



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

A G E N D A

REGULAR COMMITTEE OF THE WHOLE

Monday, January 12, 2009

7:00 p.m.

Esquimalt Council Chambers

1. CALL TO ORDER

2. LATE ITEMS

3. APPROVAL OF THE AGENDA

4. MINUTES

- (1) Minutes of the Regular Committee of the Whole, November 10, 2008 Pg. 1 – 2

5. STAFF REPORTS

Development Services

- (1) Development Permit with Variance, 630 Head Street [Lot 1, Section 11, Esquimalt District, Plan 29010], Staff Report No. DEV-09-001 Pg. 3 – 11

- (2) Development Variance Permit, 929 Mesher Place [Lot 4, Section 2, Esquimalt District, Plan 30973], Staff Report No. DEV-09-002 Pg. 12 – 20

6. ADJOURNMENT



Corporation of the Township of Esquimalt

COMMITTEE OF THE WHOLE

Monday, November 10, 2008

Esquimalt Municipal Hall – Council Chambers

7:00 p.m.

MINUTES

PRESENT: Mayor Chris Clement (Chair), Councillor Hy Freedman, Councillor Lynda Hundleby, Councillor Barbara Desjardins, Councillor Don Linge, Councillor Hy Freedman and Councillor Jane Sterk

STAFF: Gilbert Coté, Director of Engineering and Public Works (Acting Chief Administrative Officer), Barbara Snyder, Director of Development Services; Larry Randle (recorder)

1. CALL TO ORDER

Mayor Clement called the meeting to order at 7:00 p.m.

2. LATE ITEMS

There were no late items.

3. APPROVAL OF AGENDA

Moved by Councillor Sterk, seconded by Councillor Hundleby that the agenda be approved.
The motion **CARRIED**.

4. MINUTES

- (1) Minutes of the Regular Committee of the Whole, September 8, 2008
- (2) Minutes of the Special Committee of the Whole, October 6, 2008
- (3) Minutes of the Special Committee of the Whole, October 20, 2008

Moved by Councillor Linge, seconded by Councillor Sterk that the minutes of the Regular Committee of the Whole meeting held September 8, 2008, and the minutes of the Special Committee of the Whole meetings held October 6, 2008 and October 20, 2008 be adopted.
The motion **CARRIED**.

5. STAFF REPORTS

- (1) **Development Permit with Variance, 357 Kinver Street [Lot C, Section 11, Esquimalt District, Plan VIP85403], Staff Report No. DEV-08-108**

7:01 p.m. Councillor Linge left the meeting citing a conflict of interest due to a business relationship with the applicant.

Council expressed concern that after it revised guidelines for duplex developments that granting a variance may set a precedence for additional relaxations.

Moved by Councillor Freedman, seconded by Mayor Clement that the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by Hartmann's Drafting and Design, stamped "Received September 23, 2008" and on the landscape plan prepared by Neil's Landscape and Garden Service, stamped "Received September 23, 2008" for the proposed development located at Lot C, Section 11, Esquimalt District, Plan VIP85403 [357 Kinver Street], and including the following variance to Zoning Bylaw No. 2050 be forwarded to Council with a recommendation of approval.

Zoning Bylaw No. 2050, Section 40(8.1) – Building Massing – a 8% relaxation for the permitted maximum area of the second storey of a Two Family dwelling in relation to the total floor area of the ground floor, including an attached garage, from 75% to 83%.

The motion **CARRIED**.

Councillor Sterk and Councillor Desjardins **OPPOSED**.

7:12 p.m. Councillor Linge returned to the meeting.

9. **ADJOURNMENT**

Moved by Councillor Sterk, seconded by Councillor Hundleby that the meeting adjourn at 7:13 p.m.

The motion **CARRIED**.

A/MAYOR OF THE CORPORATION
OF THE TOWNSHIP OF ESQUIMALT
THIS DAY OF , 2008

CERTIFIED CORRECT:

LARRY RANDLE
CORPORATE OFFICER

STAFF REPORT

DATE: January 6, 2009 **REPORT NO.** DEV-09-001
TO: Tom Day, Chief Administrative Officer
FROM: Trevor Parkes, Senior Planner
SUBJECT: DEVELOPMENT PERMIT with VARIANCE
630 Head Street
[Lot 1, Section 11, Esquimalt District, Plan 29010]

RECOMMENDATION

That the application for a Development Permit, limiting the form and character of development to that shown on architectural plans prepared by Praxis Architects Inc., stamped "Received November 24, 2008", for the proposed development located at Lot 1, Section 11, Esquimalt District, Plan 29010 [630 Head Street] and including the following variance to Zoning Bylaw No. 2050, be forwarded to Council with a recommendation of approval.

Section 44(4)(a) – Building Height – a 2.8 metre increase in the permitted Height of the Principal Building, from 11 metres to 13.8 metres.


Trevor Parkes
Senior Planner


Barbara Snyder
Director of Development Services

SUMMARY

The applicant is proposing to build an addition on the northeast corner of the roof of the existing building located at 630 Head Street. This addition would expand the living space of Unit 409 which is occupied by the owners of the building.

