that I appreciate that Mr. Moncrieff at least acknowledges that there is a need to increase density, but then I would respond to Mr. Moncrieff and remind Council that the community has made the decision and that those views our laid-out plainly in the OCP:

- I have reviewed the OCP and it says that it is *an important statement of community values and goals*.
- It also says that *the community was involved in the preparation of the OCP through a community-wide survey and meetings of district commissions and committees, council and staff*. It is a well-informed public policy document and by-law – one which all of our elected Council promised to respect – in its current form.

- The OCP was written as a forward-looking document and that it *takes a long-range view of land use.*
- It says that it *should be used to assist the Council with its decision-making process as population and development increase in the area.*
- The OCP was *written in this way to give residents some certainty as to what future developments may be permitted in their community*
- For some Council and community members to insist on deferring the making of a decision on an application as simple and straight-forward as mine for at least two years (the time it would take to review and amend the OCP) seems highly ineffective and does not give residents any certainty as to what they can expect from their elected Council. This Council promised to respect the OCP in its current form, and I believe I, or any other resident coming forward, should be able to reasonably expect that Council would consider application under current district policies and bylaws - and not defer it to another policy, or another time, or another council.

I don't disagree that the OCP should be reviewed from time to time, but I do not believe it can be ignored because it doesn't suit the personal tastes and opinions of some residents who 'enjoy' R-2 zoning and who don't want smaller, less stately, lots in their neighborhood.

I intend to actively support the work that Council will undertake this year when they embark on a process to review the plan to make sure it is keeping pace with

- the change of attitudes about large lots now that our society is facing a climate change crisis, and serious land and housing shortages;
- the lifestyle changes of families that don't lend themselves to spending every weekend maintaining an acre of grass; and
- the need to be more responsive in an economy that is pushing housing further and further out of reach of individuals and families.

In the meantime, I expect that our elected Council is capable of fulfilling its mandate to use this bylaw to review any applications that come before it.

It should also be clarified for Mr. Moncrieff that it is exactly the role of our elected Council to make decisions for the community on these matters, guided by the OCP.

- The OCP says that it is *a bylaw to guide and direct decision-making on all aspects of planning and land use management within the District by Council.*
 - The OCP says it must be used by Council to assess any applications for rezoning or subdivision.
 - our elected council promised to honour it – in its current form.
3. Regarding Mr. Moncrieff's aversion to panhandle lots, it will be important for Council to explain to him that Panhandle lots are supported by the Community Planning Commission and viewed as a useful lot form and tool that allows for the development while preserving agricultural lands.

- The policies in the Official Community Plan provide for “an orderly and attractive pattern of land use which respects the physical and rural characteristics and limitations of the land base”.
 - The long narrow lots are an unfortunate limitation of the design of an older neighborhood, but the panhandle lot form is a pattern of land use which helps to maintain the rural characteristic of the area and overcome the challenge of the lot design of an old neighborhood
 - Panhandle useful in sensitive infill, especially when considerations like septic fields no longer relevant.
 - The Fire and Infrastructure Services Department has conducted a site visit and did not identify any concerns with the proposed panhandle development, and Mr. Moncrieff should know that bare-land strata developments in the shape of panhandle lots occur frequently in our neighborhood – he just hasn’t noticed them.
 - I have worked with my neighbors to maximum green space between the proposed houses on my property and the adjoining lots to minimize crowding, and there is ample room for off-road parking on the large lots I am proposing
 - I understand that Mr. Moncrieff enjoys the current R-2 zoning and finds panhandle lots appalling (i.e. awful, terrible, dreadful, horrendous and inexcusable). However, Mr. Moncrieff clearly does not recognize the serious environment crisis, land, and housing shortage that our society is facing. I understand that it is difficult for some people in the neighborhood to accept change, but change is important to deal with the housing pressures and the pressures to use the existing infrastructures we have. We need to re-examine our aesthetic preferences because we cannot afford to build and expand municipal infrastructures and eat up precious agricultural lands.
 - Our District has made a commitment to help address the housing shortage, and our affordable housing strategy shows a shortage of housing, not only in the low impact bracket, but in the moderate-income bracket as well – to the extent of 2500 homes. If we do not allow development via lot forms like panhandles, where do people like Mr. Moncrieff think these houses are going to be built and these families are going to go and live?
4. Mr. Moncrieff needs to be assured that proper community planning has occurred in this district, we have an Official *Community* Plan, and Council will continue to govern wisely over land use decisions and that there is little reason to try to mobilize opposition each and every time. In fact, I think it would be good for Mr. Moncrieff and others to be reminded that ignoring the community voices that informed our Official Community Plan would be disrespectful on Council’s part.

Yours truly



Lori Pruce

Drew Bakken

From: Pruce, Lori K PSSG:EX <Lori.Pruce@gov.bc.ca>
Sent: Friday, March 13, 2020 3:41 PM
To: Drew Bakken
Subject: additional covenants

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Drew

Following up on our conversation this morning with Anne, I want to confirm that after further consultations with my neighbor, I have agreed to an additional restrictive covenant:

- that will ensure there is no construction within 20 feet of the south property line (south) to ensure maximum space and avoid crowding between buildings on our adjoining properties, and I have agreed that the new house be oriented to parallel to the road.

