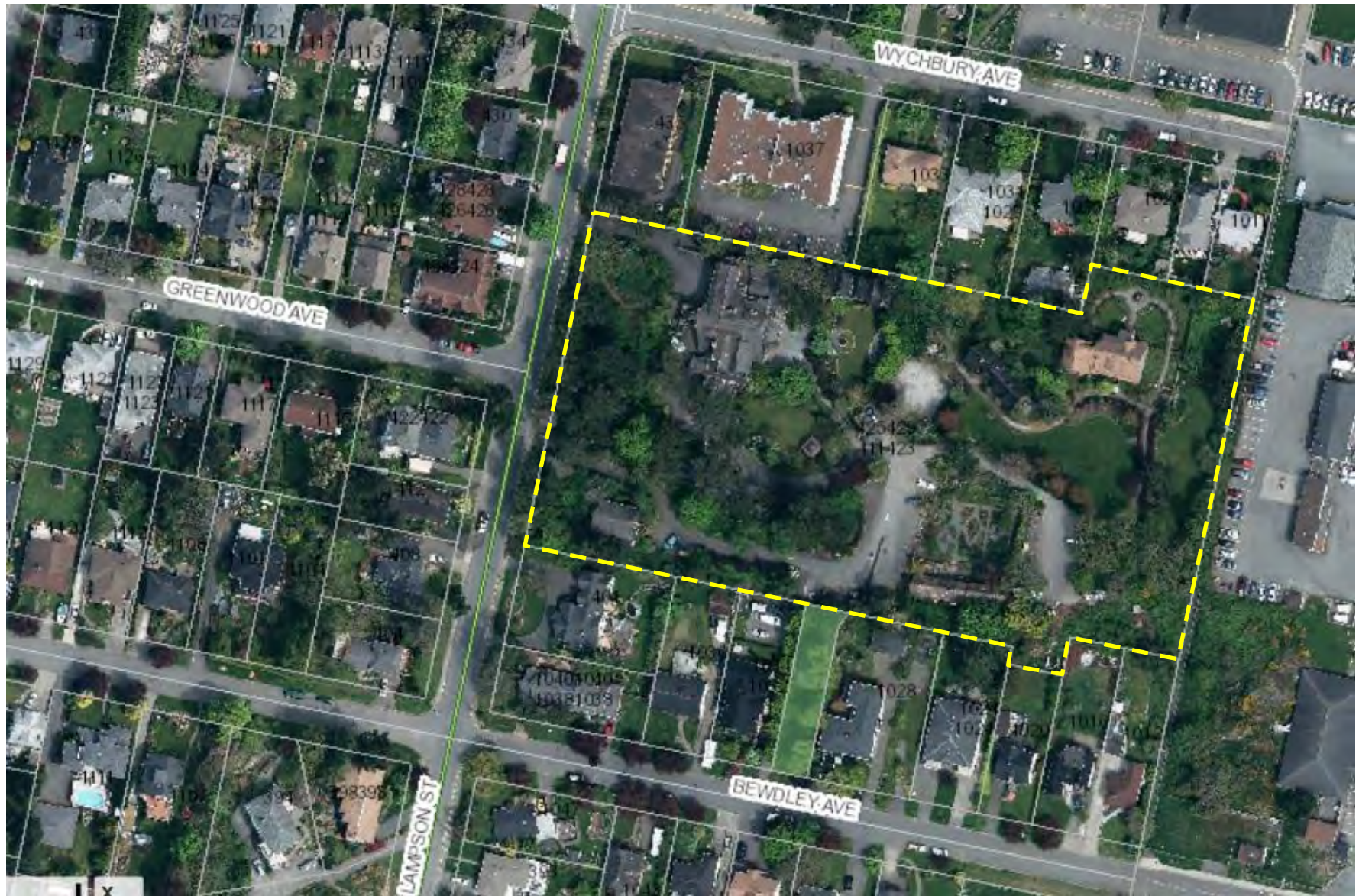
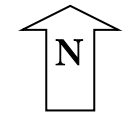


SUBJECT PROPERTY MAP
429 LAMPSON STREET

429 Lampson Street





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
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August 4, 2017

DEVELOPMENT VARIANCE PERMIT NOTICE

An application for a Development Variance Permit has been received from the registered owner of 429 Lampson Street.



