



Council Report

For the Meeting of May 23, 2019

To: Council **Date:** May 16, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update Report for Rezoning Application No. 00656 and Development Permit with Variances No. 00116 for 2832 and 2838 Shakespeare Street**

RECOMMENDATION

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1188) No. 19-056

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00656, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00116 for 2832 and 2838 Shakespeare Street in accordance with:

1. Plans date stamped March 7, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the rear yard setback from 6.00m to 1.80m for Lot 2
 - ii. allow an accessory building in the front yard for Lot 2
 - iii. reduce the front yard setback for an accessory building from 18.00m to 15.25m for Lot 2
 - iv. reduce the side yard setback for an accessory building from 0.60m to 0.30m for Lot 2.
3. The Development Permit lapsing two years from the date of this resolution.”

EXECUTIVE SUMMARY

The purpose of this report is to update Council on the Development Permit with Variances application for 2832 and 2838 Shakespeare Street. The conditions set by Council on May 9, 2019 have been met, and the draft minutes are attached. The applicant has revised the landscape plan to include existing trees to be removed to the satisfaction of the Director of Sustainable Planning and Community Development.

BACKGROUND

Minor revisions to the plans were required to show the existing trees on the site and the existing trees proposed to be removed. The landscape plan has been revised and is attached to this report. The two trees proposed to be removed are not protected under the Tree Preservation Bylaw. The motion for Council's consideration has been updated to reflect this.

CONCLUSIONS

As per Council's motion on May 9, 2019, the applicant has revised the landscape plan. As the applicant has carried out the conditions set out by Council, staff recommend that the application advance to a Public Hearing for further consideration.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



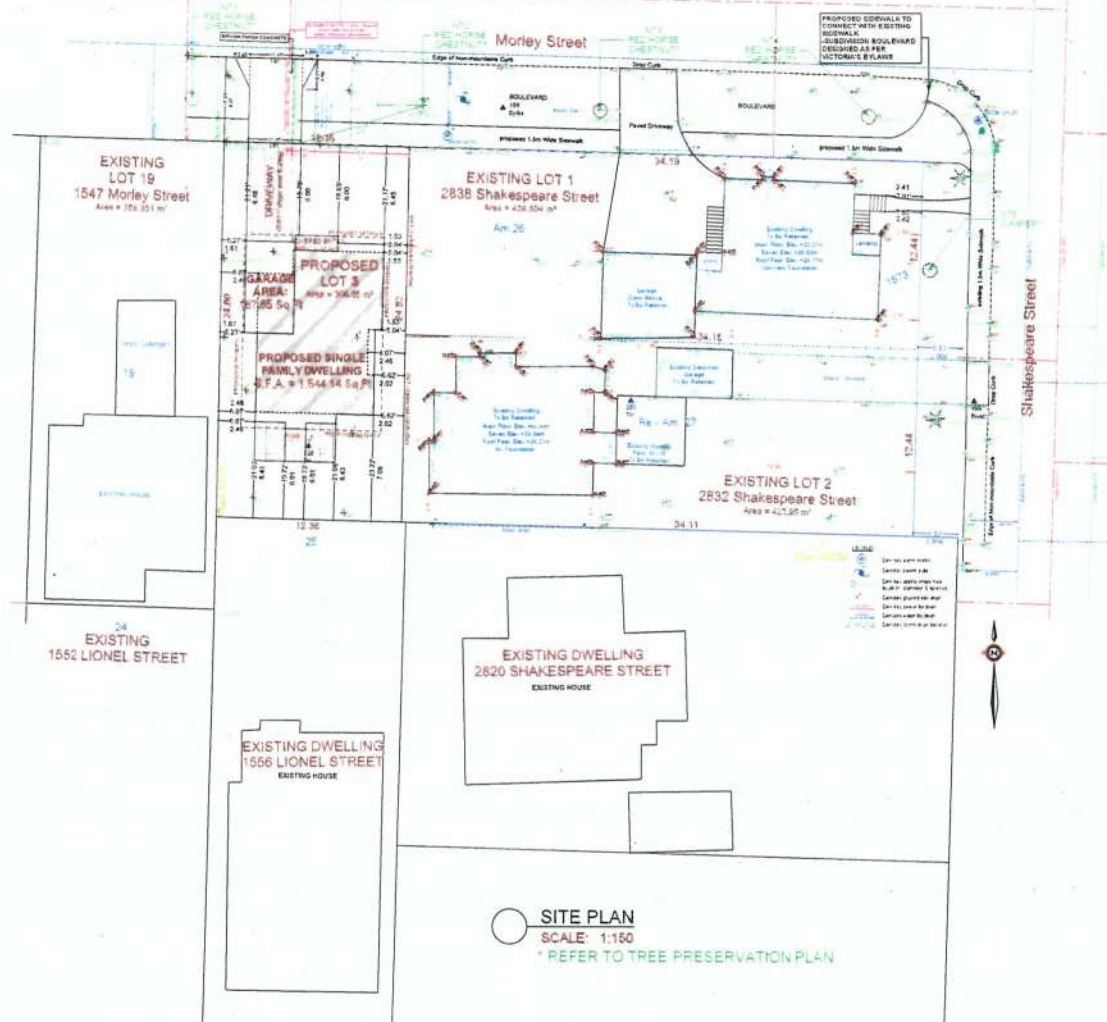
Date:

May 17, 2019

List of Attachments

- Attachment A: Plans date stamped March 7, 2019 (with revised landscape plan dated May 10, 2019 and deemed March 7, 2019)
- Attachment B: Motion from Council's May 9, 2019 Draft Minutes.