Also, in response to Council's commitment to protecting the environment and their interest in energy-efficient and environmentally-friendly construction in our community, I am also proposing an affirmative obligation covenant be placed on the new lot and the parent lot concerning energy efficient building requirements that necessitate future builders ensure any new houses be:

- solar panel ready,
- equipped with energy-efficiency water and heating systems,
- equipped with rain water collection system, and
- wired for an eclectic vehicle charging station.

I understand from our conversation this morning that the inclusion of these additional covenants will require the preparation of another staff report for Council, however, I believe it will also satisfy the concerns they have identified.

I wonder if you can notify me when the next staff report on my application to rezone will be presented to Council so that I can be there to answer any additional questions or concerns they may have?

As always, thank you so much for your assistance. Have a nice weekend.

Lori

Jackie Gretchen

Subject: FW: Subdivision/ Rezoning Application 8650 Aldous Terrace

From: Murray Weisenberger
Sent: Monday, February 3, 2020 10:15 AM
To: Phil [REDACTED]
Subject: Re: Subdivision/ Rezoning Application 8650 Aldous Terrace

Phil, Thanks for your email and sharing your perspective. I will send this on to all mayor and Council and administration.

You could speak at the Public Participation segment at the beginning of the meeting which allows up to 3 minutes for a participant.

Murray

From: Phil [REDACTED]
Sent: Monday, February 3, 2020 10:01:09 AM
To: Murray Weisenberger
Subject: Subdivision/ Rezoning Application 8650 Aldous Terrace

Hi Murray

I hope you are well.

I have been in touch with the owner of 8650 Aldous Terrace (Lori Pruce) who I understand has her application on your agenda for tonight's meeting. I wanted to reach out to you directly so that you know that I fully support Lori's application. I believe that her lot size (and proposed lot sizes) will allow for a new home in our area that will have almost no negative impact on the area shy of a couple new neighbours vehicles driving on Aldous/ amity. Upside is a new family in the neighbour hood which is always a good thing!

If you have any questions or would like something more formal from me in regards to my support for this application please let me know

Thanks
Phil DiBattista
8612 Moxon Terrace
[REDACTED]

Sent from Mall for Windows 10

January 24, 2020

Planning Department
District of North Saanich
1620 Mills Rd
North Saanich BC

To Whom It May Concern

Re Subdivision / Rezoning Application at 8650 Aldous Terrace.

I am the owner of 8612 Moxon Terrace and have been advised that Lori Pruce, the owner of 8650 Aldous Terrace in North Saanich BC has made application with the Municipality of North Saanich to subdivide her property into two R1 zoned Lots.

My property is within sight of the subject property and I have reviewed Lori's proposal and want to let the municipality know that I am in support of her subdivision and rezoning application. I believe that the proposed application will keep the rural feel of our Municipality, allow for development that will not negatively impact our neighbourhood and still allow for an increase in density.

If you need to reach out to me, please feel free to do so.

Sincerely



Phil DiBattista
Owner
8612 Moxon Terrace
North Saanich BC
V8L1K6
[REDACTED]

Jackie Gretchen

Subject: FW: Letter of support for 8650 Aldous Terrace

From: Shawn Mason [REDACTED]

Date: January 27, 2020 at 7:45:13 AM PST

To: lori pruce [REDACTED]

Subject: Re: Letter of support?

To Whom it may concern,

My name is Shawn Mason owner of Property 8667 Aldous Terrace. I'm writing in support of the proposed rezoning of property 8650 Aldous Terrace.

I understand that the Bazan Bay area is a test pilot for North Saanich to densify the peninsula, which is evident on in our neighbourhood thus far. I see no reason why our neighbourhood cannot continue to grow in a responsibly manner.

If you have and questions or concerns please feel free to contact me at

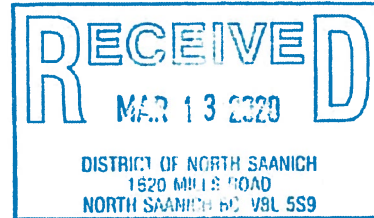
[REDACTED]

Shawn Mason

Mr. Frank Buzath
8630 Aldous Terrace
North Saanich, BC V8L 1L2

March 12, 2020

Mayor and Council
District of North Saanich
1620 Mills Road
North Saanich, BC V8L 5S9



Dear Mayor and Council

RE: Support for Application for Rezoning of 8650 Aldous Terrace

I am the property owner of 8630 Aldous Terrace, and I am writing in support of the rezoning and subdivision application for 8650 Aldous Terrace. Having reviewed the application in detail, I find the proposal consistent with our Official Community Plan and Council's Strategic Plan.

My property is immediately adjacent (south) to the subject property, and I want to emphasize to Council that the applicant has worked with me to mitigate the impacts of the proposed development. At my request, and in addition to the covenant to restrict height of any new building, the applicant agreed to place an additional covenant that will ensure there is no construction within 20 feet of the south property line to ensure maximum green space and avoid crowding between our properties. The applicant has also agreed to orient the new house parallel to the road in consideration of my view.

I want to assure Council that I do not have any concerns with the proposed panhandle lot form – we have one on our street and they are common across our district. I also understand the application was recently reviewed by the Community Planning Commission and received their unanimous support and was deemed a 'sensible' development plan that preserved our valuable agricultural lands.

I think it is important that Council recognizes that this development proposal has been done in a thoughtful and sensitive manner that is considerate of the needs of neighbors like myself, and in my opinion is in keeping with the form and character of our neighborhood.

