



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Legislation Text

File #: 21-311, Version: 1

REQUEST FOR DECISION

DATE: June 9, 2021

Report No. DEV-21-044

TO: Laurie Hurst, Chief Administrative Officer

FROM: Karen Hay, Planner and Bill Brown, Director of Development Services

SUBJECT:

Heritage Alteration Permit application - 727 Lampson Street

RECOMMENDATION:

That Council resolves that Heritage Alteration Permit No. HAP00005 [Appendix A of staff report DEV-21-044] authorizing alterations to the heritage designated building located at 727 Lampson Street [PID 005 261 627; Amended Lot 2, Section 10, Esquimalt District, Plan 2130] in accordance with the site plan prepared by James Worton, Powell and Associates, BC Land Surveyors, and the construction drawings by Mathew Cencich Designs Inc., all stamped "Received April 6, 2021" be approved, and staff be directed to issue the permit.

RELEVANT POLICY:

Heritage Designation Bylaw (727 Lampson Street), 1990, No. 1978
Official Community Plan Bylaw, 2006, No. 2646
Zoning Bylaw, 1992, No. 2050
Parking Bylaw, 1992, No. 2011
Development Application Procedures and Fees Bylaw, 2012, No. 2791
Advisory Planning Commission Bylaw, 2012, No. 2792
Local Government Act

STRATEGIC RELEVANCE:

Support community growth, housing, and development consistent with our Official Community Plan (OCP).

BACKGROUND:

Appendix A - HAP00005 - 727 Lampson Street
Appendix B - Air photo and RS-1 zone
Appendix C - Heritage Designation Bylaw No. 1978 and draft Statement of Significance
Appendix D - Site plan and construction drawings
Appendix E - Applicant's letter in lieu of a presentation

PURPOSE OF APPLICATION:

The applicant, on behalf of the owners of 727 Lampson Street, is requesting a Heritage Alteration Permit (HAP) to facilitate a renovation that would add a basement, a small addition to facilitate a new staircase to that basement, and a new box window at the back of the building above new doors into the basement. As the building is protected under Heritage Designation Bylaw (727 Lampson Street), 1990, No. 1978, a HAP is required prior to a building permit being issued.

CONTEXT:

Applicant: Ben Schweitzer, Epic Project Management

Owners: Richard and Heather Morgan

Designer: Mathew Cencich Designs Inc.

Property Size: 731 m²

OCP Land Use Designation:

Current: Low Density Residential

Proposed: Low Density Residential

Zone: Single Family Residential [RS-1]

Existing Land Use: Single Family Residential

Proposed Land Use: Single Family Residential

Surrounding Land Uses:

North: Single Family Residential

South: Single Family Residential

East: Two Family Residential

West: Multiple Family Residential

OCP ANALYSIS:

The HAP application conforms to OCP policies. The construction of a new basement and the small additions are exempt from the requirements for a development permit.

ZONING ANALYSIS:

The property is within the Single Family Residential [RS-1] zone. The location of the building is non-conforming with current zoning regulations in terms of the interior side setback, north of the house. The proposed additions are on the south and east elevations and the new basement is not increasing the height of the building; therefore, the construction would not increase the non-conformity of the building and a variance is not necessary.

HERITAGE ANALYSIS:

Heritage Designation Bylaw (727 Lampson Street), 1990, No. 1978 (Appendix A) gives the building protection from demolition and alteration to the façade or exterior, without prior approval of Council.

The intent of designation is to conserve the community heritage value of the building by protecting its character defining elements. The Esquimalt Heritage Advisory Committee drafted a Statement of Significance for this building (Appendix C) that identifies and encapsulates the elements of this building that together define its heritage character.

The addition of a basement, without an increase to the height of the building, preserves the “modest one-and-one half-storey scale”. The small addition on the south side of the building, to accommodate the new staircase, requires displacement of two existing windows, adding of a small new roof, three new wood windows and changes to the existing siding. The new bay (box) window on the east elevation (rear elevation) replaces an existing double pane window with three slightly larger wood windows, a small roof, and would be clad in traditional wood siding with wood trim. The proposed new patio door from the basement is located in a well and like the other changes would be constructed of building materials traditional for the latter part of the 19th century. The small additions have been designed to compliment the character defining elements of the building in terms of materials, style, character, and scale.

COMMENTS FROM OTHER DEPARTMENTS:

Community Safety Services (Building Inspection):

Upgrade smoke and CM alarms to current Building Code throughout building. Subject to review for Building Code and Bylaw compliance at time of Building Permit application.

Engineering Services:

The proposed renovations to the existing building do not have an impact on the Engineering aspects of this property. Engineering records show that the drain for the subject property is currently discharged to the yard. A new drain service connection could be provided at a fixed fee cost of \$5000 (Bylaw 1687). It is the responsibility of the homeowner to hire a professional to determine if the subject property can be gravity serviced, or if pumping is required.

Park Services:

A tree cutting permit application must be submitted for all trees you are requesting to remove. No trees are to be removed without an approved tree cutting permit. Tree protection fencing must be erected, at the dripline, for all trees in the construction area, prior to any work commencing.

Fire Services:

No concerns.

COMMENTS FROM DESIGN REVIEW COMMITTEE:

This application was considered at the regular meeting of the Design Review Committee held on May 12, 2021. The committee made a recommendation to approve the application as the proposed alterations do not detract from the heritage character of the building.

TIMELINE:

April 6, 2021 - Heritage Alteration Permit application received

May 12, 2021 - Design Review Committee provides a recommendation

ISSUES:

1. Rationale for Selected Option

The proposed alterations appear to be as sensitive as possible to the character of this house while allowing expansion of the living space. The new basement should improve the livability of the home without increasing the height of the building. Access to the new basement will impact some of the character defining elements at the back and on the south elevation but would not impact the front of the building.

The Design Review Committee supported this application.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

Supporting property owners to preserve existing buildings saves the embodied energy of the building materials from the landfill. Conserving and revitalizing heritage buildings contributes to a community's livability, equity, and economic stability.

5. Communication & Engagement

As this is a Heritage Alteration Permit application requiring no variances, the Local Government Act does not require that notification be provided.

ALTERNATIVES:

1. That Council resolve that Heritage Alteration Permit No. HAP00005 [Appendix A] be approved.
2. That Council deny Heritage Alteration Permit No. HAP00005 [Appendix A], with reasons.
3. That Council request that staff work with the applicant to provide further information for Council consideration.