Planning & Development Department
Development Services Division



PROJECT DATA TABLE - SINGLE FAMILY DWELLINGS	
Address	1111 T. Street, Green Pond
Lot Size	(10,000 sq ft) (20,000 sq ft)
Zoning	R-100
	Frontal
	Side

[illegible]

PROJECT INFORMATION FORM - EXISTING SINGLE FAMILY HOME	
Address	Lot 1 2141 Westchester Drive Beverly Hills
Lot Size	6,000 sq. ft. (30' x 200')
zoning	R 1.5
	Proposed by: <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>

Variable	Unit	Value
Maximum grade	%	1.12 (0.18)
Height against wall height	mm	1077 (10.52) 1077 (10.52)
Total floor area	m ²	142.31 (2.12) 142.31 (2.12)
Floor Space Ratio	-	0.50 0.50
Min coverage	%	20.00 (0.00) 20.00 (0.00)
Lot coverage (fixed)	%	30.00 (0.00) 30.00 (0.00)
Open space	%	10.00 (0.00) 10.00 (0.00)
Permitting (Min) at the building	%	10.00 (0.00) 10.00 (0.00)
Front yard setback	1.00m (3.28') 0.91m (2.98')	1.00 (3.28) 0.91 (2.98)
Minimum projections into lot less than 1.0m in height	Yes	Yes
Rear yard setback	0.91m (2.98')	0.91 (2.98)
Side yard setback (fixed)	Yes	Yes
Side yard setback (fixed)	1.00m (3.28')	1.00 (3.28)
Side Yarding (fixed)	Yes	Yes
Combined Side Yards	0.91m (2.98')	0.91 (2.98)

PROJECT INFORMATION TABLE - EXISTING SINGLE FAMILY DWELLING		
Address	4012 2nd Avenue N.W., Seattle, WA 98107	
Lot Size	87,125 sq. ft. (1.9742 ac.)	
Zoning	R7524	
	Planned	Approved

[illegible]

Rear Sidewalk	11.23m	\$ 1,047
Side Sidewalk	9.23m Asphalt	\$ 9,150
Separation Space from Main Building	1.99m	\$ 6,600
Rear Yard Site Coverage	100	12,000

Journal of Research on Developmental Disabilities

CUSTOMER:
PAM HARTLING

ADDRESS:

DRAWING NAME:
SITE PLAN - ALL LOTS

DRAWING SCALE:

ISSUE DATE:
MAR. 06, 2019

DRAWN BY:

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
TEL 250.590.2468 FAX 250.590.4577 www.javadesigns.ca

SHEET
NUMBER

A1

ATTACHMENT A

NAFS REQUIREMENTS:

Performance Grade of 30
Water Test Pressure of 260 Pa

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE BRITISH COLUMN BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY TAKE PRECEDENCE.

ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY BUILDER PRIOR TO CONSTRUCTION, AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.

DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE

SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR

SITE PLAN

ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED E.C. LAND SURVEYOR.
ALL SETBACKS SHALL BE CONFIRMED BY THE OWNER/BUILDER.
ALL GRADE ELEVATIONS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER.
AND ANY MODIFICATIONS ARE TO BE MADE ON SITE.

CONFORMITY OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY
OF THE OWNER/BUILDER.

CONCRETE AND FOUNDACTIONS

ALL CONCRETE FOOTINGS TO HAVE SOLID BEARING ON COMPACTED,
UNDISTURBED WORKINGMAN G.O. TO A SUITABLE DEPTH BELOW FROST

IF SOFTER CONDITIONS APPLY, THE SOLE BEARING CAPACITY AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.

GARAGE & LAUNCH FLOORS AND EXTERIOR STEPS SHALL NOT BE LESS THAN 32 MPa.

FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 30 MPa DISPLAYED IN 28 DAYS. MIXED, PLACED AND TESTED IN ACCORDANCE WITH CAN-3443.

ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.

ALL GRADES ARE ESTIMATED ONLY AND SHALL BE ADJUSTED ON SITE.

KNOWLEDGE IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A WEATHER RESISTANT GASKET MATERIAL.

LUMBER, FRAMING AND BEAMS

BUILDING FRAMES TO BE ANCHORED TO FOUNDATION BY FASTENING SILL PLATE TO FOUNDATION WITH NOT LESS THAN 12.7mm (1/2") ANCHOR BOLTS AT NOT MORE THAN 2.4M O.C.

ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.

ALL SPANS SHALL CONFORM TO THE TABLES SET OUT IN THE SPAN BOOK AND THE NATIONAL CODE OF CANADA AND VERIFICATIONS OF ALL SPANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.

TRUSSES
TRUSSES AND LAYOUT ARE TO BE ENGINEERED AND INSTALLED
ACCORDING TO MANUFACTURER'S SPECIFICATIONS, INCLUDING
ALL BRACING.

ROOFING
ALL ROOFING SHALL BE APPLIED TO MANUFACTURER'S
SPECIFICATION AND SHALL INCLUDE EAVE PROTECTION FROM
ICE DAMS AND SNOW BUILD UP.

PLUMBING & ELECTRICAL
ANY ELECTRICAL SHOWING ON PLANS IS TO SERVE AS A GUIDE ONLY
AND MUST BE INSTALLED BY A QUALIFIED PERSON.

FLASHING
ALL EXPOSED OPENINGS SHALL BE FLASHED WITH ADEQUATE FLASHING.
ALL ROOFING SHALL INCORPORATE STEP FLASHING.
ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.

DOORS - ROUGH OPENING SIZES
FRAME OPENING 1' WIDE THAN DOOR
FRAME HEIGHT 6" FOR EXTENDED DOORS AND 6 1/2" FOR INTERIOR DOORS.
DOORS FRAME OPENING 1' WIDE THAN BIFOLD DOORS AND FRAME HEIGHT 8 1/2".

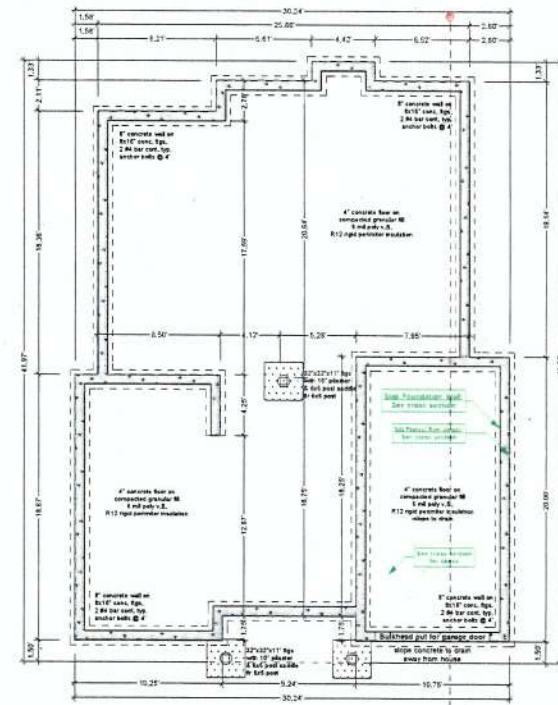
AREC
SEALING UNIFORMITY ELEMENT TO BE MAINTAINED AND MONITORED FOR ANY

NEITHER JAVADESSIMI INC.
NOR THE DESIGNER ACCEPT
RESPONSIBILITY FOR THE
FOLLOWING:

- INFORMATION PROVIDED ON
EXISTING BUILDINGS OR SITE
- CONFORMITY OF PLANS TO
SITE
- ERRORS AND OMISSIONS
- ANY HOUSE BUILT FROM THESE
PLANS