I recommend that Council vote to approve this proposal and demonstrate full support for this kind of sensitive residential infill – development that not only helps to develop unused land & create needed housing in our community, but also helps to revitalize aging neighborhoods.

Sincerely,

Frank Buzath

CIRCULATION	
Mayor	60
CAO	<i>[Signature]</i>
Corporate Officer	<i>[Signature]</i>
ACTION	
<input type="checkbox"/>	Council Agenda
<input checked="" type="checkbox"/>	Info Pk
<input type="checkbox"/>	Reading File
<input type="checkbox"/>	Staff Recommendation
<i>copy to Planning</i>	

Drew Bakken

From: Thea Dueck <thea@victoriasampler.com>
Sent: Friday, June 12, 2020 11:54 AM
To: Drew Bakken
Subject: 8650 Aldous Terrace Application

To Mayor and Council of North Saanich.

I live on Aldous Terrace, only a few houses away from 8650 Aldous Terrace, and would like you to know I support Lori Pruce's application for re-zoning. I believe that Lori and her family's large lot of over .7 acres will easily accommodate her proposed improvements. Lori has really looked at all the density and future ramifications for our neighbourhood, and will take good care that all rules are followed. I know she has done her homework on this issue, and we believe this will be an improvement to our street.

We don't see re-zoning 8650 Aldous Terrace as a threat to our neighbourhood. In fact, re-zoning on Aldous Terrace would be a positive influence, as there are far too many people living on large lots in this residential street. We need to accommodate more places for people to live! The district of North Saanich would be getting more taxes to help defray future costs of the district.

In my opinion, there is no downside to approving this application, and we look forward to your approval of her petition.

Thea Dueck :)

8700 Aldous Terrace

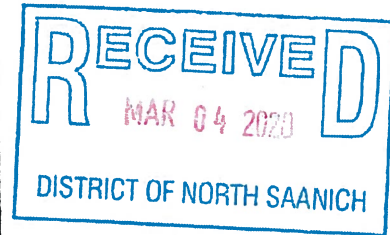
Email: thea@victoriasampler.com

Bryan Scott-Moncrieff
8554 Moxon Terrace
North Saanich, BC V8L 1K6
Email: smc@smclawyers.ca

March 4, 2020

Mayor and Council
District of North Saanich
1620 Mills Road
North Saanich, BC V8L 5S9
Delivered by hand

CIRCULATION
Mayor
CAO
Corporate Officer
ACTION
<input type="checkbox"/> Council Agenda
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Dear Mayor and Council:

Re: Rezoning of 8650 Aldous Terrace, North Saanich from R2 to R1 zoning to facilitate the application for a panhandle lot subdivision of the subject property

I would like to follow up on the Committee of the Whole meeting held on January 27, 2020 with regard to the above noted application.

I have prepared a petition to oppose the application to rezone 8650 Aldous Terrace to R1 and the subsequent panhandle subdivision of that property.

I have met with the owners of 22 properties to review the application and obtain their informed decision to oppose this application. I am enclosing with this letter a copy of the petition. As you can see, most of the properties are on Moxon Terrace. I have now started to contact owners on the other Terraces for their input. I fully expect that the results of those discussions will be similar to the response from the owners on Moxon Terrace.

Based upon my discussions with the owners of these 22 properties, I would like to summarize the concerns that have been expressed.

1. Spot rezoning is poor public policy. Once this type of rezoning starts, it is extremely difficult to stop.
2. The discussion with regard to increasing density in this or any other neighbourhood in North Saanich should take place as part of the review of the OCP. In that way, there is open and informed discussion. The community makes the decision rather than having the decision imposed upon the community by council. The community can decide as to the size of lots, the size of buildings and the guidelines as to the design and character of the buildings so that the overall character of the neighbourhood is maintained.

3. I feel very confident in saying that everyone represented by this petition is adamantly opposed to infilling through the use of panhandle lots. The opposition to panhandle lots is strongly motivated by the appalling panhandle subdivision of the property that was known as 8593 Emard Terrace. Furthermore, one only has to look at some areas in Tanner Ridge In Central Saanich to see the negative impact that panhandle subdivisions can have on the community.

I am also enclosing a letter dated March 3, 2020 from John Falloon, the owner of the property at 8710 Aldous Terrace. Mr. Falloon had previously indicated to the applicant that he was not opposed to the rezoning application for 8650 Aldous Terrace, however, Mr. Falloon has now reconsidered his position and is opposed to the application.

RE: 8511 Bexley Terrace

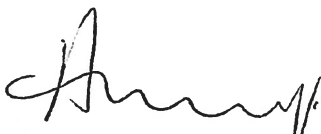
Since the public hearing took place on January 27, 2020, I have now become aware of a new application for rezoning relating to 8511 Bexley Terrace. This application appears to be for a subdivision of a half acre lot into two quarter acre lots. I've spoken to some owners on Bexley Terrace and together we will be circulating a petition to oppose that application as well.

I would respectfully suggest that this not how proper community planning takes place, where owners, who enjoy and respect the current R2 zoning have to mobilize in opposition to each and every rezoning application made by those who seek to change the character of the neighbourhood.

I therefore ask, on behalf of the property owners represented by this petition, that you vote against these spot rezoning applications and instead, work with the community on a full review of these and other land use issues as part of the review of the OCP.

