

Grafton St



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Foster St

Subject Property Map
468 Foster Street



40. TWO FAMILY/SINGLE FAMILY RESIDENTIAL (RD-3)

The intent of this Zone is to accommodate Single Family or Two Family Dwelling Units on individual Parcels of land.

(1) Permitted Uses

The following Uses and no others are permitted:

- (a) Single Family Residential
- (b) Two Family Residential
- (c) Home Occupation

(2) Parcel Size

The minimum Parcel Size for Parcels created by subdivision shall be 668 sq. m.

(3) Minimum Lot Width

The minimum Width of Parcels created by subdivision shall be 18.3 m, measured at the Front Building Line.

(4) Floor Area Ratio

- (a) The Floor Area Ratio for Single Family Dwellings shall not exceed 0.35.
- (b) The Floor Area Ratio for Two Family Dwellings shall not exceed 0.40.

(5) Floor Area

The minimum Floor Area for the First Storey of a Principal Building shall be 88 sq. m.

(6) Building Height

- (a) No Principal Building shall exceed a Height of 7.3 m.
- (b) No Accessory Building shall exceed a Height of 3.6 m.

(7) Building Width

The minimum width of any Single Family or Two Family Dwelling shall be 7 m.

(8) Lot Coverage

- (a) All Principal Buildings, Accessory Buildings and Structures combined

shall not cover more than 30% of the Area of a Parcel.

- (b) All Accessory Buildings and Structures combined shall not exceed 10% of the Area of a Parcel.

(9) **Siting Requirements**

(a) **Principal Building**

- (i) **Front Setback:** No Principal Building shall be located within 7.5 m of the Front Lot Line.
- (ii) **Side Setback:** No Principal Building shall be located within 1.5 m of an Interior Side Lot Line, with the total Setback of all Side Yards not to be less than 4.5. In the case where a Parcel is not served by a rear lane, one (1) Side Yard shall not be less than 3 m. In the case of a Corner Lot, no Principal Building shall be located within 3.6 m of an Exterior Side Lot Line. No Principal Building shall be located within 4.5 m of a Principal Building on an adjacent Parcel, provided that this requirement does not apply when an adjacent Principal Building is located less than 1.5 m from its Side Lot Line.
- (iii) **Rear Setback:** No Principal Building shall be located within 7.5 m of a rear Lot Line.

(b) **Accessory Building**

- (i) **Front Setback:** No Accessory Building shall be located in front of the front face of the Principal Building.
- (ii) **Side Setback:** No Accessory Building shall be located within 1.5 m of an Interior Side Lot Line nor 3.6 m of an Exterior Side Lot line.
- (iii) **Rear Setback:** No Accessory Building shall be located within 1.5 m of a rear Lot line.
- (iv) **Building Separation:** No Accessory Building shall be located within 2.5 m of a Principal Building.

(10) **Common Wall Requirements**

In Two Family Dwellings the common wall overlap between the habitable areas of the two dwelling units shall be not less than 50%.

(11) **Fencing**

Subject to Section 22, no fence shall exceed a height of 1.2 m in front of the front face of the Principal Building and 2 m behind the front face of the

Principal Building.

(12) **Off Street Parking**

Off Street Parking shall be provided in accordance with the requirements of Parking Bylaw No. 2011.

9.7 Development Permit Area No. 5 – Enhanced Design Control Residential

9.7.1 Scope

All lands zoned for two-unit dwellings or zoned as Comprehensive Development Districts for residential developments only are designated as part of Development Permit Area No. 5 – Enhanced Design Control – Intensive Residential as shown on “Schedule C” of this Plan.

9.7.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character of intensive residential development.

9.7.3 Justification

The following policies and guidelines were developed to allow for the better utilization and redevelopment of parcels within residential neighbourhoods and ensure that development occurs in a manner that retains the desirable physical characteristics of a neighbourhood.

