

To: **Mayor & Council**  
From: **Manager, Administrative Services, Parks & Recreation**  
Subject: **Request for Fitness Strength Equipment Purchase Approval**  
Date: **April 14, 2014**

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## **BACKGROUND**

The current five year lease for fitness strength training equipment at Oak Bay Recreation Centre and Henderson Recreation Centre expires August 2014. Staff is requesting to enter into a five year operating lease for updated fitness strength equipment, the cost of which is included in the 2014 Parks and Recreation Operating Budget.

Vendors were notified in the Request for Quotation that the Municipality reserved the right to reject or accept all or portions of the submitted quotes.

## **DISCUSSION**

Vendor quotes were received in response to a Request for Quotations to replace the strength equipment as well as to replace a cardiovascular piece (Upper Body Ergometer) and the addition of a new cardiovascular piece (NuStep) for use in the Take Heart program. The majority of quotes did not include the two cardiovascular pieces, thus the two pieces were removed for comparison and results are shown below. Prices shown include PST and do not include trade-in value of present equipment as used strength equipment has very little resale market value.

The budget set out in the 2014 Parks and Recreation operating budget was based on a purchase price of \$90,000, which is to be financed through a Municipal Finance Authority lease. Staff have reviewed the below quotations, which included contacting the provided references, trips to other fitness facilities to try out the equipment and past experience with many of the quoted manufacturers.

The following quotations are listed in order of staff preference:

- |  |   |          |
|--|---|----------|
| 1) Fitness Town Commercial (Cybex, SciFit, Octane and Matrix)  | - | \$80,580 |
| • Well made, proven durability, currently have Cybex equipment |   |          |
| 2) Lifestyle Equipment (Atlantis)                              | - | \$73,934 |
| • Made in Canada, similar to existing Apex equipment           |   |          |

3) STAK Fitness (Precor)	-	\$73,222
<ul style="list-style-type: none"> <li>• Relatively new to commercial facilities, 1 local reference with little history</li> </ul>		
4) Aloyd Fitness (SportsArt)	-	\$52,316
<ul style="list-style-type: none"> <li>• Located mostly at smaller centres, concern with durability and our volume</li> </ul>		
5) Metagenics (Impact)	-	\$52,956
<ul style="list-style-type: none"> <li>• Visited equipment was not of commercial grade and was poor quality</li> </ul>		
6) National Fitness (SciFit and Concept 2)	-	\$17,576
<ul style="list-style-type: none"> <li>• Did not quote on all equipment</li> </ul>		
7) Tower Fitness (Paramount)	-	\$82,139
<ul style="list-style-type: none"> <li>• Equipment not seen in facilities of Oak Bay volume</li> </ul>		
8) Ethos Fitness (VO3 and Concept 2)	-	\$47,133
<ul style="list-style-type: none"> <li>• New equipment line, unable to provide 3 references</li> </ul>		
9) Flaman Fitness (Free Motion and TuffStuff)	-	\$68,801
<ul style="list-style-type: none"> <li>• Equipment not seen in facilities of Oak Bay volume</li> </ul>		

**FINANCIAL IMPACT**

The monthly lease payments in the Parks and Recreation operating budget of the lease that expires August 2014 are \$1,260 (\$15,120 annually). The new monthly lease payments over a five year period would be \$1,760 (\$21,120 annually). This would be a monthly increase of \$500 (\$6000 annually). The 2013 operating budget included a lease buyout payment which is not required at the conclusion of the existing strength equipment lease, therefore the new lease costs are included within the 2014 operating budget at a \$12,144 reduction compared to 2013.

**RECOMMENDATION**

That Council approve the purchase of fitness strength equipment, financed through a Municipal Finance Authority lease consisting of select pieces from Fitness Town (\$42,335), select pieces from Lifestyle Fitness (\$35,228), a NuStep from Beyond the Basics Fitness (\$7,972) and an Upper Body Ergometer from Technogym Fitness (\$3,893) for a total of \$89,428.




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Grant Brown  
 Manager, Administrative Services, Parks & Recreation

I concur with the recommendation of the Manager, Administrative Services, Parks & Recreation.



Patricia Walker  
Municipal Treasurer

I concur with the recommendation of the Manager, Administrative Services, Parks & Recreation.



Helen Koring  
Chief Administrative Officer

2014-113

## Memorandum

<b>TO:</b>	Mayor and Council	<b>DATE:</b> April 8, 2014
<b>FROM:</b>	Roy Thomassen Director of Building and Planning	
<b>SUBJECT:</b>	Application for Heritage Designation 2470 Bowker Avenue Lot 11, Section 61, Victoria District, Plan VIP 874	
<b>Zoning</b>	RS-5, One Family Residential Use	

### Background

The owners have made an application for Heritage Designation of their home located at 2470 Bowker Avenue. The request is for the designation of the house which turns 100 years old this year. (Application request attached)

### Discussion

The property is not on the Oak Bay Community Heritage Register however, is an excellent craftsman style as shown on the attached photograph.

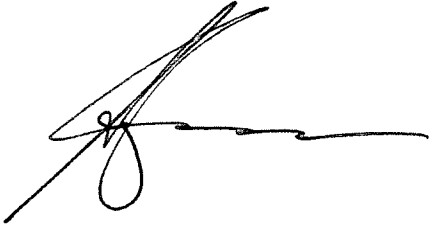
### Options

1. That the request for Heritage Designation of 2470 Bowker Avenue be referred to the Heritage Commission for review and recommendation to Council.
2. That Council direct staff to draft the Heritage Designation Bylaw for formal consideration in regards to 2470 Bowker Avenue.
3. That the application for Heritage Designation be denied.

### Recommendation

That the request for Heritage Designation of 2470 Bowker Avenue be referred to the Heritage Commission for review and recommendation to Council.


Respectfully Submitted,

A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a horizontal line that ends in a small flourish.

---

Roy Thomassen  
Director of Building and Planning

I concur with the recommendation of the Director of Building and Planning.

A handwritten signature in black ink, consisting of a stylized initial 'H' followed by a horizontal line that ends in a small flourish.

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Helen Koning  
Chief Administrative Officer

2014-114

Memorandum

**TO:** Mayor and Council **DATE:** April 8, 2014

**FROM:** Roy Thomassen  
Director of Building and Planning

**SUBJECT:** Application for Heritage Designation  
1220 Transit Road  
Lot 3 & 4, Section 23, Victoria District, Plan 1035

**Zoning** RS-5, One Family Residential Use

**Background**

The owners have made an application for Heritage Designation of their home located at 1220 Transit Road. The request involves two properties and the designation is for the home, land and some interior features. (Application request attached)

**Discussion**

The property is on the Oak Bay Community Heritage Register and is known as the "Herbert S. Lott House" built in 1912. The home was designed by Percy Leonard James with Douglas James and Samuel Maclure designing the tea room and front porch. (Statement of Significance is attached)

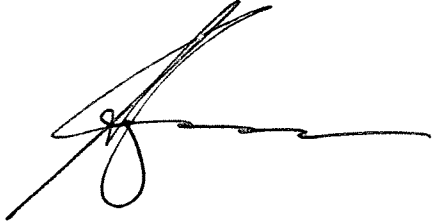
**Options**

1. That the request for Heritage Designation of 1220 Transit Road be referred to the Heritage Commission for review and recommendation to Council.
2. That Council direct staff to draft the Heritage Designation Bylaw for formal consideration in regards to 1220 Transit Road.
3. That the application for Heritage Designation be denied.

**Recommendation**

That the request for Heritage Designation of 1220 Transit Road be referred to the Heritage Commission for review and recommendation to Council.

Respectfully Submitted,

A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a horizontal line and a small loop at the end.

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Roy Thomassen  
Director of Building and Planning

I concur with the recommendation of the Director of Building and Planning.

A handwritten signature in black ink, consisting of a stylized initial 'H' followed by a horizontal line and a small loop at the end.

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Helen Koning  
Chief Administrative Officer



# OAK BAY HERITAGE COMMISSION

## APPLICATION FOR HERITAGE DESIGNATION

### INSTRUCTIONS

This application, along with photographs of the exterior of the building, must be returned to the Chair of the Oak Bay Heritage Commission Administration Office, Municipal Hall, Oak Bay.

Specific information, helpful to the Oak Bay Heritage Commission in evaluating this application, should include:

- ⇒ Names of the original owners
- ⇒ Architect/builder
- ⇒ Year of construction
- ⇒ Any contemporary or associated historical events
- ⇒ Style of architecture and significant features
- ⇒ Cultural and neighbourhood significance (in historical context)

### APPLICANT

Name of Applicant(s): JAMES CROSBIE DONALD ANN MARIE DONALD

*Note: Applicants must be the legal owner of the property for which heritage designation is sought.*

Address of Applicant(s): 1220 TRANSIT RD VICTORIA V8S 5A3

Telephone #: Home: (250) 598 2572 Work: RETIRED SURGEON

### PROPERTY DESCRIPTION

Address of the subject property to be designated 1220 TRANSIT RD VICTORIA BC V8S 5A3

Legal description: LOT 3 & 4, SECTION 23, VICTORIA DISTRICT, PLAN 1035

Present Use: FAMILY RESIDENCE

Do you wish to designate land with the building? Yes  No  Do you wish to designate the interior? Yes  No

Is the building threatened with demolition? Yes  No

If you wish to have only part of the site designated, a site plan, drawn to scale, is required, delineating the portion of the site to be designated.

I hereby consent to the building/site indicated above being designated as a municipal heritage site under Section 11 of the *Heritage Conservation Act*.