As a final note, I would ask that the municipal administrative staff advise me as to any council or COW meetings at which either of these applications will be on the agenda so that I can attend and speak to these issues.

Yours truly,


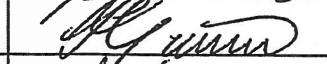
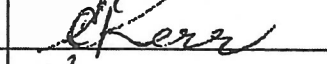
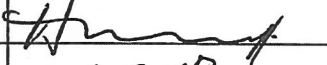

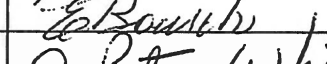
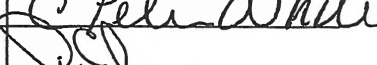
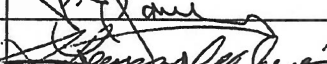
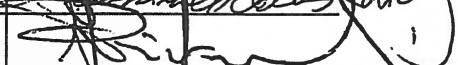
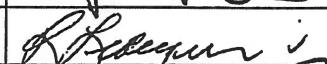





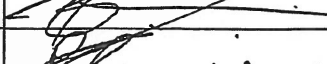
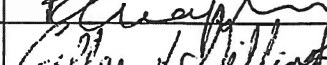
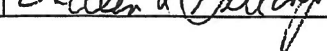



Bryan W. Scott-Moncrieff

Enclosures

PETITION

**THE UNDERSIGNED HEREBY OPPOSE THE PROPOSED
REZONING OF THE PROPERTY AT 8650 ALDOUS TERRACE,
NORTH SAANICH, FROM R2 TO R1 ZONING AND ANY
APPLICATION FOR A PANHANDLE LOT SUBDIVISION OF
THAT PROPERTY.**

PRINT NAME	ADDRESS	SIGNATURE
AL AND LINDA BENNETT	8560 MOXON TERRACE	
Trudie Carrier	8509 Moxon Tce	
Eve Kerr	8378 Moxon Tce.	
BRYAN + PATRICIA SCOTCH-MONCRIEFF	8554 MOXON TERRACE	
Bruce Bowick	8582 EMARD TER.	
Ellen Bowick	8582 Emard Tce.	
PETER WHITE	8536 MOXON TERRACE	
PAT CONVEY	8528 MOXON TERRACE	
Shawnell D. Convey	8528 Moxon Terrace	
JACK PROTROUSKY	8501 MOXON TCE	
Rolande Ledoyen	8533 Moxon Tce	
SCOT TRAVIS STEWART	8576 Moxon Tce.	
E.M. Fraser	8639 Moxon Tce	
Lee Fraser	8639 Moxon Tce	
Paul Brown	8633 Moxon Terrace	
SUSAN BROWN	8633 Moxon Terrace	
MATT JUDSON	8619 EMARD TERRACE	
PATTI CHLAPPINI	8579 MOXON TERRACE	
COLLEEN GILLINGHAM	8647 MOXON TERRACE	

PETITION

**THE UNDERSIGNED HEREBY OPPOSE THE PROPOSED
REZONING OF THE PROPERTY AT 8650 ALDOUS TERRACE,
NORTH SAANICH, FROM R2 TO R1 ZONING AND ANY
APPLICATION FOR A PANHANDLE LOT SUBDIVISION OF
THAT PROPERTY.**

[illegible]

Dated: March 3, 2020

TO:

Mayor and Council
District of North Saanich
1620 Mills Road
North Saanich, BC V8L 5S9

FROM:

John Falloon
8710 Aldous Terrace
North Saanich, BC V8L 1L2

**RE: Rezoning Applications with regard to 8650 Aldous Terrace, North Saanich, BC
and 8511 Bexley Terrace, North Saanich, BC**

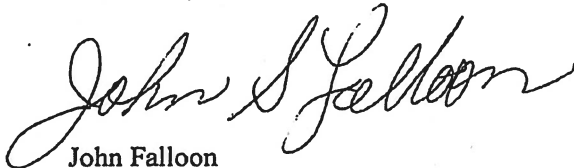
I am the owner of the property at 8710 Aldous Terrace.

With regard to the rezoning application for 8650 Aldous Terrace, I had originally advised the owner of that property that I was not opposed to her application. I have since reviewed the situation in more detail and I would like to withdraw any previous consent to the application.

After careful consideration, I have concluded that such a rezoning and infilling by way of a panhandle lot is detrimental to the character of our neighbourhood and I therefore advise that I am strongly opposed to the rezoning application with regard to 8650 Aldous Terrace, North Saanich, BC.

I have also reviewed the application for the rezoning of 8511 Bexley Terrace, which would see a half acre lot subdivided into two quarter acre parcels. This type of infilling is completely inconsistent with the character of the R2 zoning for the Terraces and I therefore oppose that application as well.

Yours truly,

A handwritten signature in cursive script, reading "John Falloon".

John Falloon

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8511 EMARD TERRACE and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

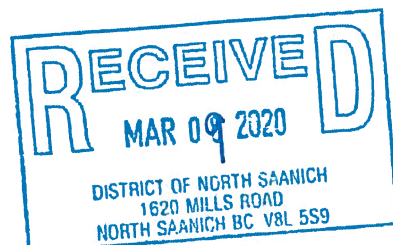
Sincerely,



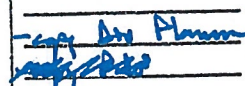


(first and last name)

IAFANE FANCY

P.S. I ALSO VISITED THE SITE.