BACKGROUND

Applicant: Praxis Architects Inc. [Robert Rocheleau]

Owner: Dagmar Beimen

Property Size: Metric: 2337 m² Imperial: 25,155 sq. ft.

Existing Land Use: Multiple Family Residence

Surrounding Land Uses:

North: Single Family Residence
South: Multiple Family Residence
West: Single Family Residence
East: Public/Institutional [Victor Brodeur School]

Existing Zoning: RM-4 [Multiple Family Residential]
[No change required]

Existing OCP Designation: Multi-Unit, Low Rise Residential
[No change required]

Purpose of the Application: The owners of the building, who reside in Unit 409, wish to construct an 85.3m² addition that would be located on the roof of the existing building and would expand their indoor and outdoor living space.

COMMENTS FROM ADVISORY PLANNING COMMISSION

This application was considered by APC on the evening of December 16, 2008. Members required clarification as to how the proposed addition would be accessed. The applicant indicated that the new stairs would be installed over the buildings existing stairwell and could only be accessed from inside Unit 409. Members were favourable in their comments relating to the form and character and forwarded the application to Council with a recommendation of approval.

COMMENTS FROM OTHER DEPARTMENTS

The following comments were received prior to report writing:

Building Inspection: Project will be subject to a full Building Code and Plumbing Code review at building permit stage. A plumbing review, completed by a professional engineer will be required prior to approving proposed plumbing facilities.

Engineering Services: Staff have reviewed the servicing requirement for the proposed 918 square foot addition to Unit 409. According to our records, this building is serviced with sewer and storm drain connections made of vitrified clay pipes. Since the project will generate additional sewage flow, the conditions of the lateral connections should be verified. A test and clear should be carried out on both lateral connections. The owner will be responsible for exposing the pipe at the lot line to allow the municipality to carry out an inspection of the portion of the lateral connections under the road. If there are clean-outs on the pipes at the lot line, it may not be necessary to excavate.

Note: All projects are subject to compliance with the BC Building Code, Esquimalt Subdivision and Servicing Bylaw, Esquimalt Zoning Bylaw and other Regulations and Policies set by Council.

ZONING CONSIDERATIONS

This application for an addition to the existing building increases the height of the structure beyond the 11 metre maximum allowable building height permitted in the RM-4 [Multiple Family Residential] zone. As such, a variance to this requirement is being sought in order to permit this addition.

Approval of this proposal requires the following relaxation of Zoning Bylaw No. 2050:

Section 44(4)(a) – Building Height – a 2.8 metre increase in the permitted Height of the Principal Building, from 11 metres to 13.8 metres.

OFFICIAL COMMUNITY PLAN CONSIDERATIONS

Building Design: As this application is for an addition to an existing building the proposal does not incorporate the Design Guidelines contained in Section 9.3.5 of the Official Community Plan. While these guidelines are not achievable, the applicant has created a

proposal that is sympathetic to the rigid symmetry of the existing building. The use of a flat roof is in keeping with the character of the building and the alignment of windows and decks on the east and north facades are consistent with the existing structure. The use of a matching surfacing materials and colours will further integrate the addition with the existing structure. Finally, this addition improves the overall presentation of the building facing Head Street as the new structure will hide the mechanical equipment located on the roof of the building.

