

November 3, 2015

Dear Mayor Desjardins and Council,

My name is Angus Denny. I am currently building the little house at 513 Sturdee St. for myself and my wife. The project is moving along quite well but not without its hiccups.

I have come to a point now where I am having to address a major concern that has been ongoing for quite a while, and has finally come to me asking for this variance.

The lot we are building on is a sparse 30' x 100' Zoned RM-1. Given the tiny, non-conforming size, and after several variances for reductions to the required minimums (please see attached DVP 00027) and after much doing, we managed to create a smartly designed modern home with a little basement unit downstairs.

We ended up with a footprint of 630 square feet or so, and a total width of 16 feet 6 inches. Although this is considered a "duplex", it has the appearance of a small, single family dwelling with the second unit below grade.

Our project has a very tight budget of 290K, and given that I am my own General Contractor and the Builder, we may just make it to the end... Just.

The Bylaws and the OCP surrounding this project have requested the following: Underground electrical service for all new subdivisions and infill developments being Duplex or greater.

Initially this seemed like a fairly reasonable request as there is a Power Pole a few meters away from the North West corner of the lot. This pole serviced the previous small house on my lot and should easily service the new home. The large apartment to the north shares this pole as a dip from **overhead** across the street, and would naturally be the most logical route for a dip for 513 Sturdee to the lot line. The initial B.C. Hydro consultation agreed.

As we we got further into this project, B.C. Hydro decided that they did not want to come down this pole, rather dip down from across Sturdee St., dig up the entire width of the road and come underground to the lot line from there. The initial design submitted for Permit had an estimated cost of at least **12 K !!!!** Shocked as I was, I put down the **12 K** deposit to the Township to finalize permitting.

During the building construction process, I have been trying to work with B.C Hydro on a more feasible solution. The process has become frustrating to say the least. They have become very difficult to communicate with and have also changed their estimate to over **17 K !!!!!** (see attached BC Hydro cost sheet)

As well, Shaw Cable has added a cost estimate of **\$3500** to bring a cable a few meters to the lot line!

At over **20 K**, this cost that we simply **cannot** afford.

Unfortunately the By-laws don't consider the scale of the project. Had this been a large, conforming, side by side duplex or bigger, the cost could be justly shared amongst the units. It could then be offset by a reasonable selling price. We do not have this luxury.

I am happy that the Township is promoting densification, in-fill homes, greening and modernization and I am very excited to be playing a part in this movement.

It is with this, and great insight from Karen Hay, Trevor Parkes, and Richard Syrett that I am asking the following.

With your acceptance, I would like propose a relaxation to the definition of the bylaw, which would in turn, allow us to install a **short and tidy** overhead service to 513 Sturdee St.

The house has been built with underground conduits to the lot line and is "**underground ready**" if and when the Township considers conversion of overhead to underground in the neighbourhood.

Mayor Desjardins and Council, I thank you in advance for your time and understanding in this matter.

I look forward to proceeding to completion of our little project, adding to the zest and brightness that makes the Township of Esquimalt!

Warm regards,

Angus Denny



BC Hydro T&D

Date: 28 October 2015

Project#: 3928076

Angus Denny
301-2710 Grosvenor St
Victoria V8T 3M9

Dear Angus:

RE: UNDERGROUND SERVICE TO 513 STURDEE ST, ESQUIMALT
DESIGN #3928076, BOE = Y, DEP = N

As requested, we have prepared an electric servicing design for this project. The service will be 1 phase, 3 wire, 120/240 Volts to your 200 Amp main switch as indicated on Drawing No. 500-U07-07379. This drawing will be submitted to the Municipal Engineering Department for their information.

COSTS:

BC Hydro's construction charges for this project have been calculated at \$17,489.85, including GST. This amount is payable in advance by cheque or money order. Please note that cash payments are not accepted. The amount quoted is **subject to revision ninety (90) days from the date of this letter.**

Net Construction Cost	\$ 18,729.00
BC Hydro Contribution – Revenue Allowance	\$2,950.00
GST @ 5% BC Hydro GST Registration No. R121454151	\$ 832.85
Total Payment	\$ 17,489.85
Net Payment Required	\$ 17,489.85

This cost excludes charges from any other utility (telephone, gas, cable, etc.). They must be contacted separately to arrange for their services.