9.7.4 Requirements of Owners of Land within the Development Permit Area

- a) Owners of land within Development Permit Area No. 5 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:
 - ♦ construct a two-unit dwelling;
 - ♦ subdivide a two-unit dwelling;
 - ♦ convert a single-unit dwelling to a two-unit dwelling;
 - ♦ renovate an existing two-unit dwelling if the value of construction, as specified in the Building Permit, would exceed 50 percent of the assessed value (as listed on the BCAA property roll at the time of construction) of the building being added to or renovated;
 - ♦ construct two or more separate dwelling units on one parcel, without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area; or
 - ♦ construct a dwelling on a parcel less than 530 m² in area if that parcel was created after May 31st, 2002.

- b) Exemptions:

The following do not require a development permit:

- ♦ additions or renovations to, or the construction of, one single-unit dwelling situated on a fee simple parcel;
- ♦ additions or renovations to any two-unit dwelling situated on a parcel zoned for two-unit use where the value of construction, as specified in the Building Permit, does not exceed 50 percent of the assessed value of the building (as listed on the BCAA property roll at the time of construction) being added to or renovated;
- ♦ construction of buildings or structures less than 10 square meters in area;
- ♦ minor additions to existing dwellings where the floor area of the addition does not exceed 10 percent of the ground floor area of the dwelling;

- ♦ emergency repairs to existing structures where a potential safety hazard exists; and
- ♦ fences.

9.7.5 Guidelines for Owners of Land within the Development Permit Area

The intent of these guidelines is to ensure that new two-unit development (i.e. duplexes) is compatible with and enhances the surrounding community.

- New two-unit dwellings, additions to or renovations of existing two-unit dwellings, and the conversion of single-unit dwellings into two-unit dwellings should be designed to be consistent with and preserve the proportions and patterns of existing residential buildings in the immediate vicinity, including the wall-to-window area ratios and the amount and type of open space provided.
- Where it is not possible to achieve buildings of similar size and proportion to the surrounding residential buildings, the fronts of the buildings should be designed to create the appearance of smaller structures either by staggering the dwelling units or visually breaking up the façade with architectural detailing.
- Innovative and creative site-specific two-unit dwellings are encouraged where yard space is maintained either on the ground or as rooftop gardens. Setbacks to the street may be reduced to maximize property use.
- Front to back duplexes are generally discouraged unless they can be designed to eliminate negative impacts to the immediate neighbours such as shading of gardens, overlook of outdoor amenity areas and violation of privacy.
- Side by side, up and down, or staggered unit configurations are preferred as these result in a greater number of units facing the street, less disruption of privacy, and a more equitable division of outdoor amenity areas between the two dwelling units.
- The use of exterior building materials similar to those used in older residential neighbourhoods (i.e. combinations of wood, brick, stucco, and stone) is encouraged.
- Rooflines of new development should relate in height, shape and pitch to existing residential buildings in the immediate area. For corner sites, the building design should avoid having large unbroken sloped roof areas facing the street.
- To create interest in the façade of the buildings facing the street, the incorporation of architectural elements such as bay windows, covered porches, verandas and prominent front doors is encouraged.
- Buildings should be designed to minimize visual intrusion onto the privacy of surrounding homes. Some overlook of adjoining yards and neighbouring decks may be unavoidable; however, additional privacy should be achieved by insetting balconies, decks and patios into the building or by screening them with latticework or landscaping. Windows should be spaced



so that they do not align directly with those of other buildings.

- j) The height and massing of new two-unit dwellings should be designed to minimize the casting of shadows onto the private outdoor space of adjacent residential dwellings.
- k) A landscaping plan showing ground cover areas, planting beds, shrubbery and trees (both existing and proposed) is required for every new two-unit dwelling or the conversion of a single-unit dwelling to a two-unit dwelling. Landscaping should add to the aesthetic appeal of the streetscape as well as provide privacy between dwelling units.
- l) The provision of private open space should be part of an overall site development and landscape plan and should take into consideration general site circulation patterns (including parking), existing landscape features, sun access, privacy and usability.
- m) Retention and protection of trees and the natural habitat is encouraged where possible.
- n) Parking areas, garages and driveways should appear as a minor component of the site when viewed from the street. The building of curving access roads and driveways helps to avoid views from the street of large expanses of paving. The use of shared driveways is encouraged.
- o) The use of permeable and decorative surfacing materials, such as brick, concrete pavers, textured concrete, coloured paving or grasscrete is encouraged in place of solid expanses of asphalt or concrete.
- p) Where possible, hydro meters will not be placed on the front façade of a building and, if placed on the side of a building which is visible from the street, will be appropriately screened.
- q) Where an existing single unit dwelling is being converted to a two-unit dwelling both the original structure and the addition shall be in the same architectural style and constructed of the same exterior finishes including roofing material, window treatments, exterior finishes, door styles and trims.
- r) Roof styles and pitches of the original and new portions of the building must be complimentary.
- s) For new or converted two unit dwellings, garages and parking areas are encouraged to be located in the rear yard. Shared driveways are preferred to access the rear yard.
- t) Where two single lane driveways serve a two unit lot, landscaping features are encouraged between the driveways.