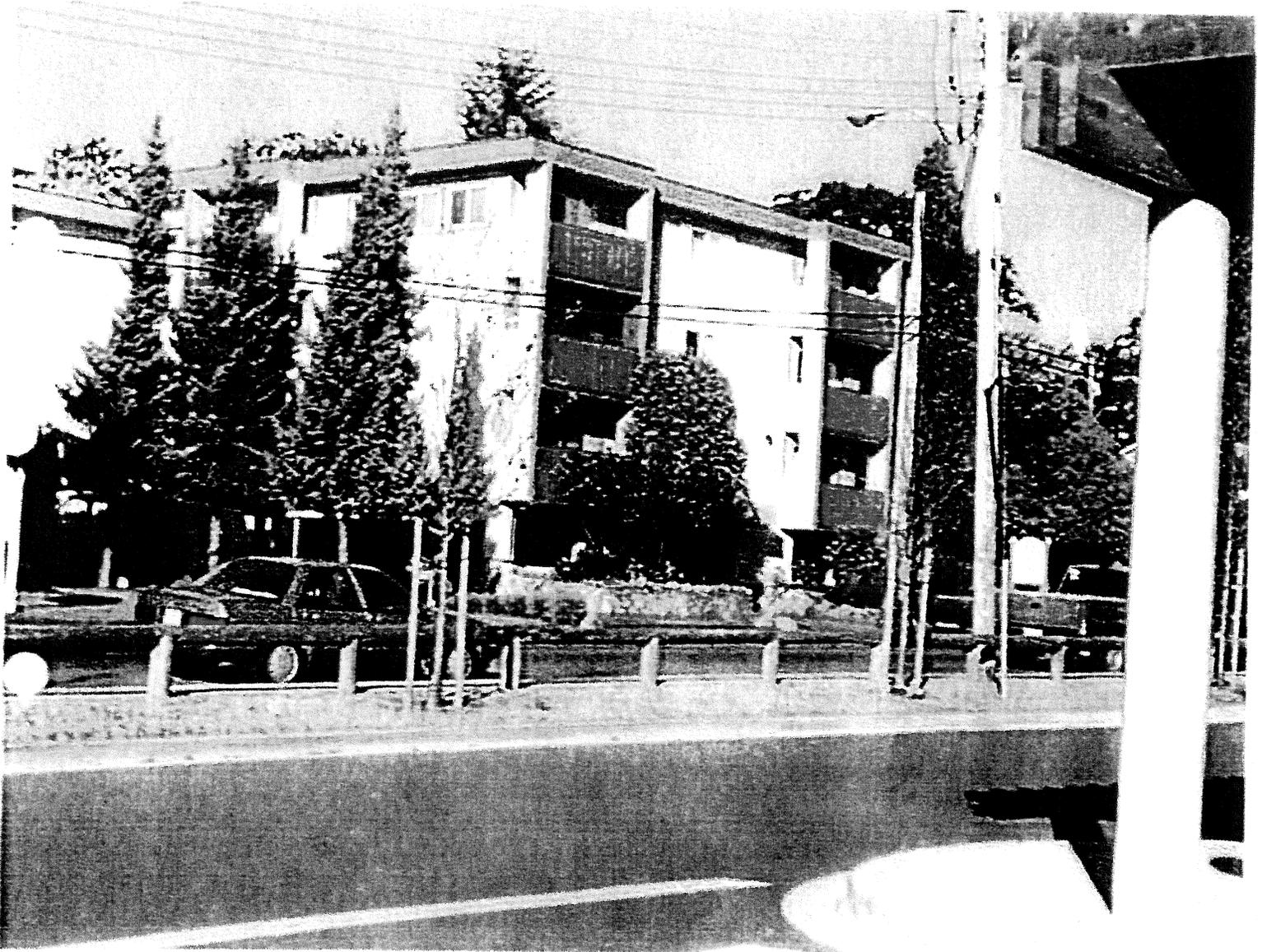
Landscaping: As the landscaping on site is well established and well maintained no additional landscaping will be required as a result of this application.

PUBLIC NOTIFICATION

As this proposal involves a variance, should this be forwarded to Council, notices would be mailed to owners and tenants of properties within 50 metres [164 ft.] of the subject property advising them of the date on which Council will consider the application.

<p>Approved for Council's consideration:</p>  <hr/> <p>Tom Day, Chief Administrative Officer</p> <p>Dated: <u>Jan 8/09</u></p>
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RECEIVED
NOV. 16 2008
CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT & ENGINEERING SERVICES



As the author of this drawing, I warrant that the information is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the Province of British Columbia. I warrant that the work was done by me or under my direct supervision and that I am a duly licensed professional engineer in the Province of British Columbia. I warrant that the work was done by me or under my direct supervision and that I am a duly licensed professional engineer in the Province of British Columbia.