A complete set of detailed civil drawings with specifications will be provided when all payments have been made. Our Materials Reservation System is determined by the date payment is received. It is therefore in your interest to make this payment at your earliest convenience to ensure that the materials are ready when construction begins.

The quoted costs are subject to review if, due to customer delays, BC Hydro is unable to install the electrical works within six (6) months of the date payment is received. Costs will be revised if your proposal changes in any way or, if site conditions dictate a last minute redesign.

ENVIRONMENTAL RESPONSIBILITIES:

The design does not take into account site specific environmental sensitivities and requirements. Determining site specific environmental sensitivities and requirements, and implementing and building the designed electrical infrastructure in an environmentally safe and lawful manner, are solely your responsibility.

METERING:

The service and metering will be installed as soon as possible after we receive permission to do so from the Electrical Inspector, provided one of the following conditions is met:

- * Each unit must be labeled in a conspicuous, legible and permanent manner with its address and/or unit number. The address shall be the address as agreed to by the municipality and by Canada Post. Each meter base must be identified with the same number as the unit it serves.

OR

- * Provision is made for the "temporary installation of a master meter" to record all energy consumption in the building.

IMPORTANT: If your project consists of either a concrete building, or a parkade, or a metal closet on the exterior of a building containing metering equipment, please take care to read and apply BC Hydro's Secondary Revenue Metering Guide, March 2015 edition. This Guide contains important information on the requirement for you to install conduits that run from BC Hydro meter locations to the exterior of the building and the installation of termination boxes on both ends of this conduit.

ACTION REQUIRED:

Please make payment, by cheque or money order, made out to BC Hydro and sent to:

BC Hydro
Attention: Michelle Costin
 130-4396 West Saanich Rd
 Victoria, BC
 V8Z3E9

OPTIONAL: You may be qualified to make payment by EFT (Electronic Funds Transfer) if your financial institution supports this form of transaction. Please read the attached documents for further information.

If you have any questions concerning this project please contact me.

Yours truly,

Michelle Costin
 Design Technician Trainee
 Victoria District Office
 Phone: (250) 727-5227
 Email: michelle.costin@bchydro.com

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT VARIANCE PERMIT

NO. DVP00027

Owners: Angus Bertram Denny
513 Sturdee Street
Esquimalt BC, V9A 6R4

Lands: PID 006-375-201, Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854

Address: 513 Sturdee Street, Esquimalt, B.C.

Conditions:

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Zoning Bylaw, 1992, No. 2050 as follows:

Zoning Bylaw, 1992, No. 2050, Section 38(5) – Floor Area – a 27.0 square metre reduction to the required minimum Floor Area of the First Storey of the Principal Building, from 88 square metres to 61 square metres.

Zoning Bylaw, 1992, No. 2050, Section 38(7) – Building Width – a 2.0 metre reduction to the required minimum width of any Two Family Dwelling, from 7 metres to 5 metres.

Zoning Bylaw, 1992, No. 2050, Section 38(9)(a)(i) – Siting Requirements – Principal Building – a 1.1 metre reduction to the requirement that no building shall be located within 7.5 metres of the of a Front Lot Line [i.e. from 7.5 metres to 6.4 metres].

Zoning Bylaw, 1992, No. 2050, Section 38(9)(a)(ii) – Siting Requirements – Principal Building – a 0.6 metre reduction to the requirement that no building shall be located within 1.5 metres of an Interior Side Setback [i.e. from 1.5 metres to 0.9 metres] to allow for the 'bay window seat' as illustrated on the architectural site plan.

Zoning Bylaw, 1992, No. 2050, Section 38(9)(a)(ii) – Siting Requirements – Principal Building – a 1.0 metre reduction to the requirement that no building shall be located within 3.6 metres of an Exterior Side Setback [i.e. from 3.6 metres to 2.6 metres].