33 Notices
Mailed August 30, 2017

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Website: www.esquimalt.ca Email: info@esquimalt.ca

Voice: (250) 414-7100
Fax: (250) 414-7111

August 30, 2017

DEVELOPMENT VARIANCE PERMIT NOTICE

An application for a Development Variance Permit has been received from the registered owners of 468 Foster Street [PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A] shown as the hatched area on the map below.

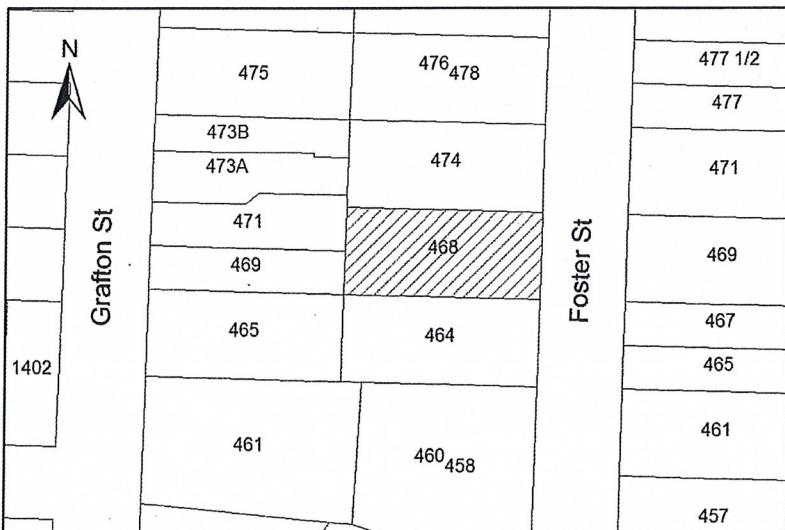
Purpose of the Application:

The applicant is proposing to construct a side by side strata titled Two Family Residential dwelling on the subject property. The property is currently zoned Two Family/Single Family Residential [RD-3].

The following variances are requested:

Zoning Bylaw, 1992, No. 2050, Section 40 (6)(a) – Building Height – Principal Building: A 0.78 metre increase to the requirement that no principal building shall exceed a height of 7.3 metres [ie. from 7.3 metres to 8.08 metres].

Zoning Bylaw, 1992, No. 2050, Section 40 (8.1) – Building Massing – Principal Building: A 6.4% increase to the requirement that the second storey of any Two Family Dwelling shall be a maximum of 75% of the total floor area of the ground floor, including an attached garage [ie. from 75% to 81.4%]



Site Location: 468 Foster Street

[PID 008-400-571, Lot 17, Block G, Suburban Lot 30, Esquimalt District, Plan 772A]

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7:00 p.m., Monday, September 11, 2017 in the Council Chambers, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt B.C.** Affected persons may make representations to Council at that time or submit a written submission, prior to that date, to the Municipal Hall at the address noted above or via email to corporate.services@esquimalt.ca.

Information related to this application may be reviewed at the Development Services counter, Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. from August 30, 2017 until September 11, 2017 inclusive [excluding Saturdays, Sundays and Statutory Holidays].

ANJA NURVO,
DIRECTOR OF CORPORATE SERVICES

Personal information contained in communications to Council and its Committees is collected under the authority of the Community Charter and Local Government Act and will be used to assist Council members in decision making. Please note that your comments relating to this matter will form part of the Township's public record and may be included in a public agenda and posted on our website. Questions regarding the collection of personal information may be referred to the Director of Corporate Services at 250-414-7135.