

2013- 237

MEMORANDUM

TO: Council

FROM: Building Inspector

DATE: August 6, 2013

RE: Uplands Building Permit Application – 3150 Norfolk Road
Lot 22, Block A, Section 31, Victoria District, Plan 3599

BACKGROUND:

An Uplands building permit application for renovations to the residential dwelling located at 3150 Norfolk Road was approved by Council mid 2011. The applicant has returned wishing to modify previously approved plans. The current proposal is to replace the existing bay window and install French doors and windows and construct a patio with stairs at the front of the residential dwelling located at 3150 Norfolk Road.

DISCUSSION:

Attached for your information are:

- a) The report of the Advisory Design Panel meeting of August 6, 2013 relating to the revision to the approved plans at 3150 Norfolk Road.
- b) Memo dated July 19, 2013 from the Oak Bay Arborist regarding trees on the subject property
- c) Reduced copies of the plans of the proposed work.

OPTIONS:

- 1. That the revised plans to replace the existing bay window and install French doors and windows and construct a patio with stairs at the front of the residential dwelling located at 3150 Norfolk Road be approved as to siting and architectural design.
- 2. That the application be denied.

RECOMMENDATION(S):

That the revised plans to replace the existing bay window and install French doors and windows and construct a patio with stairs at the front of the residential dwelling located at 3150 Norfolk Road be approved as to siting and architectural design.

Respectfully Submitted,



Rene Buser
Building Inspector

I concur with the recommendation of the Building Inspector.



Gary Nason
Chief Administrative Officer

MEMORANDUM

2013- 238

TO: Council

FROM: Building Inspector

DATE: August 6, 2013

RE: Uplands Building Permit Application – 2455 Chiltern Place
Lot H, Section 31, Victoria District, Plan 2563

BACKGROUND:

An Uplands building permit application has been received in regards to the construction of a pool/garden accessory building onto the west side of the house located at 2455 Chiltern Place.

DISCUSSION:

Attached for your information are:

- a) The report of the Advisory Design Panel meeting of August 6, 2013 relating to the proposal.
- b) Memo from the Municipal Arborist dated July 19, 2013 regarding trees on the subject property.
- c) Plans in regards to the proposed work.

OPTIONS:

- 1. That the construction of a pool/garden accessory building onto the west side of the house be approved as to siting and architectural design.
- 2. That the application be denied.

RECOMMENDATION(S):

That the construction of a pool/garden accessory building onto the west side of the house located at 2455 Chiltern Place be approved as to siting and architectural design.

Respectfully Submitted,

Handwritten signature of Rene Buser, consisting of the letters 'NB' in a stylized, cursive font.

Rene Buser
Building Inspector

I concur with the recommendation of the Building Inspector.

Handwritten signature of Gary Nason, featuring a large, stylized 'G' followed by 'Nason' in a cursive script.

Gary Nason
Chief Administrative Officer

MEMORANDUM

2013-239

TO: Council

FROM: Building Inspector

DATE: August 13, 2013

RE: Uplands Building Permit Application – 2920 Lansdowne Road
Lot 19, Block B, Section 31, Victoria District, Plan 3599

BACKGROUND:

An Uplands building permit application has been submitted for the construction of a residential dwelling at 2920 Lansdowne Road. The existing house is to be demolished.

At the August 6, 2013 meeting of the Advisory Design Panel, comments were made in regards to the proposed concrete wall being in conflict with the Uplands guidelines. Upon review of the proposed concrete wall, the applicant chose to delete the detail from the proposal.

DISCUSSION:

Attached for your information are:

- a) The reports of the Advisory Design Panel meetings of August 6, 2013 and July 9, 2013 relating to the construction of a residential dwelling at 2920 Lansdowne Road.
- b) Memo from the Municipal Arborist dated July 2, 2013 relating to trees on the subject property.
- c) Reduced copies of the plans of the proposed work.

OPTIONS:

- 1. That the proposed plans for the construction of a residential dwelling located at 2920 Lansdowne Road be approved as to siting and architectural design.
- 2. That the application be denied.

RECOMMENDATION(S):

That the proposed plans for the construction of a residential dwelling located at 2920 Lansdowne Road be approved as to siting and architectural design.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'RB', written above a horizontal line.