CIRCULATION	
Mayor	
CAO	
Corporate Officer	
ACTION	
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<input checked="" type="checkbox"/> Info Pk	
<input type="checkbox"/> Reading File	
<input type="checkbox"/> Staff Recommendation	
	

Drew Bakken

From: GERALD FORD <geraldo@shaw.ca>
Sent: Friday, June 12, 2020 9:01 AM
To: Drew Bakken
Subject: Subdivision application 8650 Aldous Terrace

I would like to record my approval for the proposed subdivision application at 8650 Aldous Terrace.

The area is well suited for redevelopment.

Thanks, Gerald Ford
8675 Ebor Terrace, V8L 1L7

Drew Bakken

From: lori pruce <lori.pruce@gmail.com>
Sent: Monday, June 15, 2020 8:15 PM
To: Heinz Rudolph; Drew Bakken
Subject: Re: Rezoning

Thank you so much for your support, Heinz! I really do appreciate it. I have forwarded your email on to the mayor and council.

Stay well!

Kindest regards
Lori

Sent from my iPhone

On Jun 15, 2020, at 5:55 PM, Heinz Rudolph wrote:

Hello Lori.

My name is Heinz Rudolph residing at 8646 Bourne Terrace.

We misplaced the second sheet for the approval of your newly created lot, so please accept this email as our support for the rezoning for a newly created lot at 8650 Aldous Terrace.

Regards

Heinz Rudolph

Get [Outlook for Android](#)

Drew Bakken

From: Suzan Williams <suzanw@shaw.ca>
Sent: Sunday, January 19, 2020 4:34 PM
To: Pruce, Lori K PSSG:EX; Drew Bakken
Subject: Letter of support 8650 Aldous Terrace

To Whom It May Concern

My name is Suzan Williams and I am the legal owner of the property at 8643 Aldous Terrace. I am writing in support of the proposed rezoning and subdivision of the property at 8650 Aldous Terrace an R2 lot into two R1 lots.

As I understand it, the proposed development is consistent with the OCP and General Residential land use policies that support infill housing. Literally, the CRD and North Saanich have no where to expand, land-wise, resulting in the need for infill housing to allow greater density and grow the tax base.

The properties adjacent to the highway on Bourne Terrace have already seen this type of infill. I believe the proposed changes to 8650 Aldous Terrace are consistent with those already evident in the area and should be supported by the neighbourhood.

Please feel free to contact me directly should you require further details.

Thank you
Suzan Williams
250.888.6422

Sent from Mail for Windows 10

Petition

We, the residents of 'the Terraces' in North Saanich, petition the Mayor and Council to support the rezoning and subdivision of 8650 Aldous Terrace.

We believe this rezoning and subdivision is:

1. Consistent with the OCP and supportive of Council's strategic plan;
2. Supports residential infill development to address land shortage; and,
3. Considerate of impacts on and needs of neighbors, while including a covenant on future building that will minimize impacts on neighbourhood appearance

We feel there are strong merits to this application. This is one of the largest remaining lots in the area, with enough land to create one new lot for a family-oriented home in the neighborhood, while preserving the existing home on 1/2 acre.

Name	Address	Phone #	Signature
George Smith	24 Hill Crest Road	203-839-4444	George Smith
Mike Midway	2215 Amity Dr.	250-896-5044	Mike Midway
Cheryl Ling	8575 Bourne Ter	250-654-0022	Cheryl Ling
DAVE LINDAS	" " "	250-654-0072	DAVE LINDAS
R. Ashbrook	8535 Bourne T.	656-4023	R. Ashbrook
RUSSELL FLOWER	2185 AMITY DR N. SAANICH	250-656-3457	Russell Flower
R. MONETTE	8700 ALDOUS TERR	250-656-3532	R. Monette
T. DIECKM	8700 Aldous Ter	250-888-9615	T. Dieckm
P. Wagner	8636 Bourne	250-655-0101	P. Wagner
K. Grills	8711 Bourne Terr	250-588-3122	K. Grills
John McMillan	8701 Bourne Ter	250-656-7497	John McMillan
Gurminder Samra	8701 Bourne Terrace	250-588-6497	Gurminder Samra
Daljit Samra	" "	250-707-6497	Daljit Samra
Harinder Samra	" "	250-217-7620	Harinder Samra

S. ATKIN 8691 Bourne Ter 883-6358

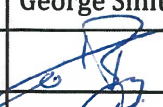

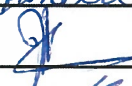
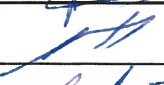
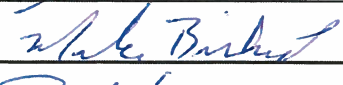
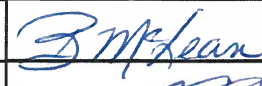

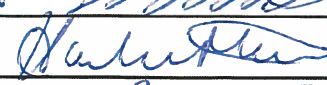
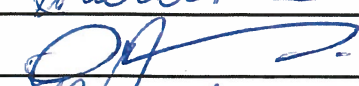
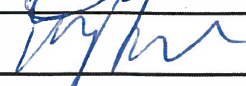



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We feel there are strong merits to this application. This is one of the largest remaining lots in the area, with enough land to create one new lot for a family-oriented home in the neighborhood, while preserving the existing home on ½ acre.