SHEET
NUMBER
A3



PROPOSED FOUNDATION PLAN (ON SLAB)
SCALE: 1/4" = 1'-0"

 <p>JAVA DESIGNS WHERE LINES ON PAPER BECOME WALLS ON SITE PH 250.590.2468 FX 250.590.4577 www.javadesigns.ca</p>	<p>SHEET NUMBER</p> <p>(A3)</p>	<p>ISSUE DATE: MAR. 05, 2019</p>	<p>DRAWING NAME: PROPOSED LOT 3: CROSS SECTION A-I & FOUNDATION PLAN</p>	<p>CUSTOMER: PAM HARTLING</p>
	<p>DRAWN BY: KYLE LEGGETT</p>	<p>DRAWING SCALE: 1/4"=1'-0"</p>	<p>ADDRESS: 2812 & 2838 SHAKESPEARE STREET, VICTORIA</p>	

 **JAVA DESIGNS**
WHERE LINES ON PAPER BECOME WALLS ON SITE
TEL 250.590.2468 FAX 250.590.4577 www.javadesigns.ca

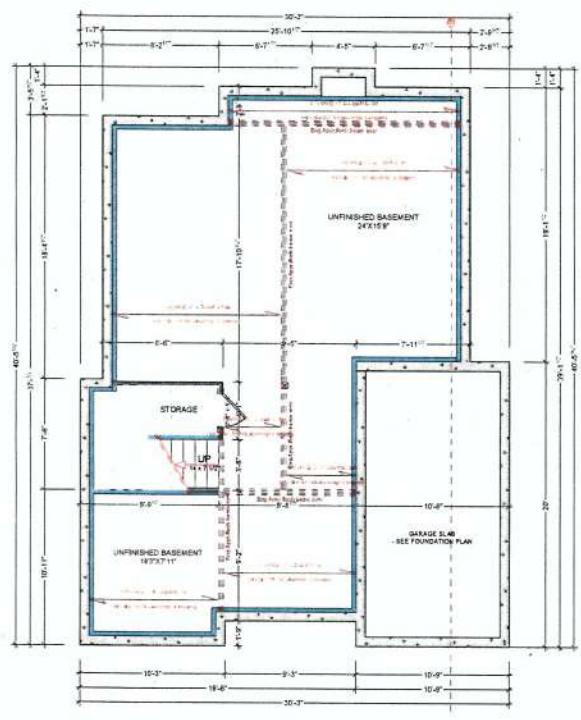
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NUMBER

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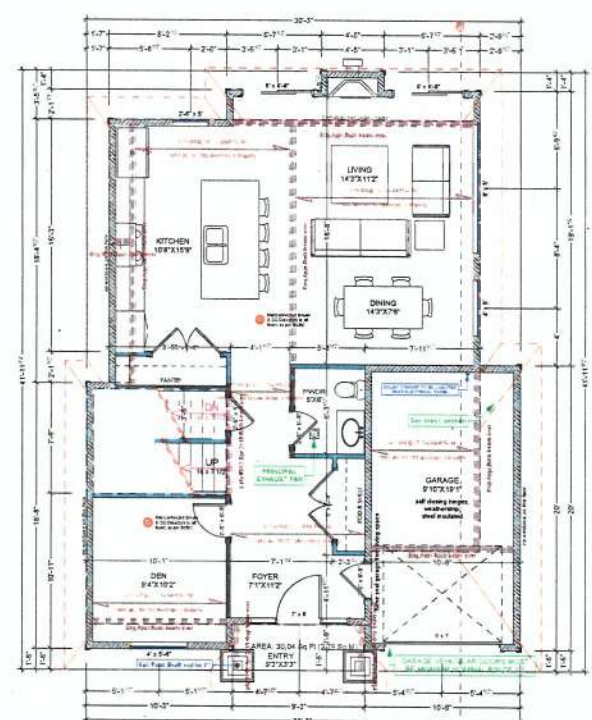
RECEIVED
 City of Victoria
 MAR 07 2019
 Planning & Development Department
 Building 1000
 1000 Douglas Street

MAR 07 2019

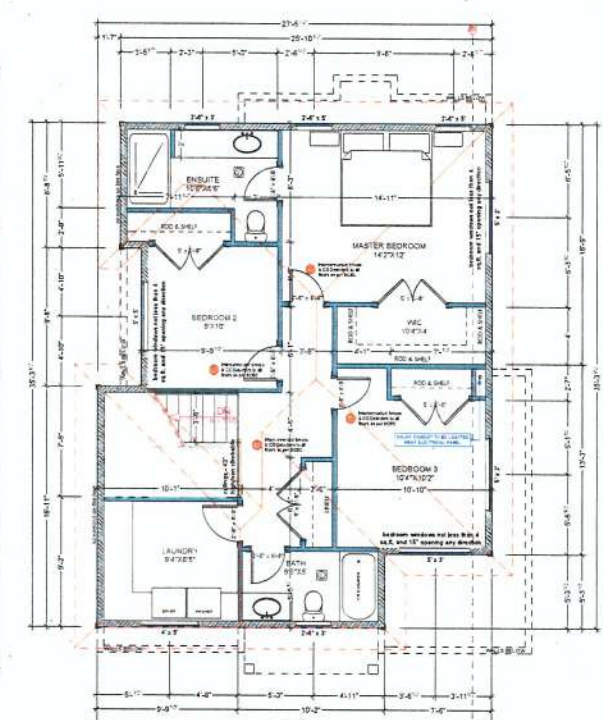
Planning & Design
Development



PROPOSED BASEMENT FLOOR PLAN (8'-0 3/4" WALLS)
SCALE: 1/4" = 1'-0"
PROPOSED BASEMENT FLOOR AREA: 783.31 Sq Ft (72.77 Sq M)



PROPOSED MAIN FLOOR PLAN (9'-0 3/4" WALLS)
SCALE: 1/4" = 1'-0"
PROPOSED MAIN FLOOR AREA: 816.82 Sq Ft (75.89 Sq M)
PROPOSED GARAGE FLOOR AREA: 187.65 Sq Ft (17.43 Sq M)
"SOLAR READY" PLUMBING - SEE ELECTRICAL FOR DETAILS



PROPOSED UPPER FLOOR PLAN (8'-0 3/4" WALLS)
SCALE: 1/4" = 1'-0"
PROPOSED UPPER FLOOR AREA: 827.32 Sq Ft (76.86 Sq M)
"SOLAR READY" PLUMBING - SEE ELECTRICAL FOR DETAILS

NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa

<p>GENERAL NOTES</p> <p>ALL MATERIALS AND CONSTRUCTION METHODS TO CONFORM TO THE CURRENT EDITION OF THE NATIONAL BUILDING CODE AS WELL AS ANY LOCAL BUILDING CODES OR BYLAWS WHICH MAY THEREAFTER BE ENACTED.</p> <p>ALL MEASUREMENTS MUST BE VERIFIED ON SITE BY OWNER PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE DESIGNER.</p> <p>DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.</p> <p>SMOKE DETECTORS SHALL BE PROVIDED ON EVERY FLOOR.</p>	<p>SITE PLAN</p> <p>ALL LAYOUTS SHOULD BE CONFIRMED BY A REGISTERED S.E. LAND SURVEYOR.</p> <p>ALL SETBACKS SHALL BE COMPLIED BY THE OWNER/BUILDER.</p> <p>ALL GRADE ADJUSTMENTS ARE THE RESPONSIBILITY OF THE OWNER/BUILDER AND ANY NOTATIONS ARE TO BE MADE ON SITE.</p> <p>CONFIRMATION OF THESE PLANS TO THE ACTUAL SITE IS THE RESPONSIBILITY OF THE OWNER/BUILDER.</p> <p>CONCRETE AND FOUNDATIONS</p> <p>ALL CONCRETE FOOTINGS TO HAVE SOLID BEARINGS ON COMPACTED UNDISTURBED SUBGRADE 20% TO 4" DEEPER DEPTH BELOW FROST PENETRATION.</p>	<p>IF DOPTER CONDITIONS APPLY THE FOLLOWING BEARING CAPACITY</p> <p>AND SIZE OF FOOTINGS ARE TO BE DESIGNED BY A QUALIFIED ENGINEER.</p> <p>GARAGE & CARPORT FLOORS AND EXTENSION STEPS SHALL NOT BE LESS THAN 12 MPa.</p> <p>FOUNDATION CONCRETE SHALL HAVE MIN. COMPRESSIVE STRENGTH OF 28 MPa (4080 PSI) IN DAYS. MIXED, PLACED AND TESTED IN ACCORDANCE WITH CANALAS.</p> <p>ALL WALLS ARE 8" CONCRETE UNLESS OTHERWISE NOTED.</p> <p>ALL GRADES ARE ESTIMATED ONLY AND SHALL BE RECHECKED ON SITE.</p> <p>ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED OR SEPARATED BY A MOISTURE RESISTANT GASKET MATERIAL.</p>	<p>JOISTER, TRUSSES AND BEAMS</p> <p>BUILDING FRAMES TO BE AUTHORIZED TO FOUNDATION BY FASTENING DELTA PLATE TO FOUNDATION WITH NOT LESS THAN 12mm (1/2") DIA. ANCHOR BOLTS AT 1400mm (4'6") ON CENTER.</p> <p>ALL ENGINEERED BEAMS TO BE SIZED BY SUPPLIER.</p> <p>ALL BEAMS SHALL CONFORM TO THE TABLES SET OUT IN THE 2015 NBCC AND THE NATIONAL BUILDING CODE OF CANADA AND VARIATIONS OF ALL PLANS IS THE RESPONSIBILITY OF THE OWNER/BUILDER.</p>	<p>ROOFING</p> <p>ALL ROOFING SHALL BE SUPPLIED TO MANUFACTURER'S SPECIFICATION AND SHALL INCLUDE GAVES PROTECTION FROM ICE DAMS AND SNOW BUILD UP.</p> <p>PLUMBING & ELECTRICAL</p> <p>ANY ELECTRICAL SHOWN ON PLANS IS TO SERVE AS A GUIDE ONLY AND MUST BE INSTALLED BY A QUALIFIED PERSONNEL.</p>	<p>FLASHING</p> <p>ALL EXPOSED OPENINGS SHALL BE PROVIDED WITH ADEQUATE FLASHING.</p> <p>ALL ROOFING SHALL INCORPORATE STEEL FLASHING.</p> <p>ALL PENETRATIONS THROUGH ROOF SHALL INCLUDE APPROPRIATE FLASHING.</p> <p>DOORS - ROUGH OPENING SIZES</p> <p>FRAME OPENING 1" HIGHER THAN DOOR.</p> <p>FRAME HEIGHT 2" FOR EXTERIOR DOORS AND 2 1/2" FOR INTERIOR DOORS.</p> <p>DOORS FRAME OPENING 1" HIGHER THAN DOOR.</p> <p>DOOR FRAME HEIGHT 2 1/2".</p> <p>MISC.</p> <p>CARBON MONOXIDE ALARMS TO BE HARDWIRED AND WITHIN 5M OF EACH BEDROOM IN EVERY SUITE AND INTERCONNECTED TO ALL FLOORS. CARBON MONOXIDE ALARMS TO CONFORM TO CAN 5.18.</p>	<p>NOTES: JAVA DESIGNS INC. IS THE DESIGNER AND ACCEPTS RESPONSIBILITY FOR THE FOLLOWING INFORMATION PROVIDED ON EXISTING BUILDINGS OF SITE. CONFIRMATION OF PLANS TO SITE. ANY ERRORS AND OMISSIONS ARE THE RESPONSIBILITY OF THE OWNER.</p>
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CUSTOMER:
PAM HARTLING

ADDRESS:
2032 & 2038 SHAKESPEARE STREET, VICTORIA

DRAWING NAME:
PROPOSED LOT 3: BASEMENT, MAIN FLOOR & UPPER FLOOR PLANS

DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
MAR. 06, 2019

DRAWN BY:
KYLE LEGGETT

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
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SHEET NUMBER
A4



EXTERIOR FINISHES SCHEDULE					
A	ROOFING	ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS	B1	WALL FINISH	HARDBOARD AND SATIN 1/4" @ 12" O.C. HANDBRICKEN AS PER B.S.C.
B	GUTTER & SOFFIT	ALUMINUM GUTTER AND NONPAINTED SOFFIT	B2	WALL FINISH	STUCCO - SEE OWNER FOR TEXTURE FINISH - 1/4" SCREEN AS PER B.S.C.
C	BARGE BOARD	3/4" WITH 1/4" DOUBLE BARGE BOARD, PAINTED TRIM COLOUR	D	DETAIL	DECORATIVE FINISH
D	WINDOW & DOOR TRIM	1/4" TRIM BOARDS - PAINTED, STAINED	H	POSTS	ARTS & CRAFTS COLUMNS MADE OF 1/4" PLYWOOD WITH GLAZERS PAPER AND STUCCO WIRE WITH STONE CONCRETE OVER CUP OVER INTERNAL 6/8 POST
E	CORNER TRIM	1/4" CORNER BOARDS - PAINTED, STAINED			



