

September 02, 2017

Mayor and Council
Township of Esquimalt
1229 Esquimalt Road
Esquimalt, B.C.
V9A 6R7

CORPORATION OF THE TOWNSHIP OF ESQUIMALT		
For Information:		
<input type="checkbox"/> CAO	<input checked="" type="checkbox"/> Mayor/Council	
<input type="checkbox"/> <u>Bill</u>		
RECEIVED: SEP 05 2017		
Referred: _____		
<input type="checkbox"/> For Action	<input type="checkbox"/> For Response	<input type="checkbox"/> COTW
<input type="checkbox"/> For Report	<input checked="" type="checkbox"/> Council Agenda	<input type="checkbox"/> IC

Re: Support of plan and application for development variances for the 468 Foster Street duplex.

Dear Mayor and Council Members:

In support of the plan and application for the development permit and variances for the 468 Foster Street duplex, we submit the following documents for your consideration:

Letter of intent distributed to neighbours.

Neighbourhood petition in support of plan and development variance permits.

Neighbour's letter in support of plan and development variance permits.

Email/letter to Dave and Katie Wilkinson. This letter has been sent to our neighbour to the immediate north, 474 Foster Street, and describes discussions, efforts and offer made with the neighbour.

We simply wish to illustrate our sincere efforts to inform, listen to, and act on the suggestions and concerns of our neighbours in regards to the design and minimizing any impact of our proposed building. During this process special consideration and attention has been given to our immediate neighbours to the north and south. We are hopeful that this attractive and well designed building will be seen as a project that enhances the street, neighbourhood and the community.

Respectfully yours,



Trev Bowers



Vasek Kran



Christine Robinson

August 10, 2017

REDEVELOPMENT OF 468 FOSTER STREET, ESQUIMALT

Dear friends and neighbours,

We have had the pleasure of meeting and getting to know some of you since moving into the neighbourhood. For those who we haven't met we would like to introduce ourselves and let you know what we are planning for 468 Foster Street, which we purchased in October of 2015.

We (Vasek Kran, Trev Bowers and Christine Robinson) had been living in Tofino and were looking to relocate to the Victoria area when this property came on the market. We were attracted to the community of Esquimalt, the neighbourhood and the fact that the property was duplex zoned as we were interested in building a duplex so we could remain neighbours as we were in Tofino.

The home currently on the property was built in the 40's, is smaller in size, in need of repair and has little if any heritage value. The plan is to replace it with an attractive, well designed building that we think will compliment the neighbourhood and enhance the street. We hope you will agree.

We have been working closely with Zebra Design of Victoria to finalize a design that will not only work well for us but which is sensitive to our neighbour's wishes and concerns, and which adheres to Esquimalt's Official Community Plan. After a few delays we are finally at the development permit application stage and have recently submitted the plans for review and approval.

The design is for a side by side 2 storey duplex with the south unit set back from the north unit. The units are not mirror images of each other in order to create a more interesting building and streetscape. The rooflines are pitched (sloped) which adds to the overall look and scale of the building. Exterior finishing includes the use of stained cedar shakes, and attention to detail will be incorporated into the building using treatments such as shaped timber brackets, timber braces, timber posts, 12" fascia, etc. The building will have a sense of scale and balance with a traditional look to compliment existing homes on the street. An emphasis on thoughtful landscaping is also part of the plan.

The building design requires two variances which are more technical in nature than visual. The first involves the roof height which is allowable under the guidelines if the roof is pitched. The roof will be pitched but with a portion at the top of the pitch which is flat. This flat portion will not be visible and the roof will appear sloped from the street and from all sides of the building, but will technically still require a variance.

The second variance is for building massing which states that the second floor should not exceed 75% the square footage of the main floor. The 2 bedrooms and 2 bathrooms on the second floors of the 2 units total 81.4% of square footage of the main floors. We are asking for a variance to allow for this small increase in area on the second floors.