Name	Address	Phone #	Signature
George Smith	24 Hill Crest Road	203-839-4444	George Smith
Colin Boog	8598 Bourne Terrace	250 813-1310	
Annette Quan	8675 Ebor Terr	250 889-1017	
SON THAI	8691 BOURNETER	250 812 4616	
JAN MICHALEWICZ	8731 BOURNETERR	250 217-7172	
MIKE BISHOP	8696 BOURNE TERR	250 668 2232	
BETTY McLEAN	8730 EBOR TERR	250-889-8811	
RICHARD SOKALSKY	8666 EBOR TERR	250-893-3030	
Harley Markes	8666 Ebor Terr	250 661 4871	
Suzen Williams	8643 Aldous Terr	250.888.6422	
Meghan Henea	8660 Aldous Terr	250-727 1206	
Conan Chee	9142 E Saanich	250 704 8590	
DALE WHITE	8680 EMARD Terr	779-351-2998	
BILL WHITE	8680 EMARD Terr	779-351-0198	


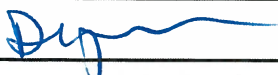

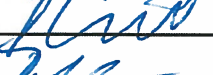
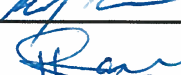








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Name	Address	Phone #	Signature
George Smith	24 Hill Crest Road	203-839-4444	George Smith
Bei Wang	2173 Amity Dr.	489 27778	
Diana Andrey	8546 Aldous Tce.	778-679-6672	
Angela Hamilton	8530 Aldous Terr	250-655-0035	
Brianne Smith	8503 Aldous Terr	250 415 3105	
Brad McKell	2235 Amity,	306 502 2357	
HARINDER.	8701 BOURNE.	250-217-7616	
Rob Howland	2279 Amity Dr	778 679 3267	
Brandee Young	8567 Bexley Terrace	250 886 8567	
Cliff Chin	8511 Bexley Tce	778-350-1459	
KAREN MORRIS	8514 BOURNE Tce	250 883 6059	
Sandra Bracks	8520 Bourne Terr	250-882-7002	
Shelly Green	8540 Bourne Tce	250-656-3960	
Todd Green	8540 BOURNE	250-656-3960	

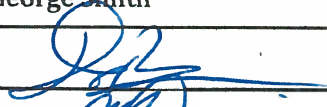










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Name	Address	Phone #	Signature
George Smith	24 Hill Crest Road	203-839-4444	George Smith
Ken Brecken	2200 Amity	250 893 0976	
Goed DAVIES	8620 Ebor	250 656 9624	
Kim Cassmore	8625 Ebor	250 655-0241	
P. Thornton-Lump	8649 Ebor Tce	250-656-2020	Penny Thornton-Lump
Linda Dorman	8635 Ebor Tce	656-9470	
MITHA DINH	8601 Bourne Ter	250 884 9608	
A. Haddock	2155 Amity Dr	250 686 7438	A. Haddock
Don Davidson	8603 Moxon Tce	250-882-6848	
LARS OLSEN	8598 Moxon Tce	250 655 1481	
Ted King	8650 MOXON TCE	250 380 8663	
Brenton	8666 EMARD TCE	250 686 3966	
G. Mercer	8704 EMARD TCE	250 686 0339	
Lei Jiao	8599 Emard Ter	250-508-8222	

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Name	Address	Phone #	Signature
George Smith	24 Hill Crest Road	203-839-4444	George Smith
Pat Poyssford	8508 Emard Terrace	250-885041	Pat Poyssford
Lu Poyssford	8508 EMARD TERR	" "	Lu Poyssford
Bruce Smith	8520 EMARD TERR	250-655-6690	Bruce Smith
Carol Gerrie	8504 Emard Terr	250-216-6030	Carol Gerrie
Rick Thom	8530 EMARD TERR	252 628 8938	Rick Thom
JAMES WATSON	8542 EMARD TERR	250 652 6522	J. Watson
John McKenzie	8562 Aldous terr	250-882-7180	John McKenzie
Cassandra DeHage	8508 Aldous Terr	250 686 5611	C. DeHage
April Duncan	8501 Ebor Terr	778 834 9806	April Duncan
Liz Stanlake	8502 Ebor Terr	250-656-4382	Liz Stanlake
Mike Stanlake	"	250-881-2332	Mike Stanlake
Tim Simmons	8508 EBOR Terr	250-588-1141	Tim Simmons
IRM A DENORAL	8517 EBOR TERR	250-4854012	IRM A DENORAL

Petition

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2. Supports residential infill development to address land shortage; and,
3. Considerate of impacts on and needs of neighbors, while including a covenant on future building that will minimize impacts on neighbourhood appearance

We feel there are strong merits to this application. This is one of the largest remaining lots in the area, with enough land to create one new lot for a family-oriented home in the neighborhood, while preserving the existing home on ½ acre.