NAFS REQUIREMENTS:
Performance Grade of 30
Water Test Pressure of 260 Pa

MAR 07 2019
Planning & Development Department

CUSTOMER: **PAM HARTLING**
ADDRESS: 2832 & 2838 SHAKESPEARE STREET, VICTORIA

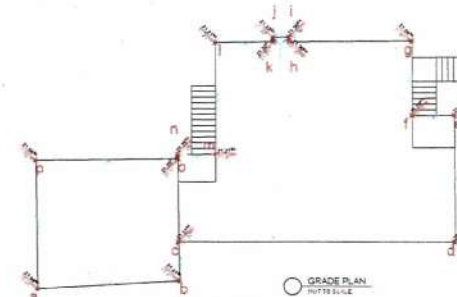
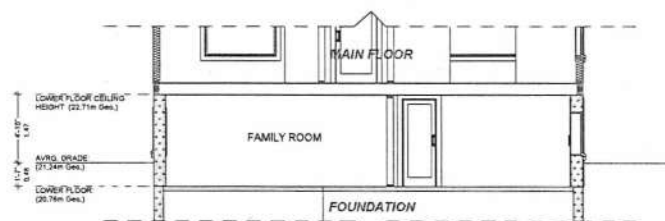
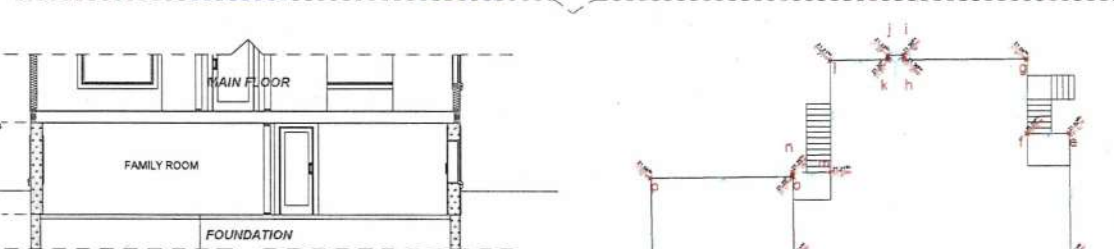
DRAWING NAME: **PROPOSED LOT 3: ELEVATIONS**
DRAWING SCALE: 1/4" = 1'-0"

ISSUE DATE: **MAR 06 2019**
DRAWN BY: **KYLE LEGGETT**

JAVA DESIGNS
WHERE LINES ON PAPER BECOME WALLS ON SITE
PH: 250.590.2468 FX: 250.590.4577 www.javadesigns.ca

SHEET NUMBER: **A5**

Available from:



 **GRADE PLAN**
NOT TO SCALE

Gravel Types	Flow, Q (m³/sec)	Distance between Pierces (m)	Width (m)
Q10	21.21	8.23	20.0
Q12	21.21	10.18	21.21
Q14	21.21	12.13	22.42
Q16	21.21	14.08	23.63
Q18	21.21	16.03	24.84
Q20	21.21	17.98	26.05
Q22	21.21	19.93	27.26
Q24	21.21	21.88	28.47
Q26	21.21	23.83	29.68
Q28	21.21	25.78	30.89
Q30	21.21	27.73	32.10
Q32	21.21	29.68	33.31
Q34	21.21	31.63	34.52
Q36	21.21	33.58	35.73
Q38	21.21	35.53	36.94
Q40	21.21	37.48	38.15
Q42	21.21	39.43	39.36
Q44	21.21	41.38	40.57
Q46	21.21	43.33	41.78
Q48	21.21	45.28	42.99
Q50	21.21	47.23	44.20
Q52	21.21	49.18	45.41
Q54	21.21	51.13	46.62
Q56	21.21	53.08	47.83
Q58	21.21	55.03	49.04
Q60	21.21	56.98	50.25
Q62	21.21	58.93	51.46
Q64	21.21	60.88	52.67
Q66	21.21	62.83	53.88
Q68	21.21	64.78	55.09
Q70	21.21	66.73	56.30
Q72	21.21	68.68	57.51
Q74	21.21	70.63	58.72
Q76	21.21	72.58	59.93
Q78	21.21	74.53	61.14
Q80	21.21	76.48	62.35
Q82	21.21	78.43	63.56
Q84	21.21	80.38	64.77
Q86	21.21	82.33	65.98
Q88	21.21	84.28	67.19
Q90	21.21	86.23	68.40
Q92	21.21	88.18	69.61
Q94	21.21	90.13	70.82
Q96	21.21	92.08	72.03
Q98	21.21	94.03	73.24
Q100	21.21	95.98	74.45
Q102	21.21	97.93	75.66
Q104	21.21	99.88	76.87
Q106	21.21	101.83	78.08
Q108	21.21	103.78	79.29
Q110	21.21	105.73	80.50
Q112	21.21	107.68	81.71
Q114	21.21	109.63	82.92
Q116	21.21	111.58	84.13
Q118	21.21	113.53	85.34
Q120	21.21	115.48	86.55
Q122	21.21	117.43	87.76
Q124	21.21	119.38	88.97
Q126	21.21	121.33	90.18
Q128	21.21	123.28	91.39
Q130	21.21	125.23	92.60
Q132	21.21	127.18	93.81
Q134	21.21	129.13	95.02
Q136	21.21	131.08	96.23
Q138	21.21	133.03	97.44
Q140	21.21	134.98	98.65
Q142	21.21	136.93	99.86
Q144	21.21	138.88	101.07
Q146	21.21	140.83	102.28
Q148	21.21	142.78	103.49
Q150	21.21	144.73	104.70
Q152	21.21	146.68	105.91
Q154	21.21	148.63	107.12
Q156	21.21	150.58	108.33
Q158	21.21	152.53	109.54
Q160	21.21	154.48	110.75
Q162	21.21	156.43	111.96
Q164	21.21	158.38	113.17
Q166	21.21	160.33	114.38
Q168	21.21	162.28	115.59
Q170	21.21	164.23	116.80
Q172	21.21	166.18	118.01
Q174	21.21	168.13	119.22
Q176	21.21	170.08	120.43
Q178	21.21	172.03	121.64
Q180	21.21	173.98	122.85
Q182	21.21	175.93	124.06
Q184	21.21	177.88	125.27
Q186	21.21	179.83	126.48
Q188	21.21	181.78	127.69
Q190	21.21	183.73	128.90
Q192	21.21	185.68	130.11
Q194	21.21	187.63	131.32
Q196	21.21	189.58	132.53
Q198	21.21	191.53	133.74
Q200	21.21	193.48	134.95
Q202	21.21	195.43	136.16
Q204	21.21	197.38	137.37
Q206	21.21	199.33	138.58
Q208	21.21	201.28	139.79
Q210	21.21	203.23	141.00
Q212	21.21	205.18	142.21
Q214	21.21	207.13	143.42
Q216	21.21	209.08	144.63
Q218	21.21	211.03	145.84
Q220	21.21	212.98	147.05
Q222	21.21	214.93	148.26
Q224	21.21	216.88	149.47
Q226	21.21	218.83	150.68
Q228	21.21	220.78	151.89
Q230	21.21	222.73	153.10
Q232	21.21	224.68	154.31
Q234	21.21	226.63	155.52
Q236	21.21	228.58	156.73
Q238	21.21	230.53	157.94
Q240	21.21	232.48	159.15
Q242	21.21	234.43	160.36
Q244	21.21	236.38	161.57
Q246	21.21	238.33	162.78
Q248	21.21	240.28	163.99
Q250	21.21	242.23	165.20
Q252	21.21	244.18	166.41
Q254	21.21	246.13	167.62
Q256	21.21	248.08	168.83
Q258	21.21	250.03	170.04
Q260	21.21	251.98	171.25
Q262	21.21	253.93	172.46
Q264	21.21	255.88	173.67
Q266	21.21	257.83	174.88
Q268	21.21	259.78	176.09
Q270	21.21	261.73	177.30
Q272	21.21	263.68	178.51
Q274	21.21	265.63	179.72
Q276	21.21	267.58	180.93
Q278	21.21	269.53	182.14
Q280	21.21	271.48	183.35
Q282	21.21	273.43	184.56
Q284	21.21	275.38	185.77
Q286	21.21	277.33	186.98
Q288	21.21	279.28	188.19
Q290	21.21	281.23	189.40
Q292	21.21	283.18	190.61
Q294	21.21	285.13	191.82
Q296	21.21	287.08	193.03
Q298	21.21	289.03	194.24
Q300	21.21	290.98	195.45
Q302	21.21	292.93	196.66
Q304	21.21	294.88	197.87
Q306	21.21	296.83	199.08
Q308	21.21	298.78	200.29
Q310	21.21	300.73	201.50
Q312	21.21	302.68	202.71
Q314	21.21	304.63	203.92
Q316	21.21	306.58	205.13
Q318	21.21	308.53	206.34
Q320	21.21	310.48	207.55
Q322	21.21	312.43	208.76
Q324	21.21	314.38	209.97
Q326	21.21	316.33	211.18
Q328	21.21	318.28	212.39
Q330	21.21	320.23	213.60
Q332	21.21	322.18	214.81
Q334	21.21	324.13	216.02
Q336	21.21	326.08	217.23
Q338	21.21	328.03	218.44
Q340	21.21	330.98	219.65
Q342	21.21	332.93	220.86
Q344	21.21	334.88	222.07
Q346	21.21	336.83	223.28
Q348	21.21	338.78	224.49
Q350	21.21	340.73	225.70
Q352	21.21	342.68	226.91
Q354	21.21	344.63	228.12
Q356	21.21	346.58	229.33
Q358	21.21	348.53	230.54
Q360	21.21	350.48	231.75
Q362	21.21	352.43	232.96
Q364	21.21	354.38	234.17
Q366	21.21	356.33	235.38
Q368	21.21	358.28	236.59
Q370	21.21	360.23	237.80
Q372	21.21	362.18	239.01
Q374	21.21	364.13	240.22
Q376	21.21	366.08	241.43
Q378	21.21	368.03	242.64
Q380	21.21	370.98	243.85
Q382	21.21	372.93	245.06
Q384	21.21	374.88	246.27
Q386	21.21	376.83	247.48
Q388	21.21	378.78	248.69
Q390	21.21	380.73	249.90
Q392	21.21	382.68	251.11
Q394	21.21	384.63	252.32
Q396	21.21	386.58	253.53
Q398	21.21	388.53	254.74
Q400	21.21	390.48	255.95
Q402	21.21	392.43	257.16
Q404	21.21	394.38	258.37
Q406	21.21	396.33	259.58
Q408	21.21	398.28	260.79
Q410	21.21	400.23	262.00
Q412	21.21	402.18	263.21
Q414	21.21	404.13	264.42
Q416	21.21	406.08	265.63
Q418	21.21	408.03	266.84
Q420	21.21	410.98	268.05
Q422	21.21	412.93	269.26
Q424	21.21	414.88	270.47
Q426	21.21	416.83	271.68
Q428	21.21	418.78	272.89
Q430	21.21	420.73	274.10
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Q438	21.21	428.53	278.94
Q440	21.21	430.48	280.15
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Q446	21.21	436.33	283.78
Q448	21.21	438.28	284.99
Q450	21.21	440.23	286.20
Q452	21.21	442.18	287.41
Q454	21.21	444.13	288.62
Q456	21.21	446.08	289.83
Q458	21.21	448.03	291.04
Q460	21.21	450.98	292.25
Q462	21.21	452.93	293.46
Q464	21.21	454.88	294.67
Q466	21.21	456.83	295.88
Q468	21.21	458.78	297.09
Q470	21.21	460.73	298.30
Q472	21.21	462.68	299.51
Q474	21.21	464.63	300.72
Q476	21.21	466.58	301.93
Q478	21.21	468.53	303.14
Q480	21.21	470.48	304.35
Q482	21.21	472.43	305.56
Q484	21.21	474.38	306.77
Q486	21.21	476.33	307.98
Q488	21.21	478.28	309.19
Q490	21.21	480.23	310.40
Q492	21.21	482.18	311.61
Q494	21.21	484.13	312.82
Q496	21.21	486.08	314.03
Q498	21.21	488.03	315.24
Q500	21.21	490.98	316.45
Q502	21.21	492.93	317.66
Q504	21.21	494.88	318.87
Q506	21.21	496.83	320.08
Q508	21.21	498.78	321.29
Q510	21.21	500.73	322.50
Q512	21.21	502.68	323.71
Q514	21.21	504.63	324.92
Q516	21.21	506.58	326.13
Q518	21.21	508.53	327.34
Q520	21.21	510.48	328.55
Q522	21.21	512.43	329.76
Q524	21.21	514.38	330.97
Q526	21.21	516.33	332.18
Q528	21.21	518.28	333.39
Q530	21.21	520.23	334.60
Q532	21.21	522.18	335.81
Q534	21.21	524.13	337.02
Q536	21.21	526.08	338.23
Q538	21.21	528.03	339.44
Q540	21.21	530.98	340.65
Q542	21.21	532.93	341.86
Q544	21.21	534.88	343.07
Q546	21.21	536.83	344.28
Q548	21.21	538.78	345.49
Q550	21.21	540.73	346.70
Q552	21.21	542.68	347.91
Q554	21.21	544.63	349.12
Q556	21.21	546.58	350.33
Q558	21.21	548.53	351.54
Q560	21.21	550.48	352.75
Q562	21.21	552.43	353.96
Q564	21.21	554.38	