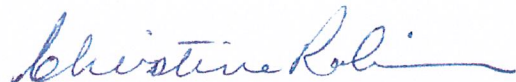
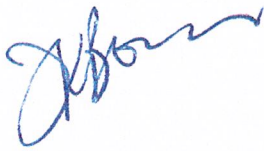
We have spent much time, effort and expense to create the design of a building that we feel will enhance the street and hope that our neighbours feel the same way. We are very excited about this project and would be pleased to meet with you to show the plans (elevations) and answer any questions or address any concerns you may have regarding the design, plans and the build. Please call me for more information or to set up a time so that we can show you what we have planned. We look forward to hearing from you!

Cheers

Trev Bowers

Vasek Kran

Christine Robinson

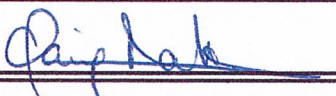


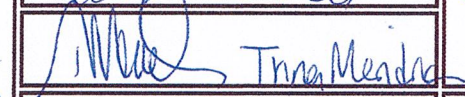

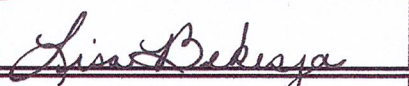
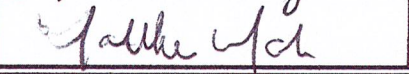
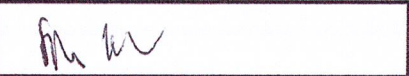


August 2017

Municipality of Esquimalt
1229 Esquimalt Road
Esquimalt, B.C.
V9A 3P1

Re: 468 Foster Street – Development Variance Permit

After reviewing the plans and elevations for the proposed duplex designed for 468 Foster Street and the variance required for building height and massing (distribution of floor area), we the undersigned have no objections.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
Betty Notar	458 Foster St.	Aug. 13/17
Betty NotAR		
	469 Grafton St.	Aug 13, 2017
Claire Matthews		
	469 Grafton St	Aug 13, 2017
Edwin Hukert		
	471 Grafton St	Aug 13, 2017
 Tina Mendez		
 JAREN BERES	476 Foster St	Aug 14/2017
 Jina Beres	"	Aug 14/2017
 Matthew Malek	491 Foster St	Aug 14. 2017
 Lesley Malek	MATTHEW MALEK LESLEY MALEK	

August 2017

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SIGNATURE/ PRINT NAME	ADDRESS	DATE
Wendy MacDonald	469 Foster St	Aug. 16/17
Louise MacDonald		
KE	477 Foster St	Aug. 23/17
Karen Erwin		
Lindsay Kins	479 Foster St.	Sept. 2/17
Lindsay Kins		
Sara Darling	479 Foster	Sept 2/17
SARA DARLING		

[illegible]

Jarek & Lisa Bekesza
476 Foster Street
Victoria, BC V9A 6R7

August 14, 2017

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

To Mayor and Council:

RE: Proposed Development for 468 Foster Street

This is a letter of support for the proposed development at 468 Foster Street. The current owners of the property consulted with us regarding the proposed development plan of a new duplex. We were made aware of the design and the variances that are required for approval in order for the development to proceed.

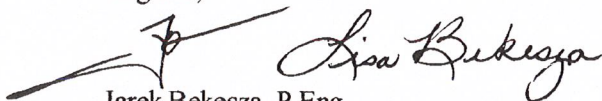
The proposed duplex does not have a typical flat or pitched roof but a combination of both and for that reason does not fit the typical house design. We also understand that top to bottom floor ratio has small variance. We look to the Council's guidance in review and approval of this design but also we strongly encourage the approval of this proposal for the following reasons:

- The proposed design is not a typical "boxy" duplex design and therefore will enhance the character of Foster Street
- The architectural design shows care and diligence taken to ensure that the proposed design provides smooth line of sight transition between the two adjacent properties.

Creative designs often challenge the existing bylaws but when allowed to be implemented show that creativity and progressive thinking are not stifled but encouraged. Based on what we see being implemented in the way of new developments such as the water park, the Tudor House Liquor store and a number of residential properties in the Saxe Point Park area, we see progress and creativity.

We look to the Council to view the development proposal for 468 Foster Street as progressive and a show case for other developers to embrace and follow. We therefore ask for the approval of the proposal as submitted.