Date APRIL 1 2014  
**RECEIVED**

Ann Marie Donald  
[Signature]  
Signature of Owner(s)

**Prior to the Oak Bay Heritage Commission making a recommendation to Council, a thorough**

**inspection of the property is required. You will be contacted to arrange this inspection.**





1220 Transit Road  
(Herbert S. Lott House)

# Oak Bay Community Heritage Register

## The Herbert S. Lott House

Unique FPT Identifier

Other names

### LOCATION

Jurisdiction	BC		
Street #	1220	Street	Transit Road
Community	Oak Bay	Province	BC
Locality	Marina Area		
District	Capital Regional District		
Sub-District			
Economic Region			
Cadastral Identifier	PID: 008-080-143		
Coordinates	Type	Datum	Zone
	Latitude	NAD27	10
		Longitude	

### DESCRIPTION

Description	<p>The Herbert S. Lott House is a two-and-one-half-storey, with full basement, residence with a front gable, and a porte-cochère on the north side; in the Arts and Crafts style with Tudor Revival references. It is handsomely detailed with stucco, double-coursed shingles, and stonework. It is one of the larger homes in this residential area, with double width street frontage, and mature laurels and oaks at the front of the property providing privacy.</p>
Description of boundaries	<p>LOT 4, SECTION 23, VICTORIA DISTRICT, PLAN 1035</p>
Area	<p>n/a square metres</p>
Heritage value	<p>The Lott house was one of the 1,500 houses built in Oak Bay between 1910 and 1913, a period of residential growth; an optimistic business climate; and local improvements in the provision of water, sidewalks, and sewers. Built as a family home, it occupies a double lot with the house on the northern portion and a large garden to the south. The property is a significant component of the Windsor Park heritage cluster area.</p> <p>This house is important for its architecture which is a fine representative of the Arts and Crafts style with Tudor Revival details. The exterior is clad in a variety of materials; the half-timbering in the front gable illustrates the significance and relevance to early residents of the area of a strong and visible connection with Britain. It displays distinguishing elements of the style such as: a massive gable on the main façade; rich textural changes in exterior materials; and prominent chimneys.</p> <p>The heritage value of this residence is associated with the architects James and James, who designed it in 1912, and Samuel Maclure, commissioned in 1916 to design the porch enclosure, and the porte-cochère. Brothers Douglas (1888-1962) and Percy Leonard James (1878-1970) were two of the English-trained architects that profoundly influenced the direction of residential design in Victoria, both separately and in partnership as James and James, formed in 1910. Separately, and in partnership, the James' undertook a number of commissions in Oak Bay among which were: the James' family home, 'Durlston' (1910); Oak Bay Municipal Hall (1912 – now demolished); the Oak Bay Grocery (1912) (now Blethering Place); and the Oak Bay Fire Hall (1938). Their last project together was the Federal Building (1952) at the corner of Yates and Government Streets, subsequently renamed P. L. James Place, in 1996. Samuel Maclure (1860–1929) is closely identified with the predominantly British Arts and Crafts style which he employed in residences he designed for prominent businessmen on Vancouver Island and the Lower Mainland. His reputation for designing exceptionally beautiful homes gained him international recognition during his forty-year career, with close to five hundred commissions. Many of Maclure's buildings have been recognized as masterworks and are considered part of the cultural heritage of British Columbia.</p>

# Oak Bay Community Heritage Register

## The Herbert S. Lott House

This site is valued for its association with the Terry family which lived here from 1916. Wallace Terry ran Terry's Tea Rooms at Fort and Douglas Streets in Victoria, and meeting for 'tea at Terry's' was a popular social event. Terry commissioned Maclure to redesign the porch and add the porte-cochère to this house, he also commissioned Maclure to redesign his Tea Rooms.

**Character-Defining elements**

Key elements that define the heritage character of The Herbert S. Lott House include its:

- setting on a double lot with generous side garden
- residential setback from the street
- form, scale and massing
- front-gabled shingled roof
- wood frame construction with concrete foundations
- style details such as: eaves brackets, double-coursed shingles, stucco and half-timbering; deep barge-boards
- exterior architectural elements such as: porte-cochère, one internal chimney with granite chimney stack, porches, full-length verandah
- fenestration, and window types such as: double-hung sashes in single- and multiple-assembly; casements; leaded lights
- original interior elements such as: woodwork; brass door hardware; Art-Deco stained glass; light fixtures; fireplaces
- landscape features such as: large birch and oaks; mature coniferous trees; stone gate piers with concrete caps; stone wall

**Functional Type**

<b>Type</b>	<b>Category</b>	<b>Era</b>
Single Dwelling	Residence	Primary Current

**Contributing Resources**

<b>#</b>	<b>Type</b>
1	Building
1	Landscape Feature

**Associated event, person, organization, architect or builder**

<b>Person</b>	<b>Association</b>
Percy Leonard James	Architect
Douglas James	Architect
Samuel Maclure	Architect
Wallace Terry	Person

**Associated dates**

<b>Type</b>	<b>From</b>	<b>To</b>
Construction	1912	
Construction	1916	

**FORMAL RECOGNITION**

<b>Statute</b>	<b>Enactment</b>	<b>Date</b>
Local Government Act, s.954	Resolution of Council	2/26/2007

**DOCUMENTATION/ADMINISTRATION**

<b>Supporting docs</b>	Corporation of the District of Oak Bay	
<b>Owner Response</b>	Consent	
<b>Provincial Registrar</b>	Neil Wilton	
<b>Author</b>	E. Lotto & D. Mindenhall	<b>Date modified</b>

2014-115

MEMORANDUM

**TO:** Mayor and Council

**FROM:** Roy Thomassen, Director of Building and Planning  
Hope V. Burns, Consulting Planner

**DATE:** March 12<sup>th</sup>, 2014

**RE:** Official Community Plan Amendment and Rezoning Application,  
2280 Estevan Avenue--Proposed New Duplex Development

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**BACKGROUND:**

A new revised application has been submitted, on behalf of the owner, by Carl Peterson, to allow for a duplex to be constructed at 2280 Estevan Avenue.

Previously, at the Committee of the Whole meeting on September 17<sup>th</sup>, 2012, Committee had directed staff to draft an amendment to the Zoning Bylaw to add a duplex zone after considering a staff report outlining the request for a spot zoning of the above described property to accommodate construction of a two family dwelling.

Council may recall that at a subsequent Committee of the Whole meeting held on November 19<sup>th</sup>, 2012, after considerable discussion, the application to amend the Zoning Bylaw to accommodate construction of a two-family dwelling on 2280 Estevan Avenue, was denied.

**THE PROPOSAL:**

In a letter dated February 6<sup>th</sup>, 2014, (Attachment "A") Carl Peterson of the CEP Studio, has submitted a re-application to rezone the property at 2280 Estevan Avenue to allow for the construction of a new duplex. He notes in the letter that the *"revised duplex design concept has been down sized from the previous application made in 2012. Unlike the previous application, this submission conforms with all of the current zoning requirements for the existing RS- 5 criteria with the single exception of the requested two family use"*.

The project is detailed on the plans (Attachment "B") and shows a two storey building with basement and with an attached two car garage and two onsite parking spaces to be built of brick pavers.

In the table below is the staff analysis of the existing regulations and the proposed development:

	Existing RS-5	Proposed Duplex
Minimum Lot Area	558 m <sup>2</sup>	662.7m <sup>2</sup>
Permitted Uses	One-family residential Use	Duplex Use <b>Rezoning Required</b>
Minimum Front Setback	7.62 m (25 ')	9.22m (30.25 ')
Minimum Rear Setback	7.62 m (25 ')	11.13m (36.5 ')
Minimum Interior Side Setback	1.52 m (5 ')	1.52 m (5 ')
Minimum Exterior Side Setback	3.65 m (12 ')	3.7m (12.1 ')
Maximum Roof Height	8.53 m (28 ')	7.77 m (25.5')
Maximum Building Height	6.83 m (22.4 ')	5.97m (19.6')
Maximum Occupiable Height	4.27m (14 ')	3.52m (11.5 ')
Maximum Lot Coverage	25 %	24 %
Maximum Gross Floor Area	360 m <sup>2</sup> (3875 ft <sup>2</sup> )	350m <sup>2</sup> (3770 ft <sup>2</sup> )
Maximum Gross Floor Area above .8m below grade	240 m <sup>2</sup> (2583 ft <sup>2</sup> )	240m <sup>2</sup> (2583 ft <sup>2</sup> )

Parking Facilities Bylaw No. 3540, requires two parking stalls for all single family dwelling units in the single-family residential zones.

The multi-family dwelling zones require 2.25 parking stalls for each dwelling unit. The present parking bylaw does not indicate parking requirements for duplexes and therefore if this application proceeds, parking requirements for duplexes would need to be incorporated.

## **DISCUSSION:**

### **Subject Property:**

The subject property has an area of 663 m<sup>2</sup> (7,134 sq. ft.). An older home is located on the west side of the site and the lot is presently designated as Single Family in the Official Community Plan and zoned RS-5, Single Family Residential Dwelling Use. The property is landscaped but it does not appear that there are any significant protected trees located on the property. Two larger existing deciduous trees are shown to be retained with one on the corner of Cadboro Bay Road and Estevan Avenue and one chestnut tree on the western side of the site. Surrounding land use includes the small commercial area south and east along both sides of Cadboro Bay Road (C-2), with single-family residential uses on the west, east and north side of the property (all zoned RS-5) including a couple of non-conforming duplexes.

## **STAFF COMMENTS:**

### **Planning Commentary:**

Initial community input into the OCP renewal process, through the survey results, shows that there is support for considering a diversity of housing types in the community. However, this has not been confirmed with the finalization of the OCP policies for housing and adoption of a revised bylaw. From an historical review, there are numerous existing non-conforming duplexes throughout Oak Bay. As pointed out in an initial staff report dated July 16<sup>th</sup>, 2012 (Attachment

“C”) and a subsequent report in November 2012, there are approximately 200 legal non-conforming duplexes existing in Oak Bay. These may not be rebuilt or significantly renovated unless approved through a variance process as the duplex use is not presently permitted in the Zoning Bylaw. The present OCP notes that on an individual property basis for existing duplexes and in “special circumstances” it would be consistent with the general residential land use objectives to consider a limited number of rezoning proposals to allow a two family dwelling use. Therefore, from a planning perspective, an amendment to the OCP just for this one particular application would not be required. Rezoning and the resultant bylaw amendments (land use and parking) with a public hearing would still be part of the process of considering approval.