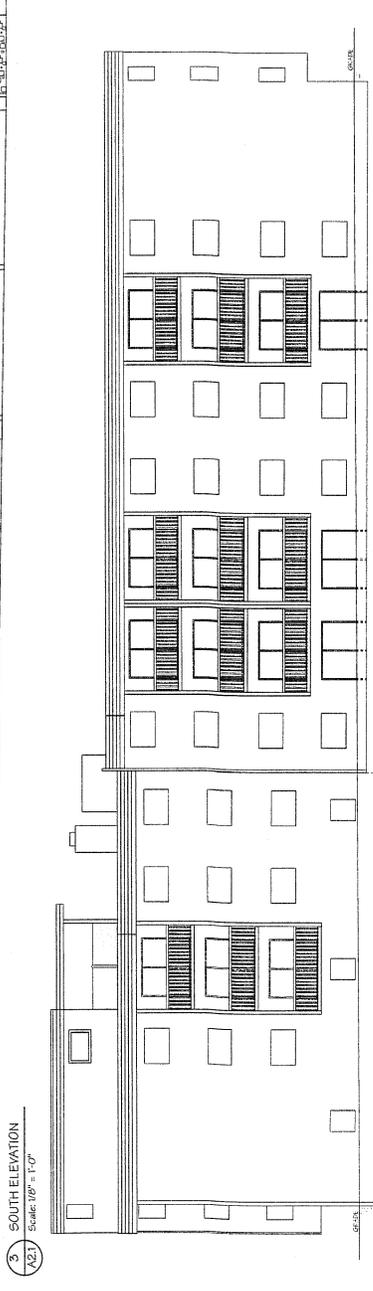
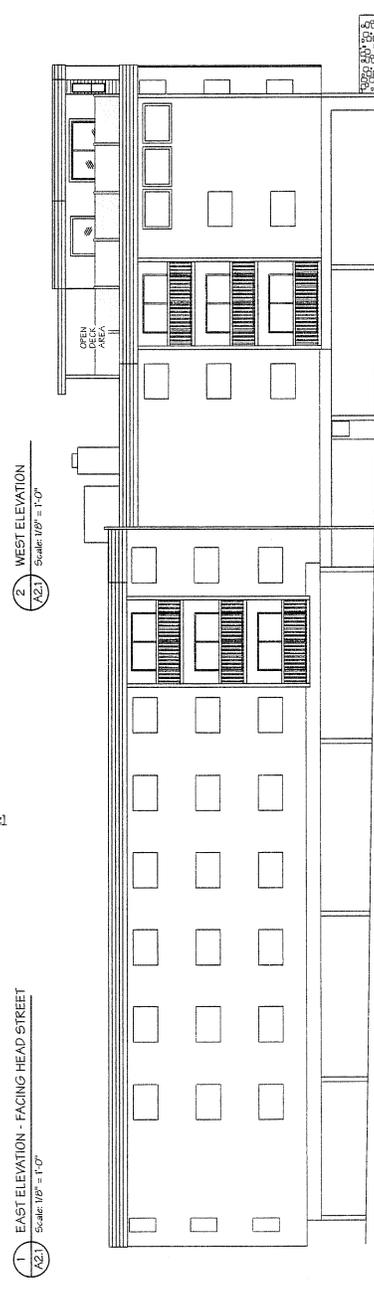
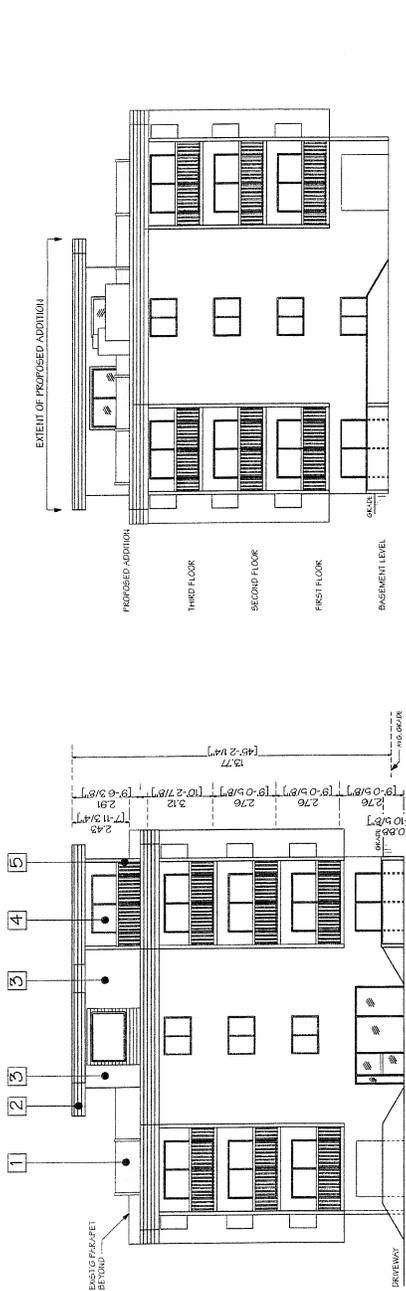
NOTES:

- 1 NEW GLASSON, METAL POSTS & HORIZONTAL PANELS
- 2 HORIZONTAL FASCIA BOARDS AND FLASHING TO MATCH EXISTING
- 3 STUCCO TO MATCH EXISTING
- 4 SLIDING GLASS DOORS TO MATCH EXISTING
- 5 BALCONY RAILINGS AND TRIM TO MATCH EXISTING



**DAGMAR COURT
ADDITION/RENOVATION**
650 HEAD STREET
Victoria B.C.

SHEET TITLE		ELEVATIONS	
SCALE	SHEET NO.	PROJECT NO.	DATE
1/8" = 1'-0"	A2.1	07190	07/10



STAFF REPORT

DATE: January 6, 2009 **REPORT NO.** DEV-09-002
TO: Tom Day, Chief Administrative Officer
FROM: Trevor Parkes, Senior Planner
SUBJECT: **DEVELOPMENT VARIANCE PERMIT**
929 Mesher Place
[Lot 4, Section 2, Esquimalt District, Plan 30973]

RECOMMENDATION

That the application for a Development Variance Permit authorizing the siting of an existing, non-conforming, deck as shown on the site survey prepared by J.E. Anderson and Associates stamped "Received November 19, 2008", located at Lot 4, Section 2, Esquimalt District, Plan 30973 [929 Mesher Place] and including the following variance to Zoning Bylaw No. 2050, be forwarded to Council with a recommendation of approval.

Section 34(9)(a)(i) – Siting Requirements – Principal Building – Front Setback
- a 1.3 metre reduction to the required Front Setback for a principal building from 7.5 metres to 6.2 metres



Trevor Parkes
Senior Planner



Barbara Snyder
Director of Development Services

SUMMARY

The approval of this Development Variance Permit would enable the applicant to apply for a building permit to enclose an existing, non-conforming deck as shown on elevation and construction plans submitted with the application stamped "Received November 19, 2008".