Regards,



Jarek Bekesza, P.Eng.

Lisa Bekesza

Hi Dave and Katie,

We are disappointed that after initially showing support for our building proposal you now stand in opposition. We understand and appreciate your concerns regarding the views that you have enjoyed for so many years, and so in planning the build and creating a design, thoughtful consideration and revisions were made to minimize any negative impact in this area. As would be expected with the construction of any building next door to you there would be some impact but overall we feel that with the current setback and height of the new building, along with design considerations, you will continue to enjoy great views from a number of windows and decks.

We understand that views are not protected but we still have made a concerted effort in addressing your concerns. We also realize the possibility that any of the properties to the south of us could in the future be redeveloped. In this case any views that we may have could be seriously impacted or even lost but we accept this knowing that there is no entitlement attached to views.

As it stands now your home exceeds current regulations in terms of setback from the front and in building height and because of this you have enjoyed the benefit of the best views on the street. Unfortunately though, for the neighbours to the north of you, their views down Foster Street to the ocean are blocked by your home. Whereas the legal setback from the property line is 25 feet, the setback of your home is only 10 feet. The setback of our proposed building is at 27.5 feet, 2.5 feet more than required 25 feet. This will place your home 17.5 feet ahead of our building, maintaining a good distance of open space and views to the ocean from most of your windows.

With the raising of your home 20 years ago creating a 3 storey building, the existing roof height exceeds current regulations. With the roof height variance that we applied for and which was unanimously recommended for approval by the Esquimalt Advisory Planning Commission, this still puts the height of your flat roof 5.68 feet above our proposed roof. The height of your 3rd floor will still allow great views from the windows and decks on this level.

In the design stages the 10 foot sideyard setback was planned for the north side to allow more separation between buildings in consideration of visual impact, light, privacy and to minimize impact on your views. Combined with your sideyard setback there will be approximately 25 feet between buildings which for you allows open views to the south.

During this whole process we feel we have been sensitive to and considerate of your concerns. Despite the fact that you will retain great views, in the spirit of being a good neighbour we are willing to make an offer that we considered and discussed with you a few weeks ago. We are willing to move the whole building back 2 feet, which would position the building at 29.5 feet from the property line, or 4.5 feet

further back from the required 25 feet. The front of the new building would now be set back 19.5 feet from the front of your building, further improving views from your south facing windows. This would come at the cost of impacting our views and a smaller back yard, sacrifices we are not happy about but are willing to make. There would also be a financial cost to making this change but we are prepared to absorb the cost of surveying, design and administrative fees as another gesture of good will.

I guess the short of it is we think we have been very considerate of your position and respectfully are asking you to do the same. Yes, it would be nice if you could have it all. It would be nice if we could have it all too but that just isn't reasonable, fair or realistic. We hope that you will consider our position, our efforts and our offer. We are here for the long term and hope to enjoy a friendly, respectful and cooperative relationship with you as our neighbours. We look forward to hearing your thoughts.

Cheers

Trev, Vasek and Christine

September 6, 2017

Mayor and Council
1229 Esquimalt Road
Victoria, B.C. V9A 3P1

Re: Letter of Support for
468 Foster St. Proposal

Dear Mayor and Council,

I'm writing this letter in support of the plans and variances for the building proposal put forth by Trevor Bowers of 478 Foster St.

I had the opportunity to meet Mr. Bowers and review the plans for 468 Foster St. His proposal will enhance the aesthetic of the entire street and make good use of a property that could benefit from this professionally designed and put together plan.

He has wisely chosen reputable companies to work with that are known for their excellence in design and building.

As the owner of 460 Foster St, I value neighbours who put this much time, attention, and expense into enhancing our neighbourhood. I also appreciate the fact that Mr. Bowers is creating a home, not just "another duplex" and intends to live on Foster Street for some time to come.

It's my hope that Mr. Bowers is given the opportunity to move ahead without delay on building what will be a lovely new home for himself and provide a much needed home for someone else fortunate enough to live in this area.

With best wishes,


Frances Litman

Owner of 460 Foster St.
Resident of 474 Nelson St.

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