Duplex development may be considered an acceptable housing form in a traditional residential low density area subject to meeting certain criteria, such as location, lot size, access to services and transportation options and a housing type that can be more affordable and energy efficient per unit than a large single family residential unit on a similarly sized parcel. Two-family residential use could be recognized in both the OCP designations and zoning categories as acceptable, both of which require bylaw amendments for this to occur on a larger scale basis.

The designer has now revised the plans to make the building form coincide with the single family regulations in terms of maximum allowable floor area, site coverage and height. It is unfortunate that the two open spaces for the units (outdoor patios) are located on the north side of the property and very close to the side yard of the adjacent property fronting onto Cadboro Bay Road. The design of the building is somewhat monolithic as the design is to ensure that the development does not exceed the maximums of the single family residential zone and indeed there are no variances being requested to accommodate this project. The provision of a two car garage with access from Estevan Avenue may reduce any traffic conflicts on the busier Cadboro Bay Road. Referral of this project to the Advisory Design Panel (ADP), if it is to proceed, would be strongly recommended to review the massing, architectural details and landscaping proposed.

This could be considered a spot rezoning in that the zoning would only be applied to this site to accommodate the proposal as submitted. Alternatively, it may also be timely to consider creation of a duplex zoning category that could be applied throughout the Oak Bay community establishing a minimum lot size, maximum floor area ratio (proportion of built form to size of lot), maximum site coverage, maximum height and minimum setbacks. It is suggested that the lot size required for a duplex should be a bit larger than the minimum established for single family lots in the various single family residential categories to ensure the lot is large enough to provide adequate setbacks, outdoor amenity space, and onsite parking. However, this would require research and further work and in the interim would delay Council’s consideration of this particular proposal. This should also await the finalization of the OCP to determine priorities for implementation of the OCP policies by Council.

Preliminary research of other municipal jurisdictions indicates that the amount of required parking per duplex unit ranges from 0.75 stalls to one to two or more parking spaces per unit. In general terms, duplex units are individually smaller than a new single family house and due to Building Code regulations cannot accommodate suites. It is suggested that one or two parking spaces per unit could be required by the bylaw but perhaps not need to be enclosed or have a roof. If the site can accommodate two parking spaces, which could be provided in tandem, this would possibly be more than sufficient for most occupiers of duplexes in Oak Bay.

It is suggested that the following be considered by Council:

- Whether this application is to proceed at this time or await the adoption of the OCP document prior to further consideration;
- If this application is to proceed on its own merits at this time as a spot rezoning;
- Whether Council wishes to consider a comprehensive duplex zoning review to occur after the OCP is finalized and refer this application to that process; and,
- If additional research is to be undertaken with respect to establishing parking requirements for duplexes.

**OPTIONS:**

The purpose of this report is to outline some possible options for Council consideration with respect to dealing with this new, revised application.

**Option 1.**

*Defer further consideration of this application until the OCP has been adopted to define future density and development criteria for locations of residential development (e.g. duplexes).*

**Option 2**

*If the proposal in its present form is considered acceptable to be deliberated further by Council, refer it to the Advisory Design Panel for review and direct staff to prepare a Zoning Bylaw Amendment and a Parking Facilities Bylaw Amendment to allow for two-family residential development of this site, for Council's consideration with the Advisory Design Panel's comments included.*

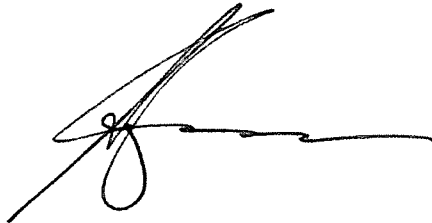
**Option 3**

*Decline to consider the application further.*

**RECOMMENDATION:**


Defer further consideration of this application until the OCP has been adopted to define future density and development criteria for locations of residential development (e.g. duplexes).

Respectfully Submitted,



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Roy Thomassen  
Director of Building and Planning



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Hope V. Burns, mcip, rpp  
Consulting Planner

I concur with the recommendations in this report

  
\_\_\_\_\_  
Helen Koning  
Chief Administrative Officer

Attachment "A" – Applicant's letter dated February 6<sup>th</sup>, 2014  
Attachment "B" – Revised Architectural design plans  
Attachment "C"—Previous staff report dated July 16<sup>th</sup>, 2012



ATTACHMENT "A"

6 February 2014

Mayor and Council  
The Corporation of the District of Oak Bay  
2167 Oak Bay Avenue  
Victoria, B.C., V8R 1G2



**Re: Application for Rezoning  
2280 Estevan Avenue**

Dear Mayor and Council:

Please accept for your consideration this reapplication to rezone of the property at 2280 Estevan Avenue to allow for the construction of a new duplex. While the existing use is a single family dwelling, we still believe a duplex is appropriate for this location.

Our property at the corner of Cadboro Bay Road and Estevan Avenue has a number of characteristics that make it special for the requested change in land use:

- It is a corner lot
- It is 19% larger than the minimum RS 5 lot size
- It is located adjacent to a highly active commercial village
- There are already 4 duplexes on the block
- It has large boulevards to both street frontages (contributing to green space between the street and the structure)
- It faces a high traffic corridor
- In the neighborhood on the opposite side of the commercial village from our property are townhouses and apartment buildings

The revised duplex design concept has been down sized from the previous application made in 2012. Unlike the previous application, this submission conforms with all of the current zoning requirements for the existing RS 5 criteria with the single exception of the requested two family use. See the attached data sheet.

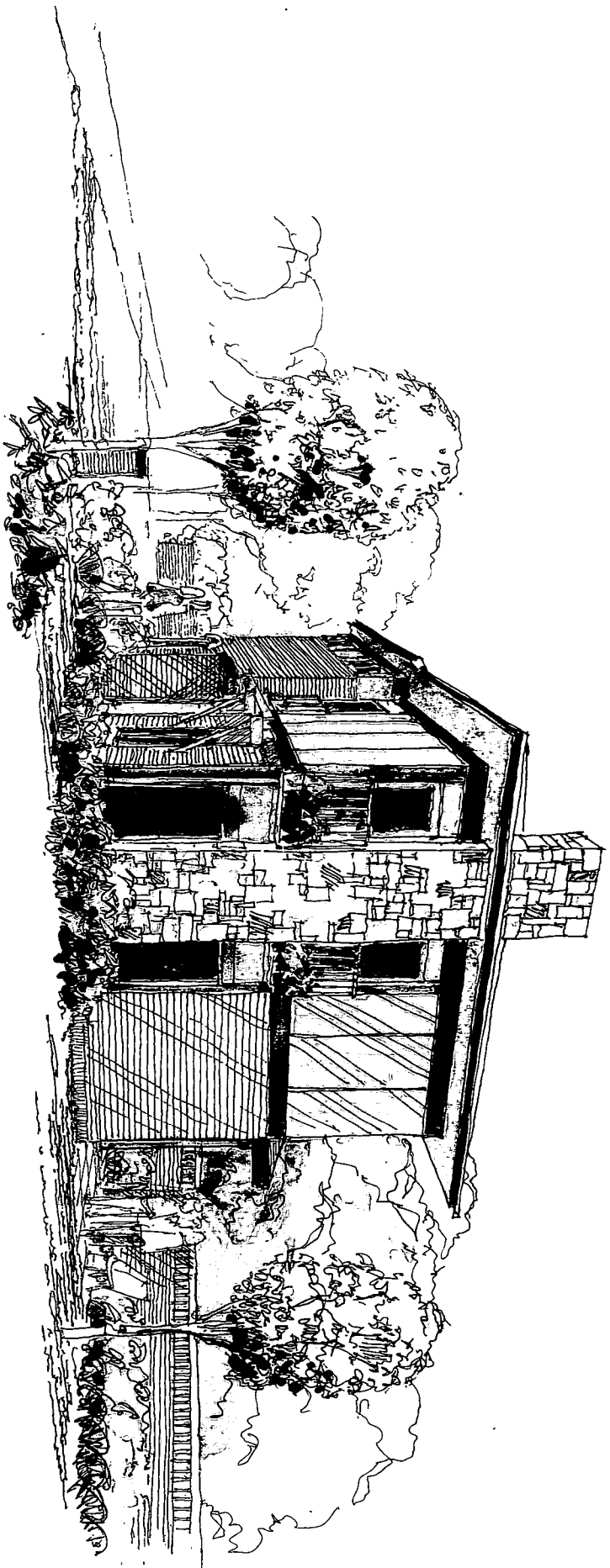
This new design concept again attempts to keep the overall massing and appearance of the structure to that of a single family dwelling.

In closing, we believe our proposal is not only in keeping with the high density of activity of the location but would provide a significant visual improvement to this corner of the intersection.