Site Location: 429 Lampson Street [English Inn] [PID 023-009-331, Lot B, Section 11 Esquimalt District, Plan VIP60066]

Purpose of the Application:

The property owner is proposing a multi-phased commercial and residential development at the site of the historic English Inn (Manor house). The development comprises revitalization of the English Inn; including a new wing with spa and additional hotel rooms, 180 new residential units (multiple family dwellings and townhouses), and a new neighbourhood play area. The property's development is governed by Comprehensive Development District No. 84 [CD No. 84] of Esquimalt Zoning Bylaw 1992, No. 2050; which divides the property into Site A [the 'Manor house' site] and Site B [the 'Remainder' or the development site].

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The following design elements trigger the variances identified below:

- Siting: For the English Inn [Site A]; to allow a new wing and a new exterior staircase to extend beyond the 'September 9, 2013' footprint of the English Inn. The new wing would be located closer to the northern property line than the former 'Shakespeare' wing. The new exterior staircase would extend from the Inn into the rear gardens.
- Lot Coverage [Site B]: The proposed development would have a large parking garage that is almost fully below grade with landscaping between the buildings. The combination of the new building foundations and parking garage necessitates more lot coverage than is currently permitted on Site B.
- Siting [Site B]: The proposed condominiums have balconies that would extend into the setbacks at various locations.
- Siting [Site B]: Along the southern and eastern lot lines there are sections of the high pitched style roofs that would be located within the required setbacks at 'Level 4'. Along the northern lot line there is a portion for an exterior corridor, an open stairwell, and a small portion of a building that would be located within the required setback at 'Level 4'.
- Siting [Site B]: The proposed townhouse building, located at the southwest corner of the site would be sited closer to the south property line than the zoning bylaw permits. It was designed to replicate the setback of the building that was formerly in this location.
- Siting [Site B]: The proposed buildings have larger than average eaves that replicate the style of, and compliment the English Inn building. In some locations these eaves and other ornamental features [large timber trellis pieces] extend into the setbacks, beyond the 0.4 metres [2 feet] permitted in the zoning bylaw.
- Siting [Site B]: For the new 'Play Fort'; to allow an accessory structure or building (the 'Play Fort') in the new 'Neighbourhood Playground Space' proposed adjacent to Lampson Street; which would be located in the front yard of the townhouse buildings.
- Fencing [Site B]: To allow fencing along the southern property line, and around the new 'Neighbourhood Playground Space'.
- Parking [Site B]: A number of parking stalls located next to columns in the parking garage would be slightly narrower than the parking bylaw requirements. The driveway [maneuvering isle] for the townhouse buildings would be slightly narrower than is required by the parking bylaw.

Therefore, the following variances to Zoning Bylaw, 1992, No. 2050 are requested:

Zoning Bylaw 1992, No. 2050, Section 67.71 B. Site A (7)(a) Siting Requirements - Principal Building – A variance to the permitted perimeter of the principal building as shown in the Land Surveyor's Certificate prepared by McElhanney Consulting Services, stamped 'Received September 9, 2013' by substituting the B.C. Land Surveyor's Certificate prepared by J.E. Anderson and Associates, stamped 'Received July 18, 2017';

(Continue on next page)

Zoning Bylaw 1992, No. 2050, Section 67.71 - C. Site B (17)(a) Lot Coverage – An increase to the requirement that all Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 50 % of the Area of Site B for the building foundations and underground parking structure, allowing those structures that are sunk into land to cover 65 % of Site B;

Zoning Bylaw 1992, No. 2050, Section 67.71 - C. Site B (18)(a)(ii) Siting Requirements - Principal Building - Eastern Lot Line setback – A 0.30 metre decrease to the 3.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing up to 0.30 metres for balcony edges within the setback [i.e from 3.5 to 3.2 metres]

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(ii) Siting Requirements - Principal Building - Eastern Lot Line setback – A variance to the 3.5 metre minimum setback requirement for building elements up to 11 metres in height; allowing Building Elements (roof peaks) up to 15.0 metres in height with a minimum setback of 3.5 metres from the Eastern lot line, for 'Level 4' of the eastern most end of 'Building 3' [the Southern Building], [i.e. from 11 metres to 15.0 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iii) Siting Requirements - Principal Building - Northern Lot Line setback - A 0.30 metre decrease to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing up to 0.30 metres for balcony edges within the setback [i.e from 4.5 to 4.2 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iii) Siting Requirements - Principal Building - Northern Lot Line setback - A variance to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing building elements up to 16.0 metres in height with a minimum setback of 4.5 metres from the Northern lot line, to allow for the 'Level 4' exterior corridor, and a portion of 'Building 1' [the Northern Building], [i.e. from 11 metres to 16.0 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iv) Siting Requirements - Principal Building - Southern Lot Line setback – A 0.30 metre decrease to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing up to 0.30 metres for balcony edges within the setback [i.e from 4.5 to 4.2 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iv) Siting Requirements – Principal Building - Southern Lot Line setback – A variance to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing building elements up to 15.5 metres in height with a minimum setback of 4.5 metres from the Southern lot line, to allow for the 'Level 4' southern most portion of 'Building 3' [the Southern Building], [i.e. from 11 metres to 15.5 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(a)(iv) Siting Requirements - Principal Building - Southern Lot Line setback – A 1.5 metre decrease to the 4.5 metre minimum setback requirement for Building Elements up to 11 metres in height; allowing building elements up to 11 metres in height with a minimum setback of 3.0 metres from the Southern lot line, to allow for the south end of the southwestern 'Townhouse' building [i.e. from 4.5 metres to 3.0 metres];

Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (18)(b)(i) Siting Requirements - Accessory Buildings - A variance to the requirement that no accessory building shall be located in the Front Yard, to allow the 'Play Fort' in the southwestern corner of the property.

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Zoning Bylaw 1992, No. 2050 Section 67.71 - C. Site B (20) Fencing – A variance to the requirement that fencing is prohibited within 36.7 metres of the Front Lot Line, to allow a fence around the 'Neighbourhood Playground Space' and along the southern lot line. For certainty, within this area and subject to Section 22, no fence shall exceed a Height of 1.2 metres in front of the front face of a Principal Building and no fence shall exceed a Height of 2 metres behind the front face of the Principal Building.

Zoning Bylaw 1992, No. 2050 Section 16. (1)(b)&(e) - SITING EXCEPTIONS - A 0.3 metre increase to the exception; thereby allowing setbacks to be reduced by not more than 0.6 metres only, for certain features if projecting beyond the face of a building and into a setback; allowing portions of the gutters, sills, eaves, and ornamental features [heavy timber trellis elements] to project 0.9 metres into the required Setbacks [i.e. from 0.6 metres to 0.9 metres];

Therefore, the following variances to Parking Bylaw, 1992, No. 2011 are requested:

Parking Bylaw, 1992, No. 2011, Section 14. (4) DIMENSIONS OF OFF-STREET PARKING SPACES – An exemption to the requirement that where any Parking Space abuts any portion of a fence or Structure, the minimum stall width shall be increased by 0.3 metres for that Parking Space, for those Parking Spaces abutting a structural column within the parking garage;

Parking Bylaw, 1992, No. 2011, Section 14. - DIMENSIONS OF OFF-STREET PARKING SPACES - TABLE 2 – A 0.65 metre reduction to the required width of the maneuvering isle adjacent to 90° angle parking, from 6.75 metres to 6.1 metres, for the maneuvering isle adjacent to the 'Townhouse' garages.

The Municipal Council will consider this application at the **Regular Meeting of Council commencing at 7:00 p.m., Monday, August 21, 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, Esquimalt Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C., anytime between the hours of 8:30 a.m. and 4:30 p.m. from August 8, 2017 until August 21, 2017 inclusive [excluding Saturdays, Sundays and Statutory Holidays].

ANJA NURVO
CORPORATE OFFICER

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.



**J. E. ANDERSON
& ASSOCIATES**
SURVEYORS -- ENGINEERS

TEL: 250-727-2214 FAX: 250-727-3395
VICTORIA-NANAIMO-PARKSVILLE-CAMPBELL RIVER
File: 29895

**B.C. LAND SURVEYOR'S BUILDING
LOCATION CERTIFICATE**

Civic: 429 Lampson St. Victoria, BC.

Legal: Lot B, Section 11, Esquimalt District, Plan VP60066

Dimensions are in metres and are derived from field survey.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 18th day of July, 2017.

Ryan Hourston T12PEQ
Ryan P. Hourston, BCLS

This document is not valid unless
digitally signed and certified

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J.E. Anderson & Associates and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages including, but not limited to, direct, indirect, special, and consequential damages arising out of or in connection with any direct or indirect use or reliance upon the Plan beyond its intended use.

Subject to charges, legal notations, and interests shown on: Title No. CA5316518 (P.I.D. 023-009-331)

Scale 1:350



Note: Existing building surveyed May 02, 2017
Proposed building information provided by Merrick Architecture
Existing grades shown are geodetic, based on control monument 84+0236
Existing site area = 1.77ha

Approximate future subdivision line - Shown
for illustrative purposes only.
- Proposed Lot 1 - Site A - the Manor house
- Proposed Lot 2 - Site B - the Remainder



Rem. 1
Plan 41833