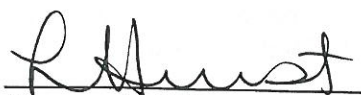
Zoning Bylaw, 1992, No. 2050, Section 17. – Special Siting Requirements
– A 4.5 metre reduction to the requirement that heat pumps shall not be located within 6.0 metres of any property line [i.e. from 6.0 metres to 1.5 metres], to allow for the heat pump located within the shed, as illustrated on the architectural site plan.

3. Approval of this Development Variance Permit has been issued in accordance with the survey provided by 'James Worton of Powell & Associates' stamped "Received April 22, 2014" and the architectural site plan by 'mdrnbuilt' stamped "Received June 16, 2013", attached hereto as Schedule 'A'.
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
5. This Development Variance Permit is not a Building Permit.
6. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
7. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

ISSUED BY MUNICIPAL COUNCIL RESOLUTION ON THE 23RD DAY OF JUNE, 2014

SIGNED THIS 15th DAY OF July, 2014


Director of Development Services


Corporate Officer
Corporation of the Township
of Esquimalt

BC LAND SURVEYORS SITE PLAN OF:

Proposed New Duplex

Civic: 513 Sturdee Street

Lot 53, Suburban Lot 53, Esquimalt District, Plan 2854

Parcel Identifier: 006-375-201

Prepared for: Angus Denny

SCALE 1 : 150 (11x17 sheet)



All distances are shown in metres.

LEGEND

Elevations are geodetic referred to Esquimalt Integrated Survey Monument 84H0154. (elev = 15.829m)

- denotes - Manhole - BC Hydro
- denotes - Water meter
- denotes - Utility Pole
- denotes - guy wire
- Δ denotes - Traverse station
- + denotes - existing elevation

Lot Area
278.5 Sq.m.



Sturdee Street

A
Plan 29057

No 519
roof=29.4

Proposed
Duplex
proposed floor
elevation = 20.17

Plan

53

Patio

54

2854

CERTIFIED CORRECT

This 21st day of April, 2014.

Digitally signed by James Worton IXPDG3

DN: c=CA, cn=James Worton IXPDG3, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm? id=IXPDG3

Date: 2014.04.21 11:17:59 -07'00'

James Worton, BCLS

Parcel dimensions shown hereon are derived from Land Title Office records.

This document shows the relative location of the surveyed features and shall not be used to define property boundaries.