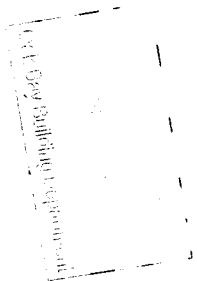
Sincerely,

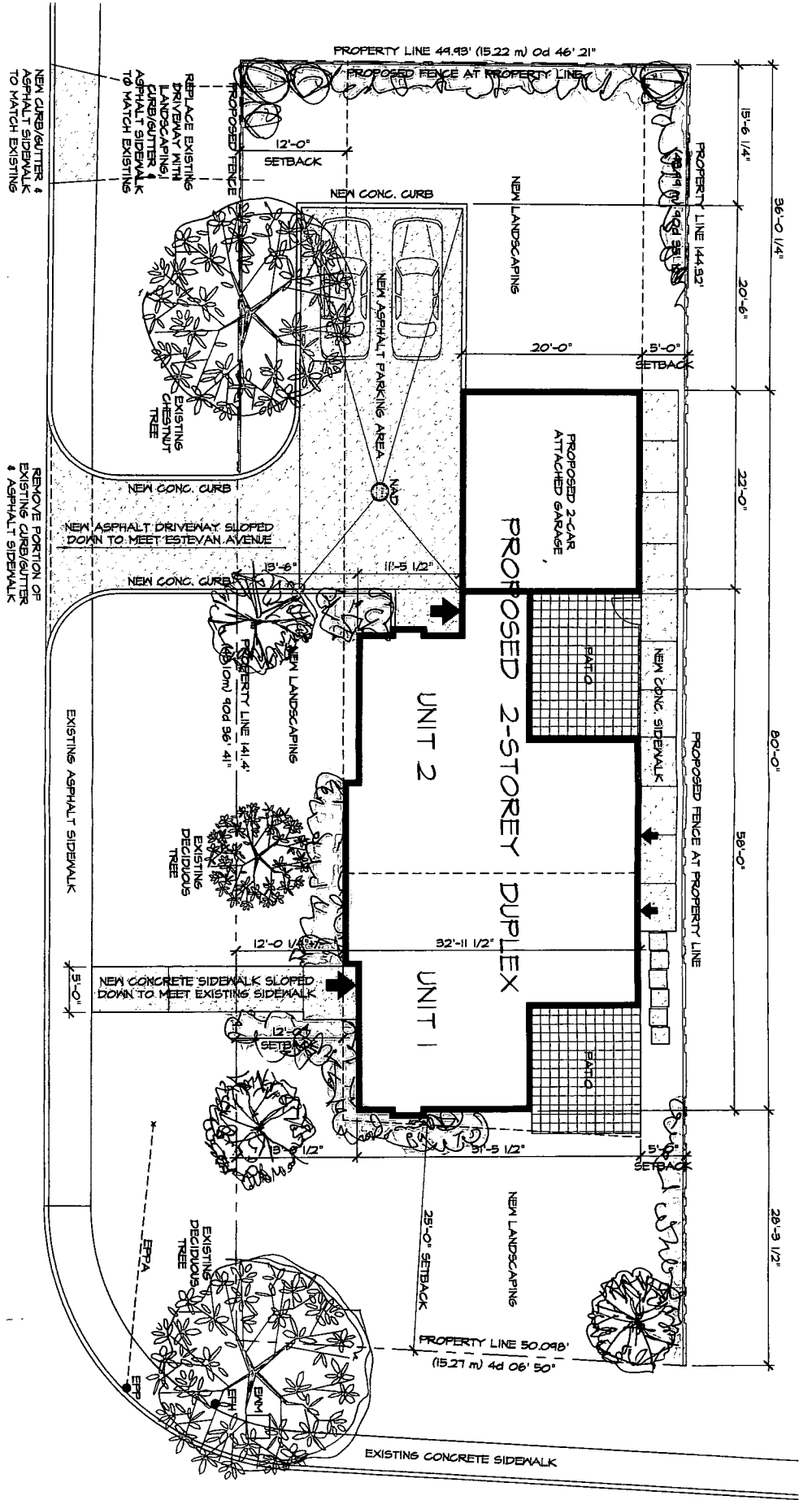
A handwritten signature in black ink, appearing to read "Carl E Peterson". The signature is stylized and somewhat abstract, with a long horizontal stroke extending to the right.

Carl E Peterson  
The CEP Studio



2280 ESTEVAN AVENUE  
Proposed Duplex





**ESTEVAN AVENUE**

**CADBORO BAY ROAD**

**SITE & BLD'G. DATA:**

1. SITE AREA, 7194.6 SQ.FT./669.27 M<sup>2</sup>
2. BLD'G. FOOTPRINT, 1419.5 SQ.FT./131.76 M<sup>2</sup>
3. SITE COVERAGE, 26.9% (1)
4. UNIT 1 AREA, 1345.1 SQ.FT./125.0 M<sup>2</sup>
5. UNIT 2 AREA, 1385.1 SQ.FT./128.7 M<sup>2</sup>
6. MAIN F.L.R. FOOTPRINT, 1419.5 SQ.FT./131.8 M<sup>2</sup>

**LEGEND:**

- EMM EXISTING WATER METER
- EPH EXISTING POWER POLE
- EPH EXISTING FINE HYDRANT
- EPFA EXISTING POWER POLE ANCHOR
- NAD NEW AREA DRAIN
- PRIMARY ENTRANCE DOOR
- SECONDARY ENTRANCE DOOR
- INSULATED WALL
- NON-INSULATED WALL

DESIGNED:	CEP
DRAWN:	DBP
CHECKED:	TRBD
SCALE:	3/32" = 1'-0"

Site Plan
0 4 8 12 16 20 FT.

**Proposed Duplex:  
Preliminary Design**

2280 Estevan Avenue,  
Oak Bay, BC

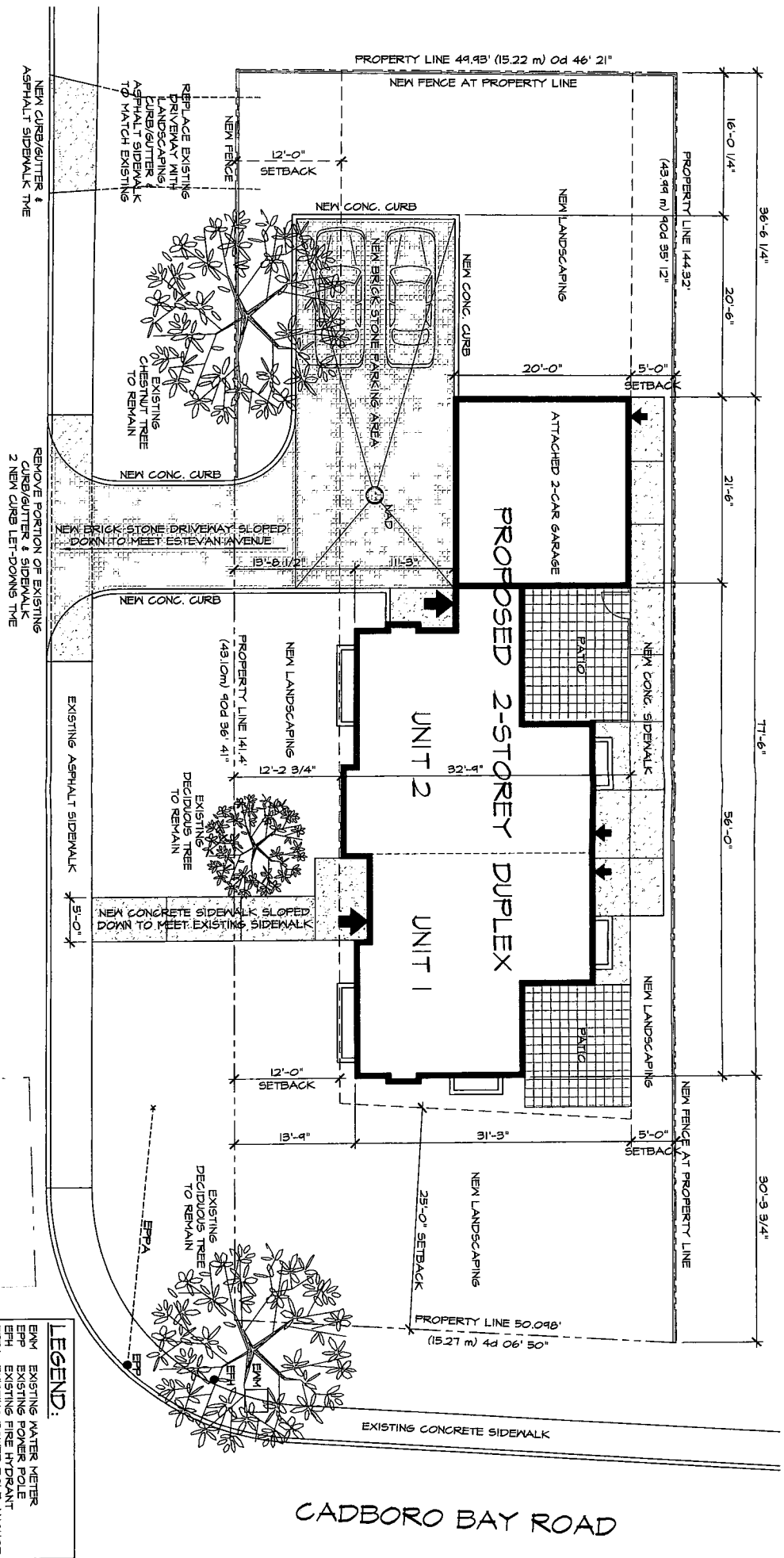
**The CEP Studio**

1867 Hampshire Road,  
Victoria, BC V8S-4T4  
Tel: 250-542-1837  
Email: carl.pelasehon.ca



**A-1**

10/24/13



**SITE & BLDG. DATA:**

- SITE AREA: 7194.6 SQ.FT. (665.27 m<sup>2</sup>)
- BLDG. FOOTPRINT: 1705 SQ.FT. (158.4 m<sup>2</sup>)
- SITE COVERAGE: 10.23%
- STRT SQ.FT. (354.42 m<sup>2</sup>) MANUPPER FLOORS (18.0 m<sup>2</sup>)
- STRT SQ.FT. (1171.22 m<sup>2</sup>) BASEMENT (106.37 m<sup>2</sup>)
- UNIT 1 AREA: 1145 SQ.FT. (106.37 m<sup>2</sup>) + 590 SQ.FT. (55.56 m<sup>2</sup>) BASEMENT (239.4 m<sup>2</sup>)
- UNIT 2 AREA: 1201 SQ.FT. (111.6 m<sup>2</sup>) + 664 SQ.FT. (62.15 m<sup>2</sup>) BASEMENT