Recipients City of Victoria

MAR 07 2019

CUSTOMER: PAM HARTLING

DRAWING NAME:
EXISTING LOT 1 2838 SHAKESPEARE
ST.; SITE PLAN & GRADE PLAN

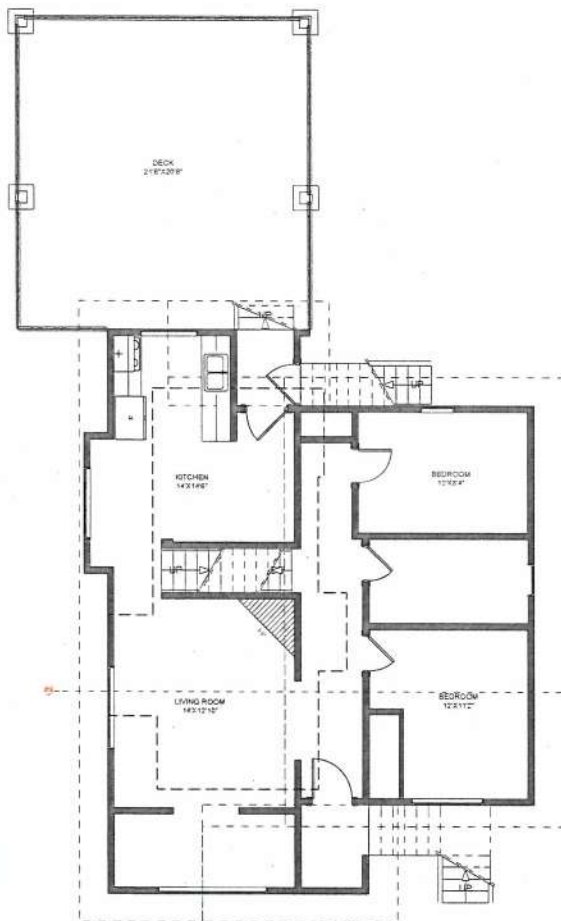
ISSUE DATE:
MAR. 06. 2019

DRAWN BY:
KYLE LEGGE

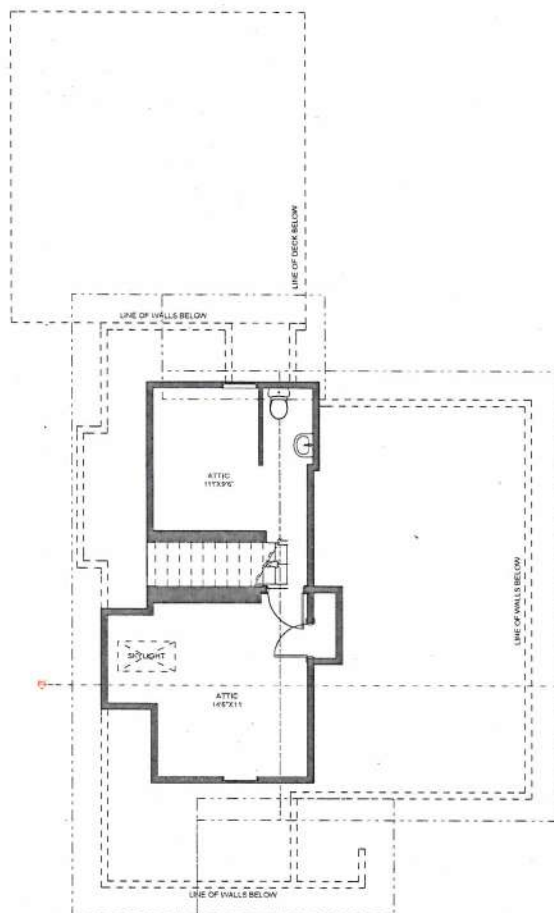
 **JAVA DESIGNS**
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SHEET
NUMBER

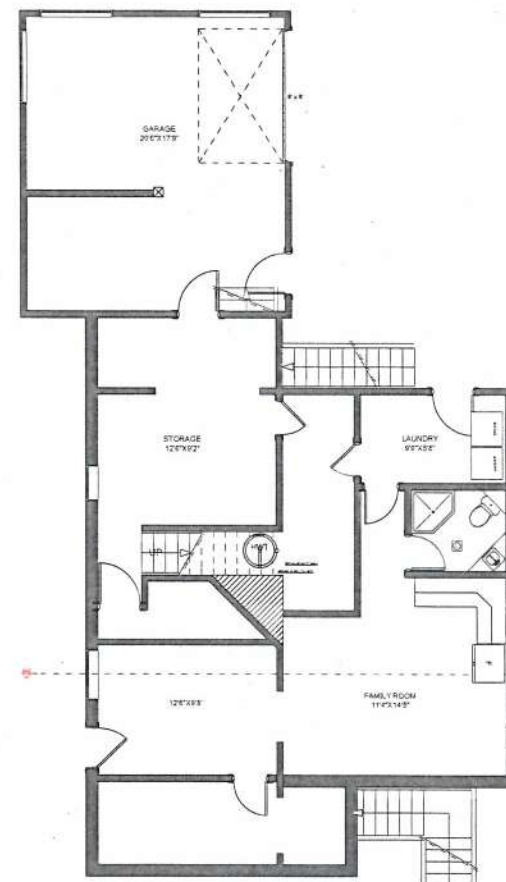
A6



EXISTING MAIN FLOOR PLAN (8'-8" WALLS)
SCALE: 1/4" = 1'-0"
EXISTING TOTAL MAIN FLOOR AREA: 991 Sq Ft
2838 SHAKESPEARE ST. VICTORIA BC



EXISTING ATTIC FLOOR PLAN (6'-8" WALLS)
SCALE: 1/4" = 1'-0"
EXISTING FLOOR AREA: 362 Sq Ft
2838 SHAKESPEARE ST. VICTORIA BC