BACKGROUND

Owner/Applicant: Joseph and Marilyn Cunningham
Property Size: Metric: 749 m² Imperial: 8062 ft²
Existing Land Use: Single Family Dwelling
Surrounding Land Uses:
South: Single Family Residence
East: Single Family Residence
North: Single Family Residence
West: Single Family Residence

Existing Zoning: RS-1 [Single Family Residential]
[No change required]

Existing OCP Designation: Single and Two Unit Residential
[No change required]

Purpose of the Application: The owners wish to remove the existing shower and utilize the space to expand their walk in closet. Additionally, they propose to enclose their existing deck to allow for the installation of a large tub and replacement shower.

COMMENTS FROM ADVISORY PLANNING COMMISSION

This application was considered by APC on the evening of December 16, 2008. Members were supportive of the application, complimenting the applicant for contacting their neighbours in advance of the meeting to ensure they had no concerns relating to this application. The Commission forwarded the application to Council with a recommendation of approval.

COMMENTS FROM OTHER DEPARTMENTS

The following comments were received prior to report writing:

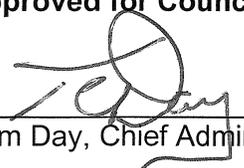
Building Inspection: Project will be subject to a full Building Code and Plumbing Code review at building permit stage.

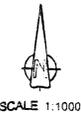
Engineering Services: Analysis reveals that there are no issues with servicing or drainage associated with this proposal.

Note: All projects are subject to compliance with the building, electrical and plumbing codes; Subdivision and Development Control Bylaw No. 2175; and fire and safety standards.