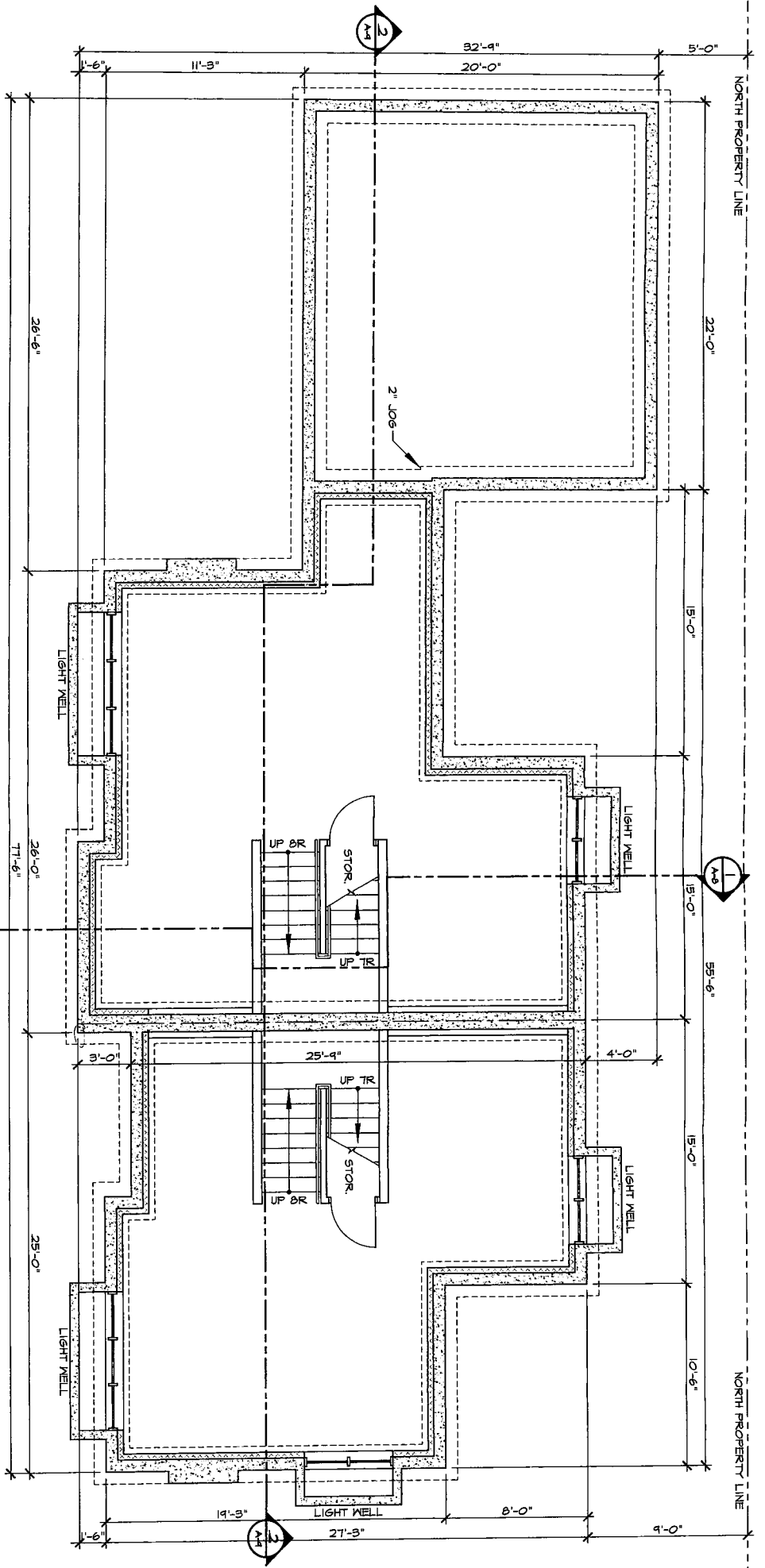
- 11709 SQ.FT. (109.21 m<sup>2</sup>) TOTAL SITE COVERAGE MINUS 400 SQ.FT. (37.2m<sup>2</sup>) ALLOWANCE (PER 4.212) = 1305 SQ.FT. (121.0 m<sup>2</sup>)
- 2782 SQ.FT. (258.45 m<sup>2</sup>) MINUS 205 SQ.FT. (19.02 m<sup>2</sup>) GARAGE ALLOWANCE (PER 4.211(1)) = 2577 SQ.FT. (239.4 m<sup>2</sup>)

DESIGNED:	CEP	Site Plan
DRAWN:	DBP	
CHECKED:	TREB	Proposed Duplex: Preliminary Design
SCALE:	3/32" = 1'-0"	
2280 Estevan Avenue, Oak Bay, BC		The CEP Studio 1867 Hampshire Road, Victoria, BC V8S-4T4 Tel: 250-582-1951 Email: cep@pebblesw.ca
A-1		
12/22/19		NORTH

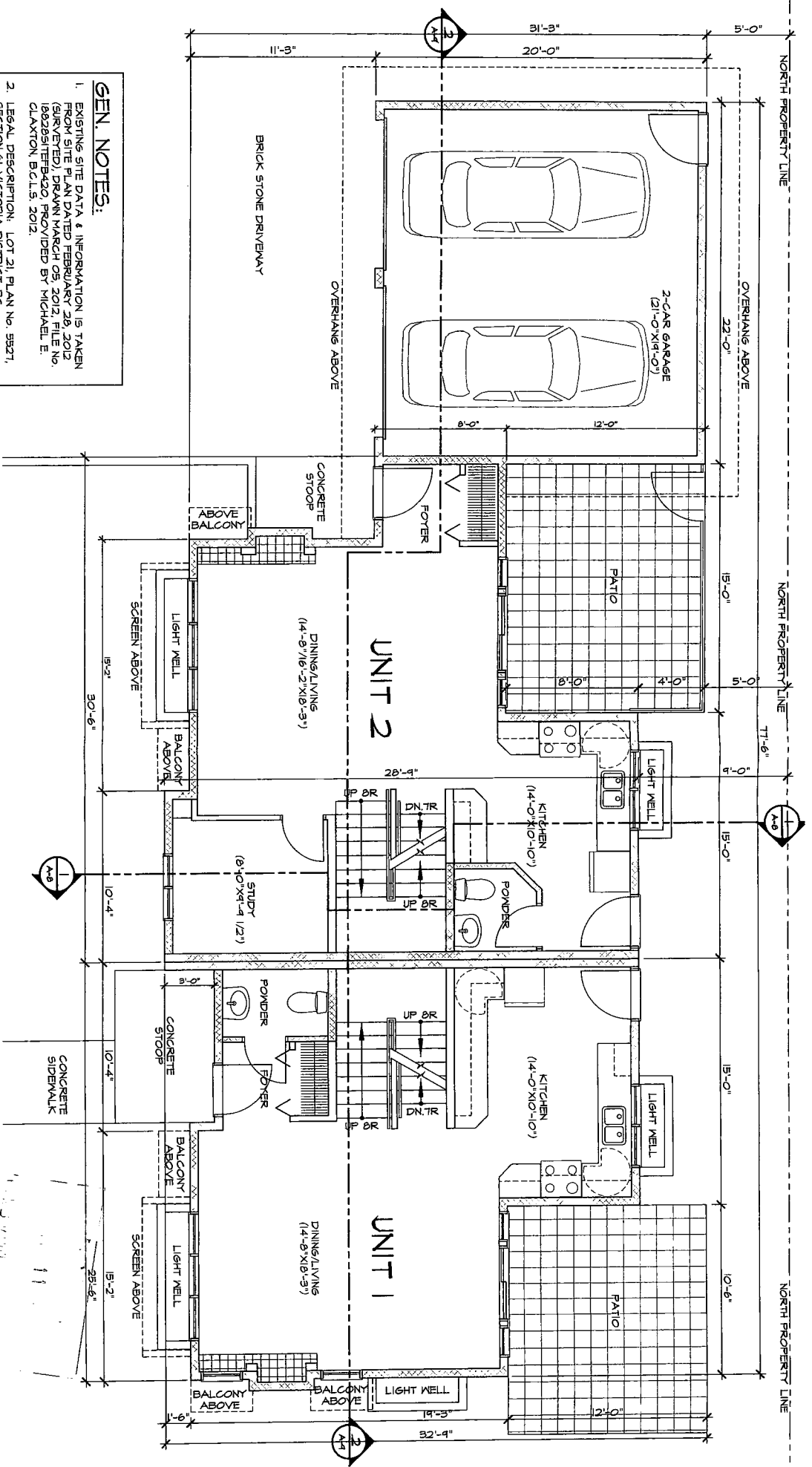
**LEGEND:**

- EMV EXISTING WATER METER
- EPP EXISTING POWER POLE
- ETH EXISTING FIRE HYDRANT
- EHP EXISTING POWER POLE ANCHOR
- NAD NEW AREA DRAIN
- THE NEW AREA EXISTING
- TO MATCH EXISTING
- PRIMARY ENTRANCE DOOR
- SECONDARY ENTRANCE DOOR
- INSULATED WALL
- NON-INSULATED WALL

CADBORO BAY ROAD



DESIGNED:	CEP	<b>Basement Plan</b> 
DRAWN:	DBP	
CHECKED:	TREB	<b>Proposed Duplex:</b> <b>Preliminary Design</b> 2280 Estevan Avenue, Oak Bay, BC
SCALE:	3/16" = 1'-0"	
<b>The CEP Studio</b> 1367 Hampshire Road, Victoria, BC V8S-4T4 Tel: 250-542-1957 Email: carl.peteshchak.ca		
<b>A-2</b> 12/22/19		