Rene Buser
Building Inspector

I concur with the recommendation of the Building Inspector.

A handwritten signature in black ink, appearing to be 'G. Nason', written above a horizontal line.

Gary Nason
Chief Administrative Officer

2013- 240

MEMORANDUM

TO: Council

FROM: Director of Engineering Services

DATE: August 8, 2013

RE: 1908 Beach Drive – Request for an Additional Driveway

BACKGROUND:

1908 Beach Drive is located at the north west corner of Beach Drive and Anscomb Place. The old house was demolished and a new house is currently being built. A new driveway will be installed off Beach Drive in the vicinity of the old driveway and will permit vehicular access over the boulevard and into the building's attached garage. The new driveway will be approximately one metre further south of the old driveway due to a significant cedar tree located on the adjacent north property at 1928 Beach Drive. The homeowner for 1908 Beach Drive has requested an additional driveway off Anscomb Place to allow for vehicle entry to an accessory building proposed at the back of the property.

DISCUSSION:

The request for an additional driveway is not permissible under Oak Bay's current bylaws. Bylaw No. 3550, Section 12(1) states:

For any parcel of land designated One Family Residential(RS), no more than one driveway access shall be constructed except where the parcel frontage exceeds 30.5 metres, in which case a maximum of one additional driveway access may be constructed.

The parcel frontage in this case is only 22.86 metres.

Notwithstanding Section 12(1), the bylaw does allow Municipal Council to make a resolution instructing the Director of Engineering Services to issue a permit for an additional driveway access where it is Council's opinion that the construction of an additional driveway would provide the only practicable means of:

(a)

- i. *remedying a shortfall between the number of parking spaces actually provided on the parcel to be served by such additional driveway access, and the number of parking spaces required to be located on that parcel under the Parking Facilities Bylaw; or*
- ii. *allowing the safe movement of traffic on and off the parcel to be served by such.*

The proponent has indicated that the intention of this request is to address safety concerns in backing a boat and trailer on to the subject property off Beach Drive. It should be noted that the majority of dwellings on Beach Drive have driveway access off Beach Drive and that the subject property is located on a section of the road which is relatively straight, making for good sight lines.

From the staff perspective, the proponent has the alternative of removing the driveway access off Beach Drive and installing a new driveway off Anscomb Place, as per the specifications of the Engineering Services Department. The proponent should contact the Building and Planning Department with respect to the requirements for residential off-street parking should it be the wish of the proponent to pursue this alternative.

Nonetheless, if it is the opinion of Council that the request provides the only practicable means of safe movement of traffic off the subject property, the bylaw then requires that it be determined that an exemption would not:

- (b)
 - i. *substantially affect the use and enjoyment of adjacent land;*
 - ii. *defeat the intent of subsection (1);*
 - iii. *result in a contravention of any other bylaw; nor*
 - iv. *create a safety hazard,*

It should be noted that an exemption would require that neither driveway access exceed 3.0 metres, meaning that, in order to comply with this requirement, the existing Beach Drive access would need to be reduced to a width of 3.0 metres when it is relocated and the access for the additional driveway could not exceed 3.0 metres.

OPTIONS:

- 1) That the request to install a second driveway at 1908 Beach Drive be denied.
- 2) That:
 - a. As an additional driveway is the only practicable means of allowing safe movement on and off 1908 Beach Drive, and as an exemption to the requirements of the Driveway Access Bylaw would not:
 - i. substantially affect the use and enjoyment of adjacent land;
 - ii. defeat the intent of subsection (1) of section 12 of the Driveway Access Bylaw;
 - iii. result in a contravention of any other bylaw; nor
 - iv. create a safety hazard; and
 - b. That the Director of Engineering Services be instructed to issue a permit for an additional driveway access, as proposed in the plans attached to the report of the Director of Engineering dated August 8, 2013, provided that the width of neither driveway access shall exceed 3.0 metres.

RECOMMENDATION(S):

That the request to install a second driveway at 1908 Beach Drive be denied.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "D. Marshall", written over a horizontal line.

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

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

A handwritten signature in black ink, appearing to read "Gary Nason", written over a horizontal line.

Gary Nason
Chief Administrative Officer