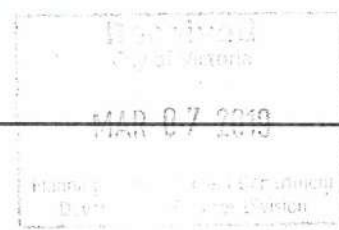


EXISTING LOWER FLOOR PLAN (6'-6" WALLS)
SCALE: 1/4" = 1'-0"
EXISTING LOWER FLOOR AREA: 1,025 Sq Ft
EXISTING GARAGE AREA: 402 Sq Ft
2838 SHAKESPEARE ST. VICTORIA BC

Received
City of Victoria
MAR 07 2019
Planning Department

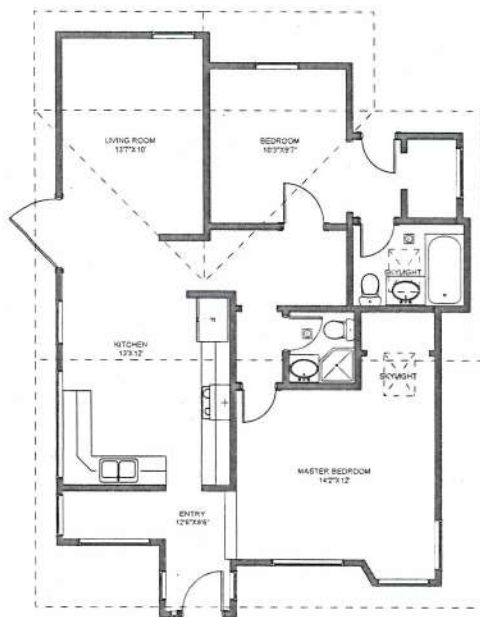
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	DRAWN BY: KYLE LEGGETT	DRAWING SCALE: 1/4" = 1'-0"	ADDRESS: 2838 S. 2838 SHAKESPEARE STREET, VICTORIA
SHEET NUMBER A7			

SITE PLAN
SCALE: 1:100



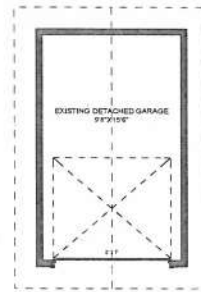
SHEET
NUMBER

A8



EXISTING MAIN FLOOR PLAN (8'-8" WALLS)

SCALE: 1/4" = 1'-0"
EXISTING MAIN FLOOR AREA: 981 Sq Ft
2832 SHAKESPEARE ST, VICTORIA BC



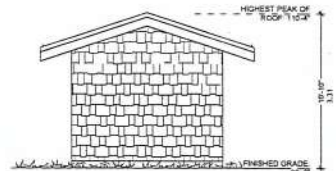
EXISTING DETACHED GARAGE PLAN (8'-0 3/4" WALLS)

SCALE: 1/4" = 1'-0"
TOTAL AREA: 174 Sq Ft
2832 SHAKESPEARE ST VICTORIA BC



EXISTING DETACHED GARAGE FRONT ELEVATION

SCALE: 1/4" = 1'-0"
2832 SHAKESPEARE ST VICTORIA BC



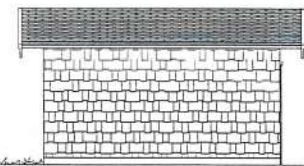
EXISTING DETACHED GARAGE REAR ELEVATION

SCALE: 1/4" = 1'-0"
2832 SHAKESPEARE ST VICTORIA BC



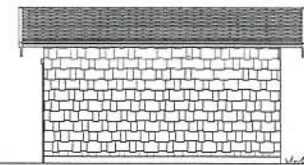
EXISTING DETACHED GARAGE FOUNDATION

SCALE: 1/4" = 1'-0"
2832 SHAKESPEARE ST, VICTORIA BC



EXISTING DETACHED GARAGE LEFT ELEVATION

SCALE: 1/4" = 1'-0"
2832 SHAKESPEARE ST, VICTORIA BC



EXISTING DETACHED GARAGE RIGHT ELEVATION

SCALE: 1/4" = 1'-0"
2832 SHAKESPEARE ST, VICTORIA BC

CUSTOMER:
PAM HARTLING
ADDRESS:
2832 & 2838 SHAKESPEARE STREET, VICTORIA

DRAWING NAME:
EXISTING LOT 2 2832 SHAKESPEARE ST,
FLOOR PLANS & GARAGE ELEVATIONS
DRAWING SCALE:
1/4"=1'-0"

ISSUE DATE:
MAR. 06, 2019
DRAWN BY:
KYLE LEGGELL

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A9

MAR 07 2019

Building Department
Design Services Division



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	SHEET NUMBER <div style="border: 1px solid black; border-radius: 50%; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> A10 </div>		

MAR 07 2019



2832 EAST ELEVATION



2832 EAST ELEVATION



2832 NORTH ELEVATION



2832 NORTH ELEVATION



2832 SOUTH ELEVATION



2832 SOUTH ELEVATION



2832 SOUTH ELEVATION



2832 SOUTH ELEVATION



2832 WEST ELEVATION



2832 WEST ELEVATION



2838 EAST ELEVATION



2882 NORTH ELEVATION



2838 SOUTH ELEVATION



2838 SOUTH ELEVATION



2838 SOUTH ELEVATION



2838 WEST ELEVATION

CUSTOMER:
PAM HARTLING
ADDRESS:
2832 & 2838 SHAKESPEARE STREET, VICTORIA

DRAWING NAME:
EXISTING PHOTOS

ISSUE DATE:
MAR. 06, 2019

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SHEET
NUMBER

A12

I.1.a.b

2832 and 2838 Shakespeare Street: Rezoning Application No. 00656 (Oaklands)**Motion**Rezoning Application No. 00656

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00656 for 2832 and 2838 Shakespeare Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variances Application No. 00116

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00656, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00116 for 2832 and 2838 Shakespeare Street in accordance with:

1. Plans date stamped March 7, 2019.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the rear yard setback from 6.00 m to 1.80 m for Lot 2
 - ii. reduce the front yard setback for an accessory building from 18.00 m to 15.25 m for Lot 2
 - iii. allow an accessory building in the front yard for Lot 2
 - iv. reduce the side yard setback for an accessory building from 0.60 m to 0.30 m for Lot 2.
3. A revised site plan and landscape plan that includes existing trees to be removed to the satisfaction of the Director of Sustainable Planning and Community Development.
4. The Development Permit lapsing two years from the date of this resolution.

Carried