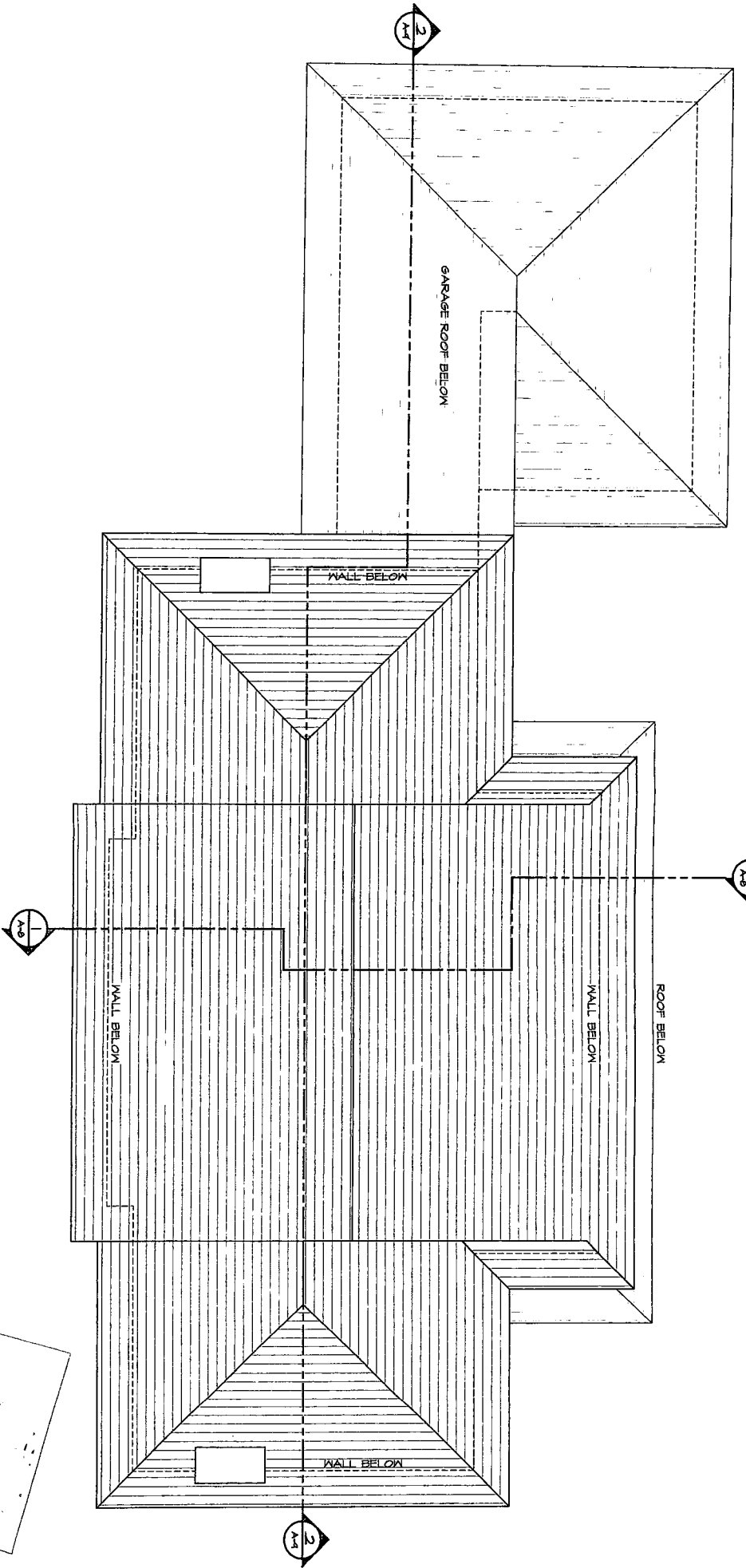


- GEN. NOTES:**
- EXISTING SITE DATA & INFORMATION IS TAKEN FROM SITE PLAN DATED FEBRUARY 28, 2012 (SURVEYED), DRAWN MARCH 05, 2012, FILE NO. 18228SITE79420, PROVIDED BY MICHAEL E. CLAYTON, B.C.L.S. 2012.
  - LEGAL DESCRIPTION: LOT 21, PLAN NO. 5927, SECTION 61, VICTORIA DISTRICT, BC.
  - CIVIC ADDRESS: 2280 ESTEVAN AVENUE, VICTORIA, BC.
  - MAIN FLOOR ELEVATION 100'-0" EQUALS GEODETIC DATUM 2035 m
  - NORTH WALL OF PROPOSED BUILDING IS PARALLEL WITH NORTH PROPERTY LINE (NOT SOUTH PROPERTY LINE).

DESIGNED:	CEP	Main Floor Plan	Proposed Duplex: Preliminary Design	The CEP Studio 1867 Hampshire Road Victoria, BC, V8S-4T4 Tel: 250-542-1957 Email: carl.pelle@shaw.ca	NORTH	A-3
DRAWN:	DBP					
CHECKED:	TRBD	2280 Estevan Avenue, Oak Bay, BC				
SCALE:	3/16" = 1'-0"					
12/22/15						



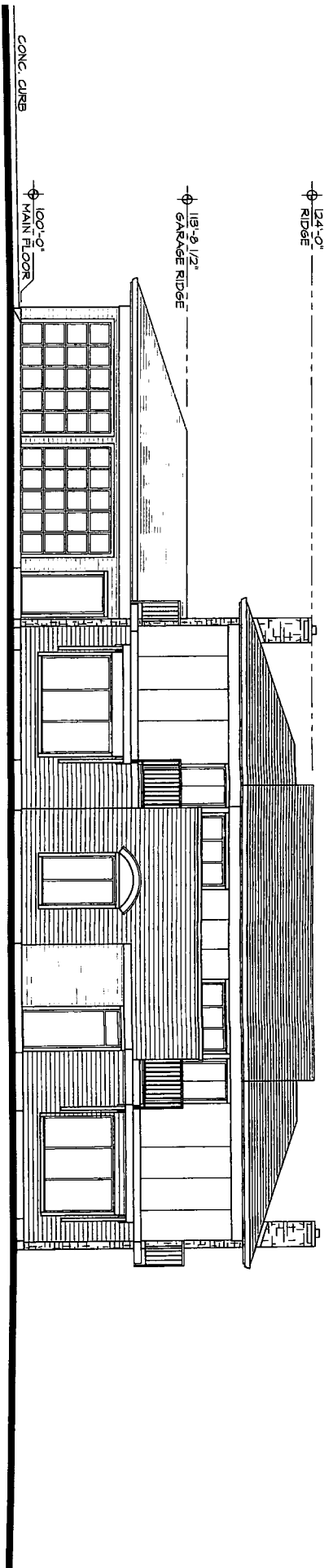
NORTH PROPERTY LINE



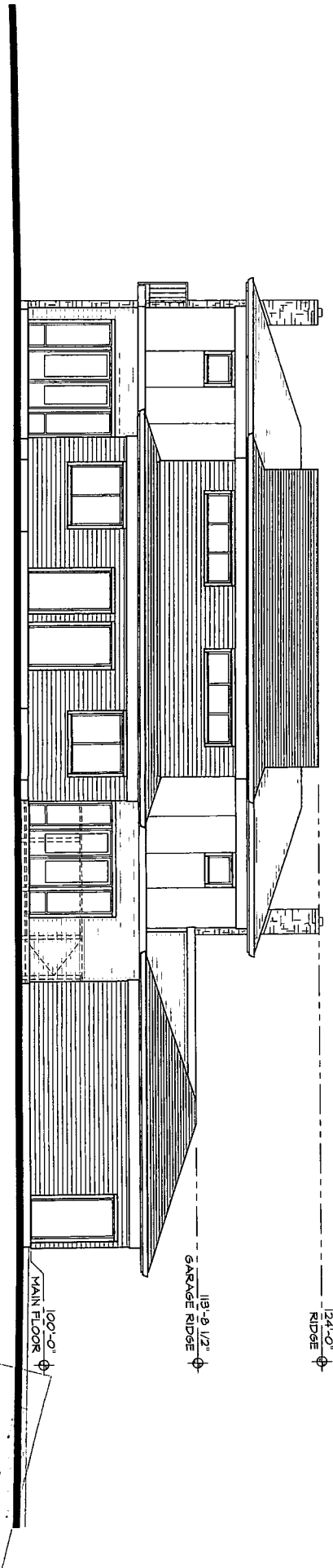
C. Bay  
 J. J. J.  
 1. 1. 1.