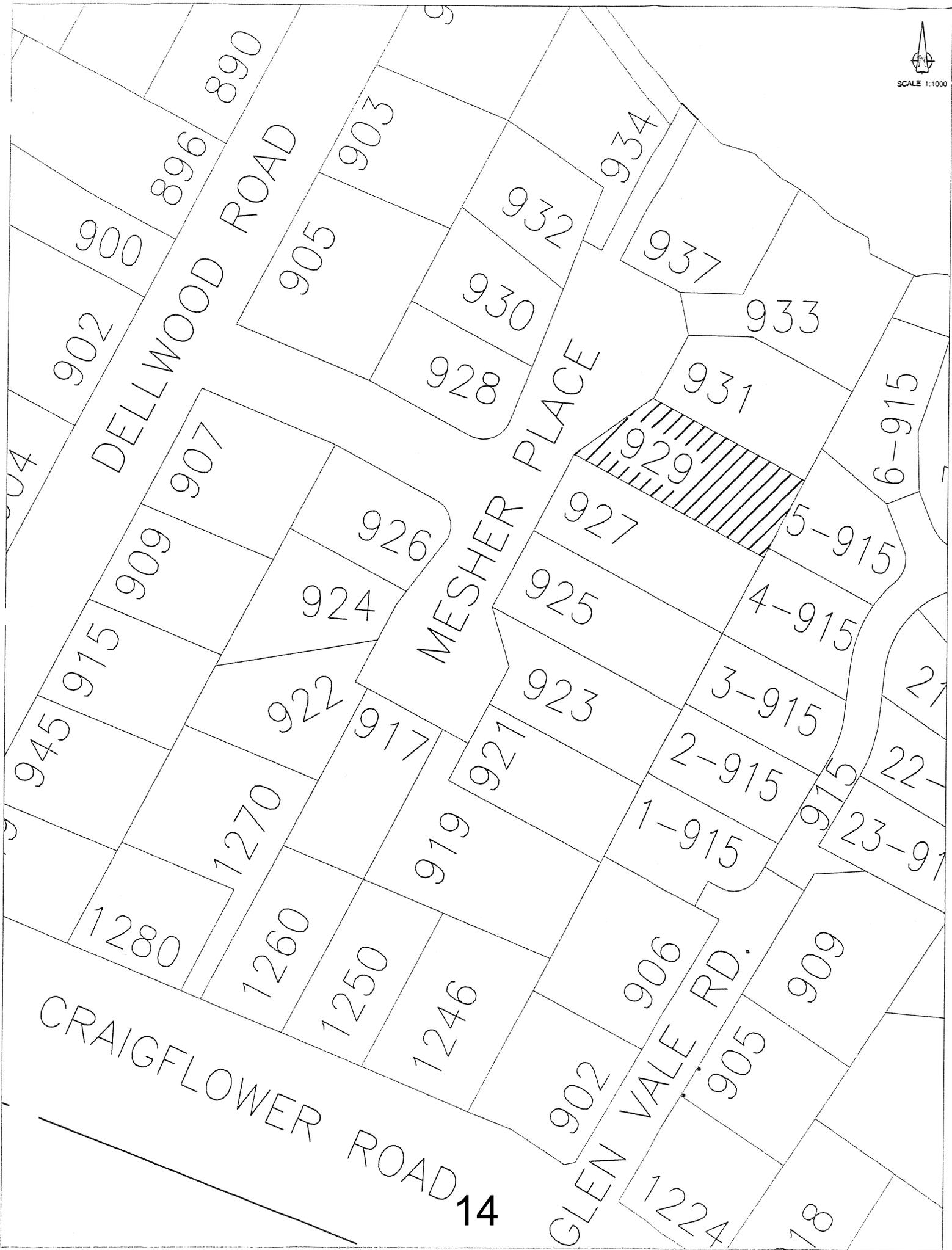
PUBLIC NOTIFICATION

As this proposal involves a variance, should this be forwarded to Council, notices would be mailed to owners and tenants of properties within 50 metres [164 ft.] of the subject property advising them of the date on which Council will consider the application.

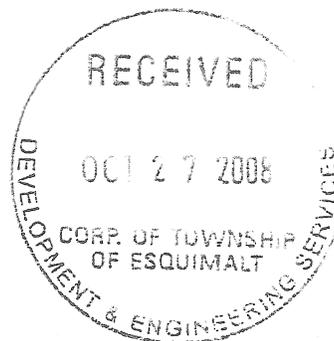
<p>Approved for Council's consideration:</p> <p> _____ Tom Day, Chief Administrative Officer</p> <p>Dated: <u>Jan 7/09</u></p>
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SCALE 1:1000



929 Mesher Place
Victoria, BC V9A 6Z1



27 October. 2008

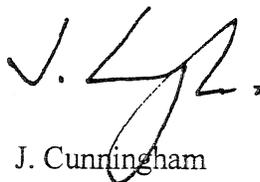
Township of Esquimalt,
1229 Esquimalt Road
Victoria, BC V9A 3P1

Director of Development Services,
Ms B. Snyder

In September 2008, we submitted the plans for a proposed small addition to our home to the Township Engineering Department. Since that time we have received an estimate of the cost from our builder; he considers that the work can be accomplished for about \$ 24,000. Because the addition requires that the master bedroom and the adjoining bathroom wall be opened, we do not plan to start construction until February, after winter weather improves.

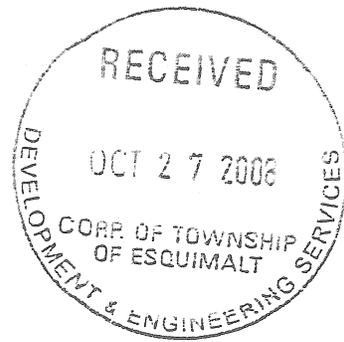
Your staff have advised that our plans overreach the proscribed set-back from the street by 2' 6". As a consequence, we would like to seek a variance to permit this encroachment so that the line of the house may be continued to enclose the addition. We believe that this would enhance the appearance of the addition. Our neighbours have no objection to the proposal. Their letter of agreement is attached.

It is hoped that our request can be considered before our planned start date and that the variance will be approved.


J. Cunningham

October 24, 2008

Ms. Barbara Snyder, Director of Development Services
Township of Esquimalt
3rd Floor, 1229 Esquimalt Road
Esquimalt BC V9A 3P1



Subject: Development Permit for a Home Renovation at 927 Mesher Place

Our neighbours, Joseph and Marilyn Cunningham, who live at 927 Mesher Place, plan a renovation that involves extending the north wall into the side yard at the north-west corner of their house.

This letter is to advise you that we are aware of the plans and have no objection whatsoever.

J. Hemstock

931 MESHER PL

J.D. HEMSTOCK

Valerie Paetz

927 Mesher Pl

Valerie Paetz

Lila G. Johnson

928 MESHER PL

Peter Bricknell (PETER BRICKNELL)

932 Mesher Pl

Ken Ste...

930 MESHER PL

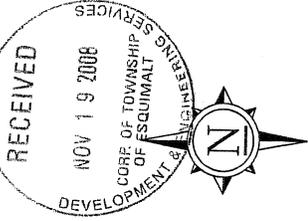
Carolyn A. Reid

Brenda...

937 Mesher Pl.

Dorothy Macbr...

