



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Staff Report

File #:15-543

REQUEST FOR DECISION

DATE: December 2, 2015

Report No. DEV-15-066

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT:

Development Permit for a two-lot subdivision at 865-867 Kindersley Road

RECOMMENDATION:

That Council approve Development Permit 000058 for a two-lot subdivision at 865-867 Kindersley Road, PID 004-671-961, Lot A, Section 10, Esquimalt District, Plan 12881, as attached as Schedule "A" to Staff Report DEV-15-066. .

RELEVANT POLICY:

Official Community Plan
Zoning Bylaw

STRATEGIC RELEVANCE:

The proposed development permit does not specifically support any of Council's strategic priorities.

BACKGROUND:

On October 26, 2015, Council approved Bylaw No. 2858, being a bylaw to rezone the property at 865-867 Kindersley Road from RD-1 (Two-family residential) to CD-94 (Comprehensive Development - 94). The new zoning allows the property to be subdivided into two lots (Schedule "B"). Because the property is located within Development Permit Area 5 - Enhanced Design Control Residential - a development permit is required for subdivision. The only development permit guideline that applies to the proposed subdivision is 9.7.5 (m) which states, "Retention and protection of trees and the natural habitat is encouraged where possible." The proposed subdivision allows for the protection of a Garry Oak in the south corner of the property.

Approval of the subdivision development permit does not result in the approval of the subdivision. Subdivision approval is the responsibility of the Subdivision Approving Officer. Technical details such as site servicing are dealt with through the subdivision approving process as opposed to the development permit process.

ISSUES:

1. Rationale for Selected Option

The proposed subdivision is consistent with the recent rezoning of the site.

2. Organizational Implications

Approval of this development permit has no significant organizational implications.

3. Financial Implications

Approval of this development permit has no significant financial implications.

4. Sustainability & Environmental Implications

Approval of this development permit will allow for a slight densification of the neighbourhood which allows for the more efficient use of infrastructure.

5. Communication & Engagement

By law, development permit processing does not include a community engagement process. The community engagement process occurred at the public hearing for the rezoning.

ALTERNATIVES:

1. That Council approve Development Permit 000058 for a two-lot subdivision at 865-867 Kindersley Road, PID 004-671-961, Lot A, Section 10, Esquimalt District, Plan 12881, as attached as Schedule "A" to Staff Report DEV-15-066.
2. That Council not approve Development Permit 000058 for a two-lot subdivision at 865-867 Kindersley Road. PID 004-671-961. Lot A, Section 10, Esquimalt District, Plan 12881.