DESIGNED:	CEP	<b>Composite Roof Plan</b> 	<b>Proposed Duplex: Preliminary Design</b> 2280 Estevan Avenue, Oak Bay, BC	<b>The CEP Studio</b> 1367 Hampshire Road, Victoria, BC, V8S-4T4 Tel: 250-542-1987 Email: carl.pelto@shaw.ca	 NORTH	<b>A-5</b> 12/23/15
DRAWN:	DJP					
CHECKED:	TREB					
SCALE:	3/16" = 1'-0"					



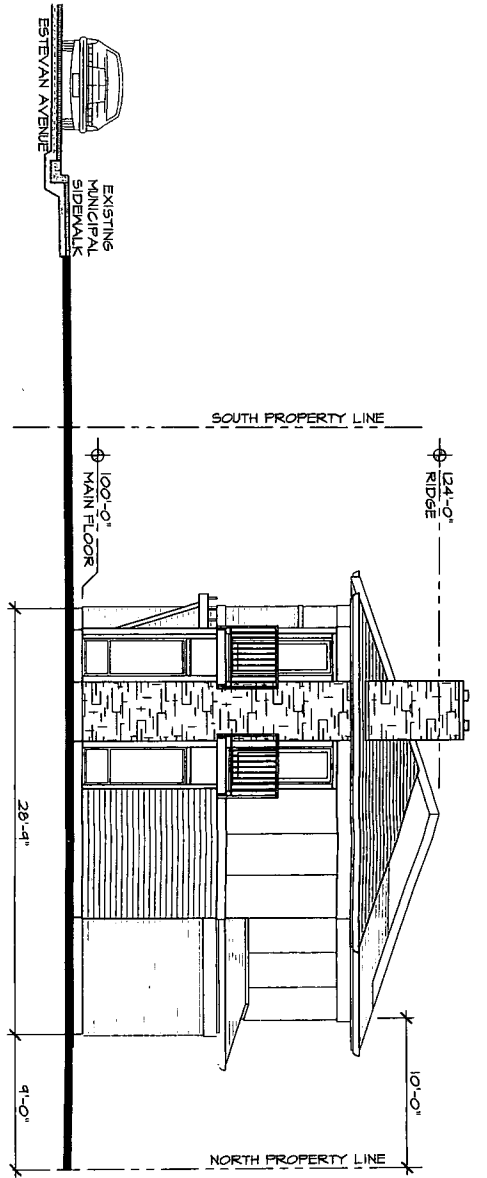


SOUTH ELEVATION

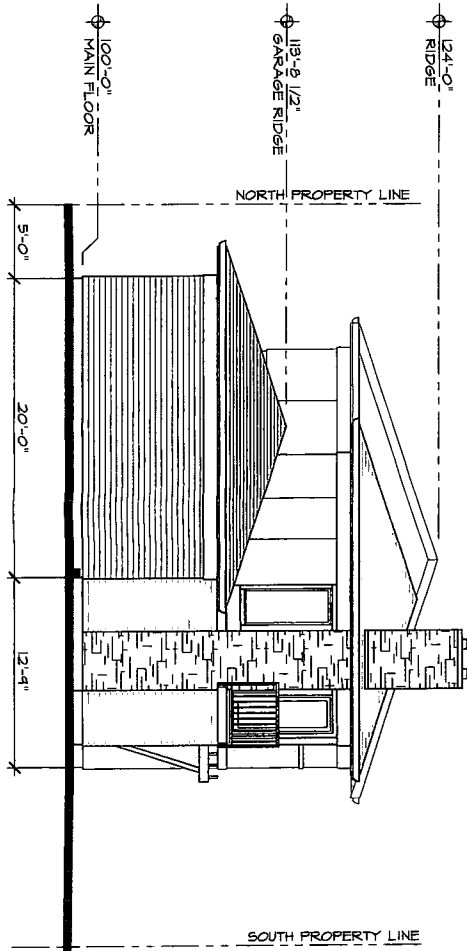


NORTH ELEVATION

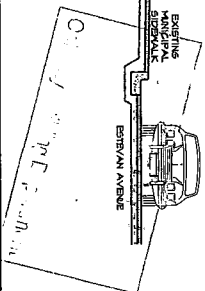
DESIGNED:	CEP		<b>South, North Elevations</b>
DRAWN:	DBP		
CHECKED:	TREB	<b>Proposed Duplex: Preliminary Design</b>	
SCALE:	1/8" = 1'-0"	2280 Estevan Avenue, Oak Bay SC	
<b>The CEP Studio</b> 1867 Homshire Road Vancou BC V6S 4T4 Tel: 604-582-1851 Email: cep@petersoninc.ca		<b>A-6</b> 12/22/15	



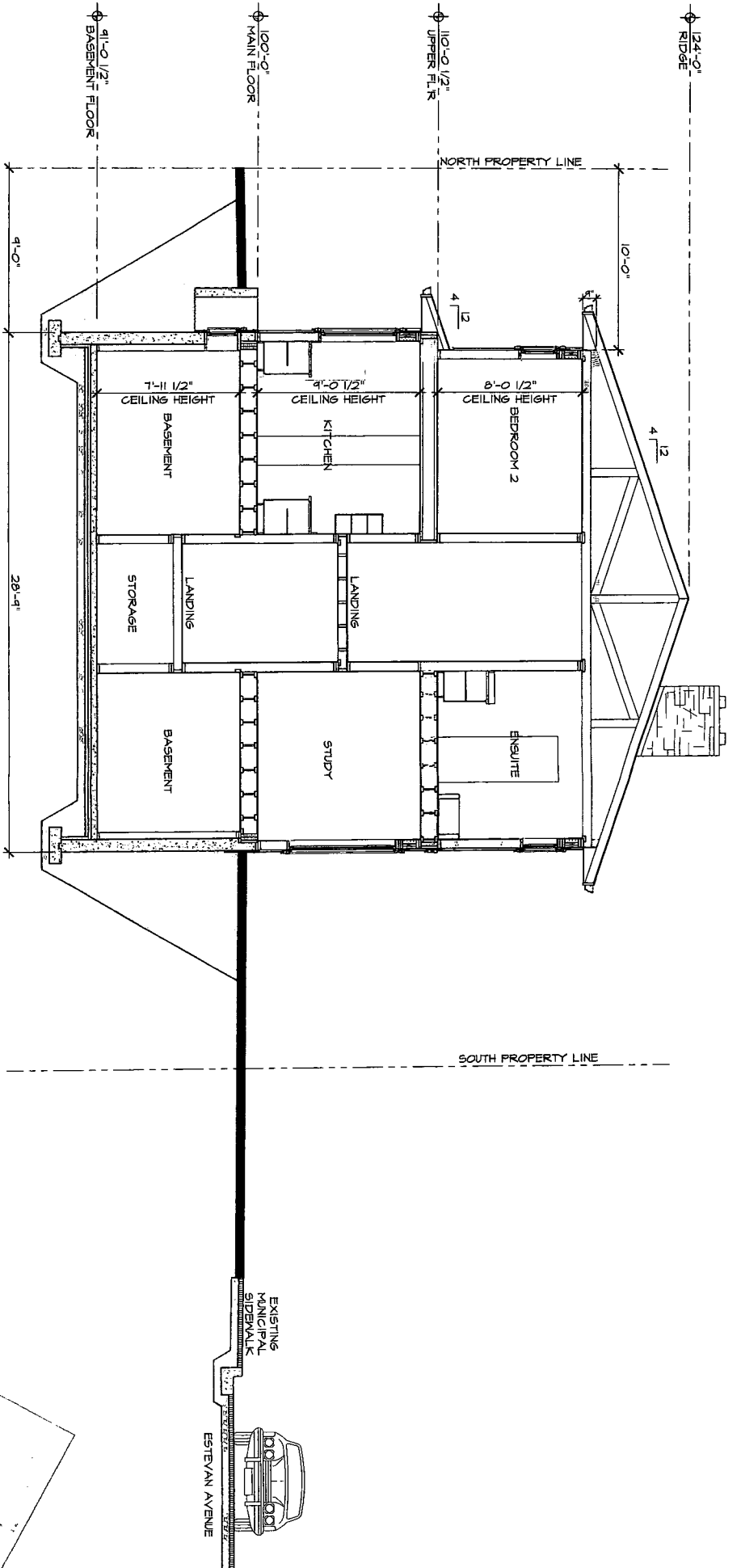
EAST ELEVATION



WEST ELEVATION



DESIGNED:	CEP	East, West Elevations		<b>Proposed Duplex:</b> Preliminary Design 2280 Estevan Avenue, Oak Bay, BC	<b>The CEP Studio</b> 1367 Hampshire Road, Victoria, BC, V8S-4T4 Tel: 250-542-1957 Email: carl.peteshan.ca	<b>A-7</b> 12/22/19
DRAWN:	DBP					
CHECKED:	TRBD					
SCALE:	1/8" = 1'-0"					



DESIGNED:	CEP
DRAWN:	DBP
CHECKED:	TRBD
SCALE:	3/16" = 1'-0"