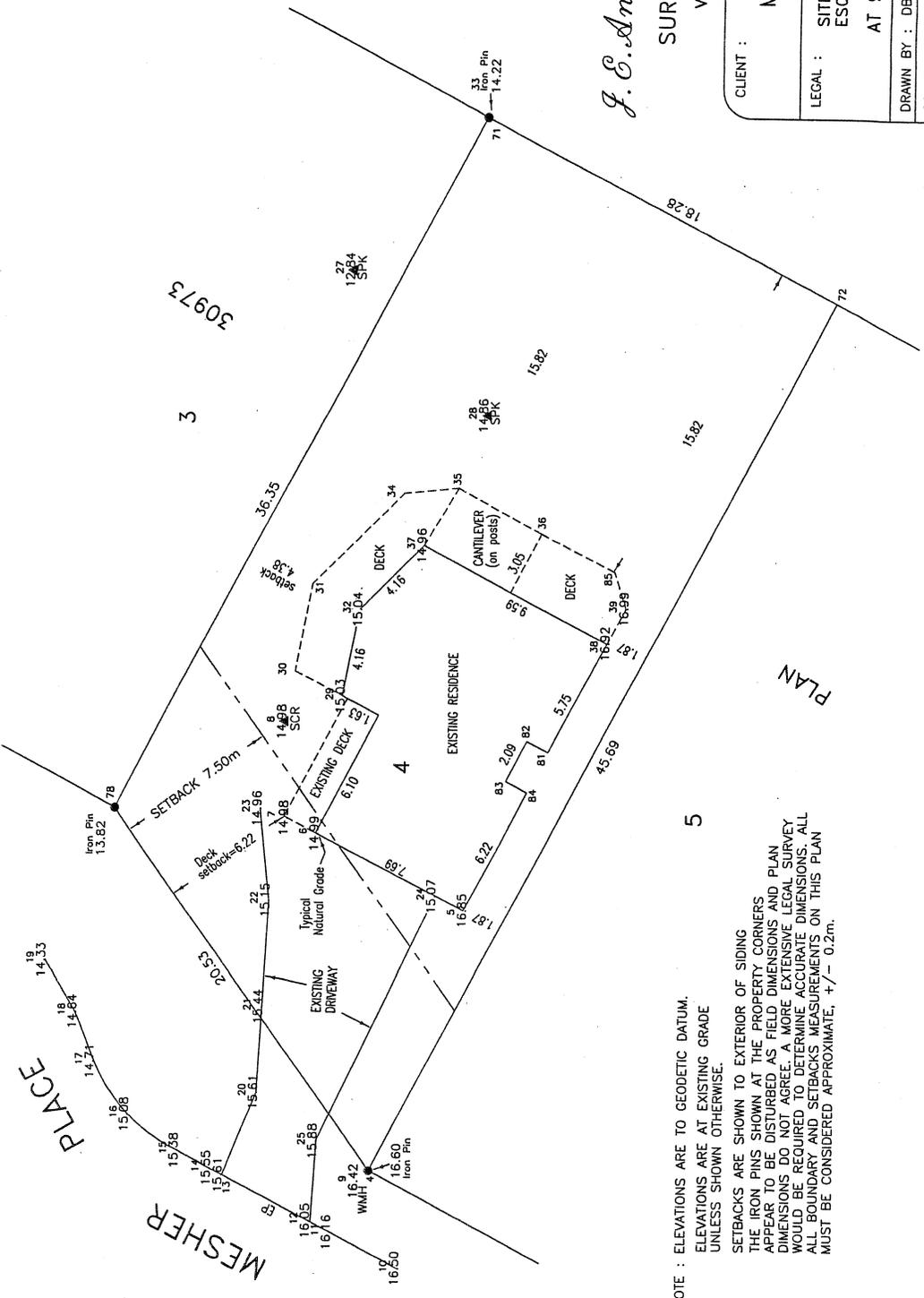
933 Mesher Place



J.C. Anderson and Associates

SURVEYORS ENGINEERS
VICTORIA NANAIMO

CLIENT : MR. JOE CUNNINGHAM	
LEGAL : SITE PLAN OF LOT 4, SECTION 2, ESQUIMALT DISTRICT, PLAN 30973	
AT 929 MESHER PLACE, VICTORIA, B.C.	
DRAWN BY : DBL	PROJECT SURVEYOR : D.R. CARRIER
SCALE : 1 : 200	DATE : NOV. 17, 2008.
OUR FILE :	25972
OUR FILE :	REVISION :



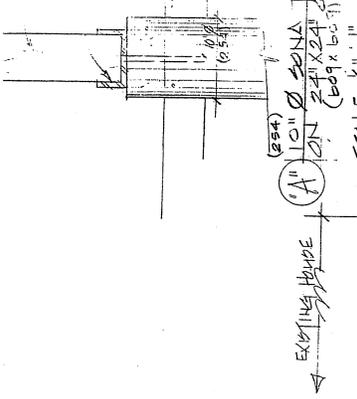
NOTE : ELEVATIONS ARE TO GEODETIC DATUM.
ELEVATIONS ARE AT EXISTING GRADE
UNLESS SHOWN OTHERWISE.

SETBACKS ARE SHOWN TO EXTERIOR OF SIDING
THE IRON PINS SHOWN AT THE PROPERTY CORNERS
APPEAR TO BE DISTURBED AS FIELD DIMENSIONS AND PLAN
DIMENSIONS DO NOT AGREE. A MORE EXTENSIVE LEGAL SURVEY
WOULD BE REQUIRED TO DETERMINE ACCURATE DIMENSIONS. ALL
ALL BOUNDARY AND SETBACKS MEASUREMENTS ON THIS PLAN
MUST BE CONSIDERED APPROXIMATE, +/- 0.2m.