Wood Street

April 21, 2014

File : 11806-19

POWELL & ASSOCIATES

B C Land Surveyors

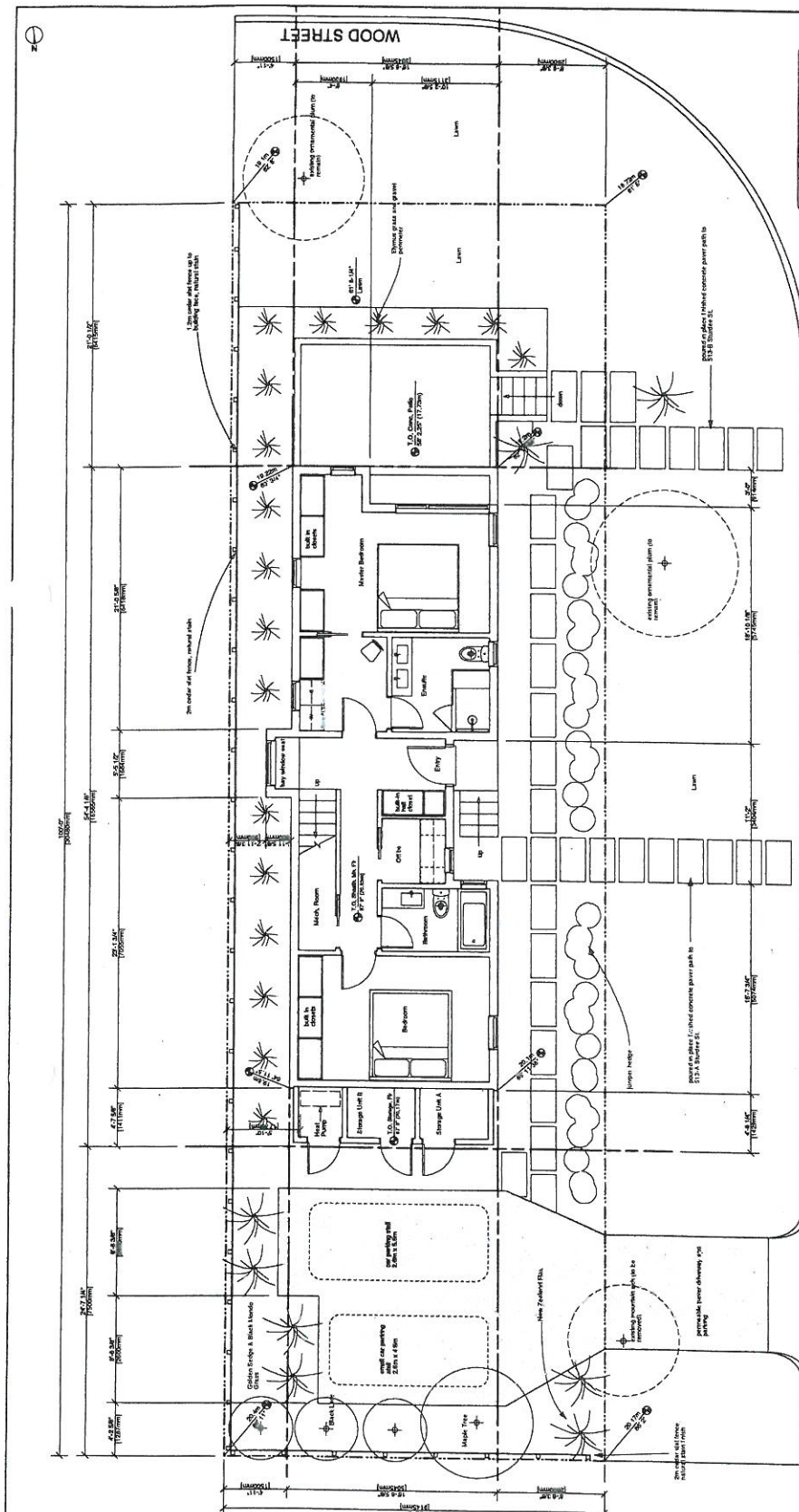
250-2950 Douglas Street

Victoria, BC V8T 4N4

phone (250) 382-8855

THIS IS SCHEDULE 1A OF
DEVELOPMENT VARIANCE
PERMIT NO. DVP 00027

CORPORATE OFFICER



1 SITE PLAN
DP01 Scale: 3/16" = 1'-0"



Top Floor Massing CALCULATIONS

Upper Floor Area: 551 sq.ft. 51.19 m²
Main Floor Area: 752 sq.ft. 69.86 m²
Percentage of Mn. Flr: 73.2% 73.2%

Site Coverage CALCULATIONS

Site Area: 3000 sq.ft. 278.5 m²
Main Floor Area: 899.5 sq.ft. 83.57 m²
Total: 899.5 sq.ft. 83.57 m²
Floor Area Ratio: 30.0% 30.0%

FAR CALCULATIONS

Site Area: 3000 sq.ft. 278.5 m²
Top Floor: 486 sq.ft. 45.16 m²
Main Floor: 661 sq.ft. 61.41 m²
Total: 1167 sq.ft. 106.57 m²
Floor Area Ratio: 38.9% 38.9%

PROJECT NAME:

Proposed Development for 513 Sturdee St.
Saxe Point Duplex: Esquimalt, BC



Drawings & Revisions	Date
Design Development	2014-05-01
Final Design	2014-05-01
Final Design	2014-05-01
Final Design	2014-05-01
Final Design	2014-05-01

DRAWING NAME:

SITE PLAN & CALCULATIONS

DP-01

THIS IS SCHEDULE 'A' OF
DEVELOPMENT VARIANCE
PERMIT NO. DP 000 27

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