Name	Address	Phone #	Signature
George Smith	24 Hill Crest Road	203-839-4444	George Smith
Erik Richard	8535 Ebor Trce	250-656-1265	Erik R.
L. Woytowich	8573 Ebor Tr	250-655-1401	L. Woytowich
B. Beauchamp	8566 Ebor Tr.	250-858-6525	B. Beauchamp
D. Malyk	8504 Ebor Terr	250-656-9566	D. Malyk
Rory Passmore	8625 Ebor Terr	778-584-4481	Rory Passmore
CHRIS MITCHELL	8705 Ebor Terr	656-5615	Chris Mitchell
Leo Sun	8707 Ebor Terr	250-858-6199	Leo Sun
Stephanie Butcher	8624 Boorne Terrace	250-812-9361	Stephanie J Butcher
Harold P. Butcher	8624 Boorne Terr	250-812-9360	Harold P. Butcher
John Patterson	8710 Aldous	778-426-3891	John Patterson
Linda Dawson Reid	8615 Moron Terr	250-857-5859	L. Dawson Reid
D. J. Dawson Reid	8615 Moron Terr	250-634-2807	D. J. Dawson Reid
Lyle Lacharty	8715 Ennis Terr.	250-886-8836	Lyle Lacharty

omit

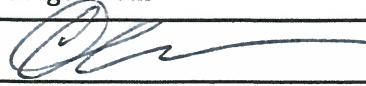
Petition

We, the residents of 'the Terraces' in North Saanich, petition the Mayor and Council to support the rezoning and subdivision of 8650 Aldous Terrace.

We believe this rezoning and subdivision is:

1. Consistent with the OCP and supportive of Council's strategic plan;
2. Supports residential infill development to address land shortage; and,
3. Considerate of impacts on and needs of neighbors, while including a covenant on future building that will minimize impacts on neighbourhood appearance

We feel there are strong merits to this application. This is one of the largest remaining lots in the area, with enough land to create one new lot for a family-oriented home in the neighborhood, while preserving the existing home on ½ acre.

Name	Address	Phone #	Signature
George Smith	24 Hill Crest Road	203-839-4444	George Smith
Doug Lockman	8715 E Saanich	250 886 2264	
BOBBY J FRASER	8705 E SAANICH	250 656 6245	Bobbie Fraser
KURT DRETIN	8702 LABOR TERR	250-656-4868	K. Drets
K. Wallace	8646 E 40th	250 656 7937	Ken Wallace
B. GAIN	8639 BOURNE TERRACE	250-708-0025	B. Gain
K. MANN	8670 Bourne Terr.	250 891 3503	K. Mann
R. BYERS	8712 BOURNE	250-208-7655	R. Byers
SHIRLEY MONCUR	2280 AMITY DR	250 656 8073	Shirley Moncur
Michael Krivanos	2224 Amity Dr	250 727 1648	Michael Krivanos
R. SEWELL	2245 Amity Dr	250-888-1410	R. Sewell
V. Krivanos	8550 Bourne Terr.	250 812 5335	V. Krivanos
M. Wolske	8556 Bourne Terr.	250-888-2252	M. Wolske
H. BURNISTON	8503 BOURNE TERR	250-656-6683	H. Burniston

Petition

We, the residents of 'the Terraces' in North Saanich, petition the Mayor and Council to support the rezoning and subdivision of 8650 Aldous Terrace.

We believe this rezoning and subdivision is:

1. Consistent with the OCP and supportive of Council's strategic plan;
2. Supports residential infill development to address land shortage; and,
3. Considerate of impacts on and needs of neighbors, while including a covenant on future building that will minimize impacts on neighbourhood appearance

We feel there are strong merits to this application. This is one of the largest remaining lots in the area, with enough land to create one new lot for a family-oriented home in the neighborhood, while preserving the existing home on ½ acre.

Name	Address	Phone #	Signature
George Smith	24 Hill Crest Road	203-839-4444	George Smith
JEAN LAMON	8504 BOURNE	250 656 3198	M. Lamon
Louise Pass	8656 Bourne	250 656 8838	Louise Pass
IAN SMITH	8502 Bourne	250 544 0212	Ian Smith
Bryan Southern	8508 Bourne	250-884-3145	Bryan Southern
Andrew Gamott	8501 Bourne	250-880-8635	Andrew Gamott
PAUL DICKSON	8503 BEXLEY	250 656 5307	Paul Dickson
Gwen McEne	8541 Bexley	Tel 778 351-1102	Gwen McEne*
Mike Latus	8555 Bexley	250-884-7721	Mike Latus
S. Rossow	8625 EAST 2 ND SAANICH	250 656 4243	S. Rossow
D. SLOTT	8575 EAST SAANICH	250-818-4487	D. SLOTT

Petition

We, the residents of 'the Terraces' in North Saanich, petition the Mayor and Council to support the rezoning and subdivision of 8650 Aldous Terrace.

We believe this rezoning and subdivision is consistent with the OCP. We believe it is supportive of council's strategic plan and supports residential infilling to address land shortage, and consistent with surrounding development. We feel there are strong merits to this application.

This is one of the largest remaining lots in the area, and there is enough land to rezone from R2 to R1 and subdivide the lot to create one additional lot for one family-oriented home in the neighborhood. We feel the applicant has considered the impacts and needs of neighbors, and that the proposed covenants on future building will ensure minimal impact on the neighborhood appearance. We support the panhandle form of the subdivision and do not believe it will have a negative impact on the visual impression of the street.

[illegible]

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8669 Ebor Terrace and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

Mike & Denise Brennan




(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 2159 Amity Drive and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

Robert & Edith Smith.