C:\PROGRAM FILES\ACAD2000\25972.DWG DBL

1/4" PROSP. CTTP
(31 X 150 X 150)
SALLY 3/4" X 1/2" X 1/2"
POST
SADDLES CTTP

EXISTING CONE LINE



TOPED ON EXISTING AS PER P.C. B.C.
2" O.S.D. SHEATHING 1/2" X 1/2" (25 X 25)
2" X 2" RAFTERS
SOLID REFLECTIVE (INSUL. # 1000) 2"
TYPE "X" GIPREC.

2" X 2" FASCIA BOARD
ALUM. SOFFITS & GUTTERS
1/2" (4FT) OVERHANG

1/2" VERT CEDAR SIDING TO MATCH EXISTING
2" LAKES MOISTURE BARRIER
2" PLY SHEATHING
2" X 2" RAFTERS
2" X 2" BATT INSUL. # 1000
2" GIPREC (TYPE "X")

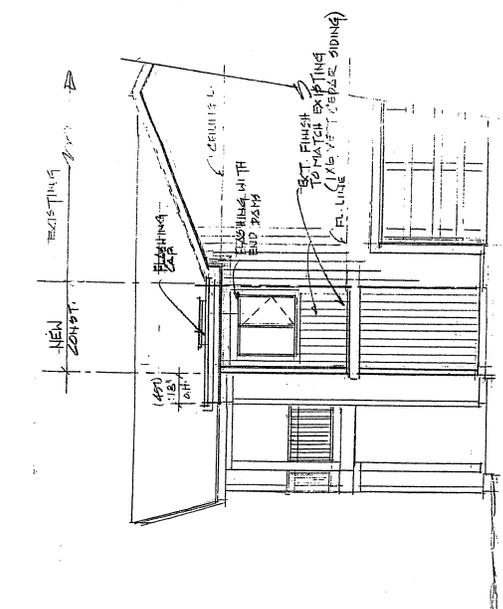
2" X 2" BELLY BOARD & FLASHING - 2" IT.
FLASHING WITH END DAMS

NOTE:
FANS SCREEN CONST. IS REQUIRED

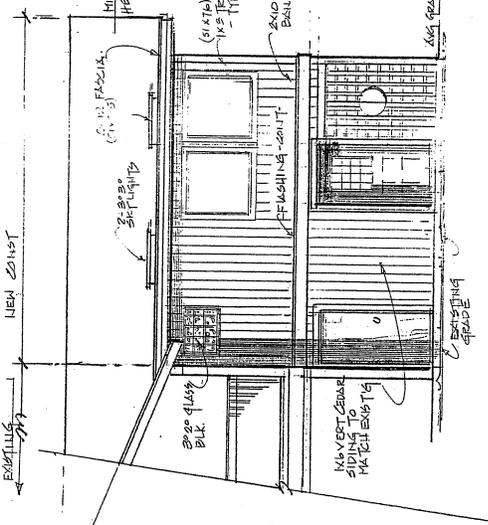
EXISTING CONC. SLAB
SOLID BEARING



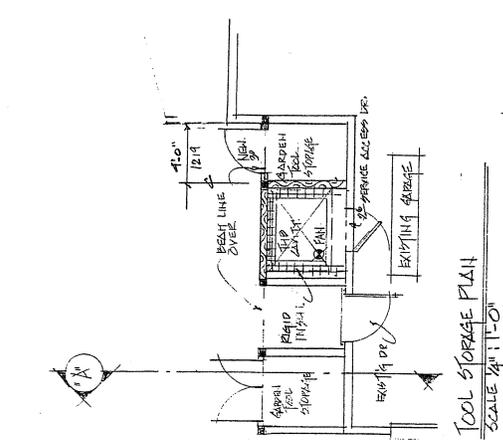
(B) CROSS SECTION (TYPICAL)
SCALE 1/2" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"

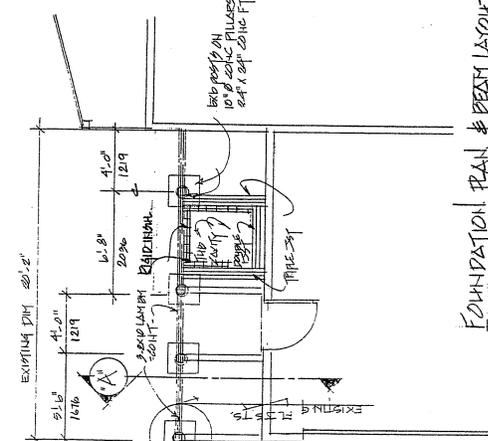


NORTH ELEVATION
SCALE 1/4" = 1'-0"



TOOL STORAGE PLAN
SCALE 1/4" = 1'-0"

POINTS OF DIRECT BEARING FROM ABOVE
NEW PRINCIPAL FAN 110 CFM 1.5 SECONDS FANING



FOUNDATION PLAN & BEAM LAYOUT
SCALE 1/4" = 1'-0"

929 Mesher Place



SCALE 1 : 400