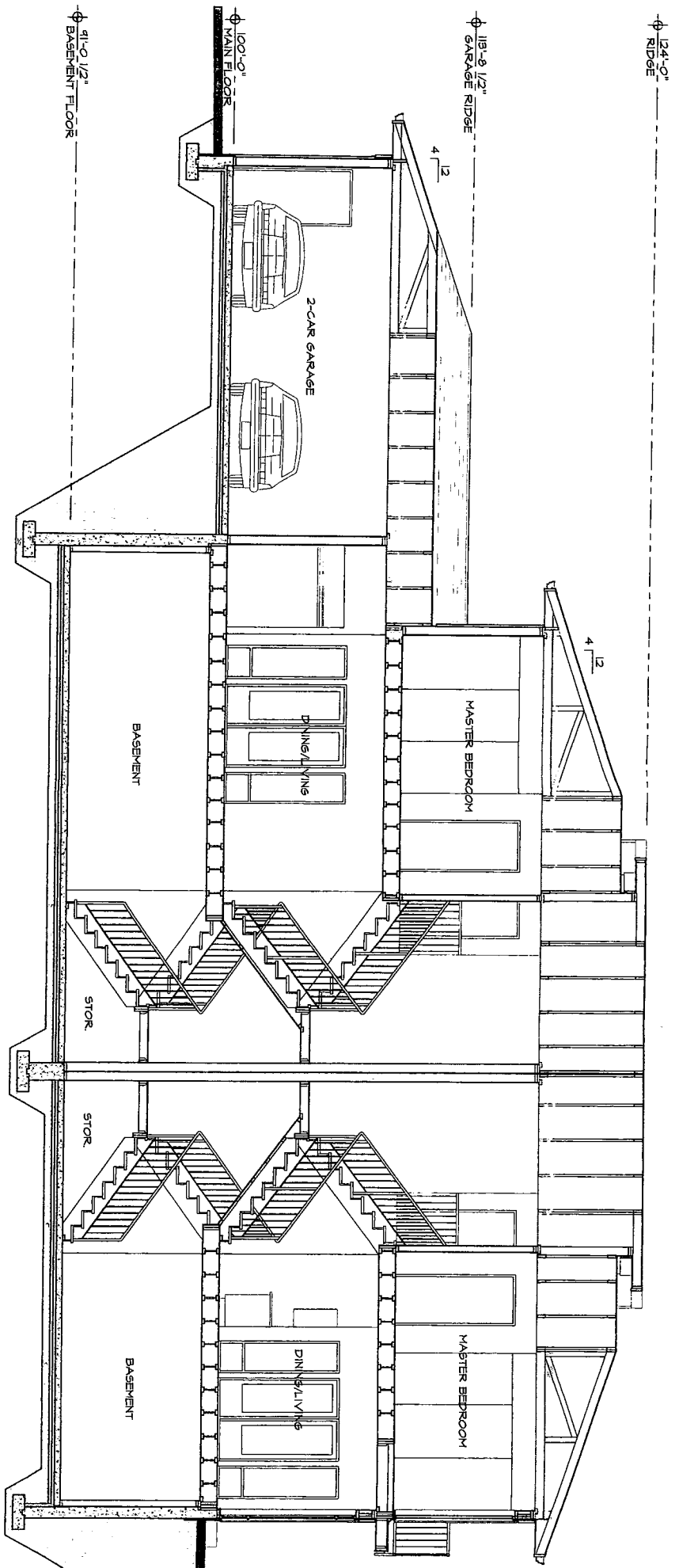
**Section 1**

**Proposed Duplex:**  
 Preliminary Design  
 2280 Estevan Avenue,  
 Oak Bay, BC

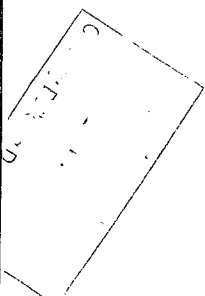
**The CEP Studio**  
 1367 Homosiphia Road,  
 Victoria, BC V8S-4T4  
 Tel: 250-542-1957  
 Email: carl.pato@shn.ca

**A-8**  
 12/22/15

0.125" = 1'-0"



DESIGNED: CEP	CEP	Section 2	<b>Proposed Duplex: Preliminary Design</b> 2280 Estevan Avenue, Oak Bay, BC	<b>The CEP Studio</b> 1867 Hampshire Road, Victoria, BC V8M 1Y4 Tel: 250-363-2751 Email: cen@pebstudio.ca	<b>A-9</b> 12/22/18
DRAWN: DEP	DEP				
CHECKED: TRBD	TRBD	0 2 4 6 8 10 FT.			
SCALE: 3/16" = 1'-0"					



## ATTACHMENT "C"

**TO:** Mayor and Council

**DATE:** July 16, 2012

**FROM:** Director of Building and Planning

**SUBJECT:** 2280 Estevan Avenue  
Lot 21, Section 61, Victoria District, Plan 5527  
Zoning Bylaw Amendment

**ZONE:** Current Zoning: RS-5 One Family Residential Use

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### Background

The new owners of 2280 Estevan Avenue wish to rezone their property from RS-5 (One Family Residential Use) to a new zone Two Family Residential Use (Duplex). The current Zoning Bylaw does not have any duplex use zone.

### Discussion

Duplexes have not been permitted in Oak Bay since the Zoning Bylaw No. 2571 was adopted in 1966. Prior to 1966 duplexes were permitted only on lots on which a single family dwelling was built prior to 1930, and which is converted to a two family dwelling. Between 1929 and 1965 duplexes were a permitted use or were given approval through a Zoning Appeal Board process.

When duplexes were permitted either by the Zoning Bylaw or through a Zoning Appeal process standard requirements such as setbacks, height, minimum dwelling size, etc. were in place. One additional requirement existed that required a certain amount of "open space" on a lot. Open Space was defined as "shall mean the portions of a lot which are unoccupied and unobstructed by any structure from the ground upward." The amount of open space varied over the years; in 1945 a minimum of 3500 square feet per dwelling unit was required. The amount of open space increased to as much as 5000 square feet per dwelling unit and reduced to 4500 square feet per dwelling unit when the Zoning Bylaw eliminated duplex zoning in 1966.

The above requirement is confirmed by the existing legal non-conforming duplexes that exist in Oak Bay are generally larger lots than the typical RS-5 zone at 6006 square feet. There are approximately 200 legal non-conforming duplexes in Oak Bay. Approximately 16 % of these duplex properties are on lots of a size less than 8000 square feet having the majority of duplex properties (84%) on lots with a lot area exceeding 8000 square feet. Sixty five percent of existing duplexes are on lots exceeding 10,000 square feet. In order to maintain the open space requirement and reduce massing, duplexes were primarily developed on large lots.

Regarding the four existing duplexes on this block, three are approximately 12,000 square feet in lot size and one is just over 9000 square feet.

The *Oak Bay Official Community Plan* under Land Use Objectives states the following:

### ***Land Use Objectives***

8. (1) The following sections set out general principles and objectives for residential land use in the Municipality, including the designation of areas where rezoning to higher density forms of residential use could be considered.

(2) In areas not specifically addressed in the following sections, the land use vision is depicted on the Land Use Map attached as Appendix "B" to this document.

*(\*\*Bylaw 4319, adopted Jun. 11/07)*

### ***Two Family Dwellings***

10. Duplexes existing in Oak Bay are not consistent with current zoning, but many were built at a time when duplexes were a permitted use in residential areas.

The regulations that governed the construction of those two-family dwellings addressed the minimum size requirements for each dwelling unit, along with the minimum amount of open space on each lot so used.

On a property by property basis, possibly to legitimize existing duplexes where appropriate, and in other special circumstances, it would be consistent with the general residential land use objectives to consider a limited number of rezoning to allow a two family dwelling use. It would be very important that the regulations accompanying a zone created for this purpose tightly control building density and mass.

This proposal has a lot area substantially lower than the existing non-conforming duplexes on the block. Using the old criteria of open space (3500 sq. ft per dwelling unit) this proposal provides only 2300 sq ft per dwelling unit of open space, substantially less than previously approved duplexes.

Careful consideration of rezoning to duplex zones needs to have tight controls on density and massing of buildings. As duplex zones have not been permitted in nearly fifty years one needs to consider precedent setting situations as other applications will follow.

Council has several options at this time:

1. Decline the application to rezone this property.
2. Forward this application to Committee of the Whole for further discussion and consideration.

3. Decline this application at this time and roll consideration of duplex zoning for Oak Bay into the OCP review which is proceeding over the next two years.

**Recommendation**

This report be received for information and direction.

Roy Thomassen, Director  
Building and Planning

MEMORANDUM

2014- 117

**TO:** Mayor and Council  
**FROM:** Director of Engineering Services  
**DATE:** April 14, 2014  
**RE:** Authorization to apply The CRD Active Transportation Innovative Infrastructure Funding

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**BACKGROUND:**

There is a new grant opportunity - The CRD Active Transportation Innovative Infrastructure Funding Program.

- Applicants may submit up to two (2) projects to be considered for funding.
- Successful applicants are expected to contribute a minimum of 25% towards the total project budget.
- Funding contributions of up to \$75,000 per project.

The Program is dedicated to advancing the goals identified in the Pedestrian and Cycling Master Plan (PCMP) by advancing innovative active transportation infrastructure across the region.

Funding contributions of up to \$75,000 per project are available to support municipalities and electoral areas under the PCMP implementation pilot project, funded by the UBCM- Federal Gas Tax Transfer Agreement and the Capital Regional District.

The program aims to support local projects which:

- Resolve an existing barrier to walking and cycling in the community;
- Increase safety and the perception of safety for cyclists and pedestrians;
- Increase universal accessibility for a range of users and abilities;
- Increase walking and/or bike ridership.

All projects must be designed for public use and benefit, and must demonstrate some level of innovation. Innovation in this program is defined as a new type of cycling or pedestrian infrastructure that has not been applied within the particular community making the application for funding. We believe all three of these projects fit the criteria.

**DISCUSSION:**

The Oak Bay Engineering Department has 3 potential projects to submit:

1. Foul Bay and Lansdowne intersection upgrading –
  - Including new traffic lights and new bike lanes;
  - Total estimated cost is \$180,192 (Oak Bay's maximum grant would be \$75,000);



- ICBC has committed \$50,000 to this project (expires by December 31, 2014);
  - Staff is working with Saanich Municipality's staff to get their endorsement.
2. New bike lanes on Lansdowne Road from Foul Bay Road to Cadboro Bay Road -
    - Total estimated cost is \$19,500 (Oak Bay's 25% share is \$4,875);
    - Sub-standard bike lane width 1.2m (standard bike lane width is 1.5m); (Note: standard bike lane width is 1.5m; the narrower bike lane needs to be endorsed by Council);
    - An oak tree (approx. 250mm in diameter) may have to be removed;
    - Staff has initiated consultation with affected residents.
  3. A new bike repair stand at a location in Oak Bay [yet to be determined] -
    - Estimated cost is \$3,000 (Oak Bay's 25% share is \$750).

**OPTIONS:**

Depending on the feedback from Council and ATAC, the Engineering Department may submit two of these three projects for funding.

1. That Council approve the projects listed above and authorize staff to **choose two** projects and apply for funding.
2. That Council proposes modifications to featured projects and authorizes staff to apply for funding.
3. That no application be made for funding.

**FINANCIAL IMPACT:**

The Municipal portion of the potential projects is currently in the budget.

**RECOMMENDATION(S):**

That Council approve the listed projects and authorize the Director of Engineering Services, on behalf of the District of Oak Bay, to submit an application for funding to the CRD, and further that the Municipal Treasurer be directed to include these projects in the 2014 Financial Plan, and further that Council endorses the reduced bike line width should this project go forward.

Respectfully Submitted,




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D. Marshall B.Sc., A.Sc.T.  
Director of Engineering Services

Source of Funds/I concur with the recommendation of the Director of Engineering Services.



---

Patricia Walker  
Municipal Treasurer

I concur with the recommendation of the Director of Engineering Services.



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Helen Koning  
Chief Administrative Officer