(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8609 Bower Terrace and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

Dorothy Heatley

(first and last name)

DOROTHY HEATLEY

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8657 Bourne Terrace and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,



(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 2066 LEAL ROAD and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,



(first and last name)

N. IKI HUGHES
2066 LEAL RD.

RE: Application for 8650 Aldous Terrace

17 FEB 2020

Dear Mayor and Council,

We live at 8650 EBOT TERRACE and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

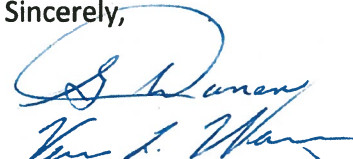
Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,



(first and last name)

GERALD WARREN

Verna Warren

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 2200 Amity Drive and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Breuter', with a stylized flourish at the end.

Ken Breuter

(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8514 BOURNE TERR and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,


(first and last name)

Barbara Tolmie
8511 Bexley Terrace
North Saanich BC
V8L 1M3

February 21/2020

TO: The Director of Development Services

RE: Letter of Support for the Subdivision Application of 8650 Aldous Terrace, North Saanich BC

I am writing you in support of Ms Lori Pruce's application to subdivide her property at 8650 Aldous Terrace North Saanich to allow for two single family lots where currently there is one.

I have had the opportunity to view the property and noted that if approved, the two lots would be consistent in shape and size of her neighbouring properties located at 8660 & 8656 Aldous Terrace and thus her application would fall within the current look and character of the neighbourhood.

In addition, it is my understanding that no trees would have to be removed in order to allow for construction of a new home.

As a supporter of careful & thoughtful development in order to provide smaller and more reasonable sized homes and properties to allow for more affordable housing opportunities in North Saanich I believe that Ms Pruce's application would enhance our community.

Sincerely

A handwritten signature in cursive script that reads "Barbara Tolmie". The signature is written in dark ink and is positioned above the printed name.

Barbara Tolmie

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 2186 Neptune Road and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We do not have any concerns with panhandle lot form proposed. We understand that the application has been reviewed and unanimously approved by the Community Planning Commission and deemed a smart way to support development without impacting agricultural lands.

We recognize that the applicant's lot is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are still very consistent with the neighbourhood's character.

Finally, we note and appreciate the additional building constraints provided by the proposed covenant on the new house in consideration of the needs of the adjacent neighbor and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development and demonstrate support for needed residential infill housing done in a sensitive manner.

Sincerely,

Gord Heatley

Mar 22/2020



(first and last name)

RE: Rezoning Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8501 ALDOUS TERRACE and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the details of the application, we feel the proposal is strongly consistent with Official Community Plan policy, supports needed and "sensitive" residential infill housing development, and is considerate of impacts on the environment and the needs of neighbours.

We do not have any concerns with panhandle lot form proposed. We agree with the assessment of the Community Planning Commission that panhandle lot forms are consistent with the form of this and many neighborhoods in North Saanich, and that they are a sensible way to support development without impacting agricultural lands.

We recognize that the applicant's lot is one of the largest remaining lots in the area and, even when subdivided, results in two large lots that are still very consistent with the character and form of the terraces neighbourhood.

Finally, we note and appreciate the additional building constraints in the proposed covenants for the new and parent lots will ensure the new construction will be successfully integrated into the neighborhood. They support sustainable development and have been made in consideration of the needs of the adjacent neighbor.

As you are aware, the applicant has engaged extensively with residents of the neighborhood and has the overwhelming support for the application. By way of this letter we are adding our voice to that support, and we ask that you vote to approve this rezoning application.

Sincerely,

 / 

(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 9750 Brinswood Pl and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

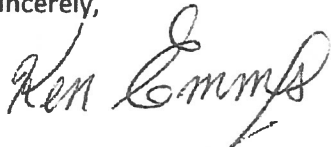
Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Emmis". The signature is written in a cursive, flowing style with a large initial 'K' and 'E'.

(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8569 Aldous Terrace and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

Margaret Ditterton

(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8543 Aldous Terrace and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.



Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8656 Aldous Terr and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,



NGOC LE

(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8557 Bourne Terrace and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Alison Eakins". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

(first and last name)

Alison Eakins

Lloyd Eakins

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8591 EMARD TCE and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

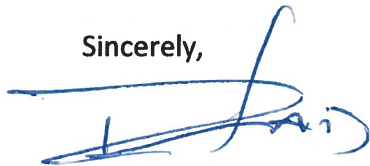
Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tany Bousquet', with a stylized flourish at the end.

(first and last name)

Tany Bousquet

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8666 Ebor Trc and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,


(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8624 Elbow Terrace and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

Jill & Michel Bailly

Jill Bailly, Michel Bailly

(first and last name)

RE: Application for 8650 Aldous Terrace

Dear Mayor and Council,

We live at 8720 EBOR TRC and are writing you in support of the rezoning and subdivision application for 8650 Aldous Terrace.

Having reviewed the application, we understand that the proposal is consistent with Official Community Plan policy, supports needed "sensitive" infill development, and is considerate of impacts on and needs of neighbours.

We recognize that this is one of the largest remaining lots in the area and, even when subdivided, results in two larger lots that are consistent with the neighbourhood's character. Moreover, we do not believe there are any significant concerns with the panhandle lot design.

Finally, we appreciate the additional building constraints provided by the proposed covenant on the new house and believe that this will ensure that a new house will be successfully integrated into the neighbourhood.

We ask that you vote to approve this development, showing support for needed infill housing that is in character with established neighbourhoods.

Sincerely,

Dave Mann
250-655-2072

(first and last name)