Planning Processes Efficiency Report

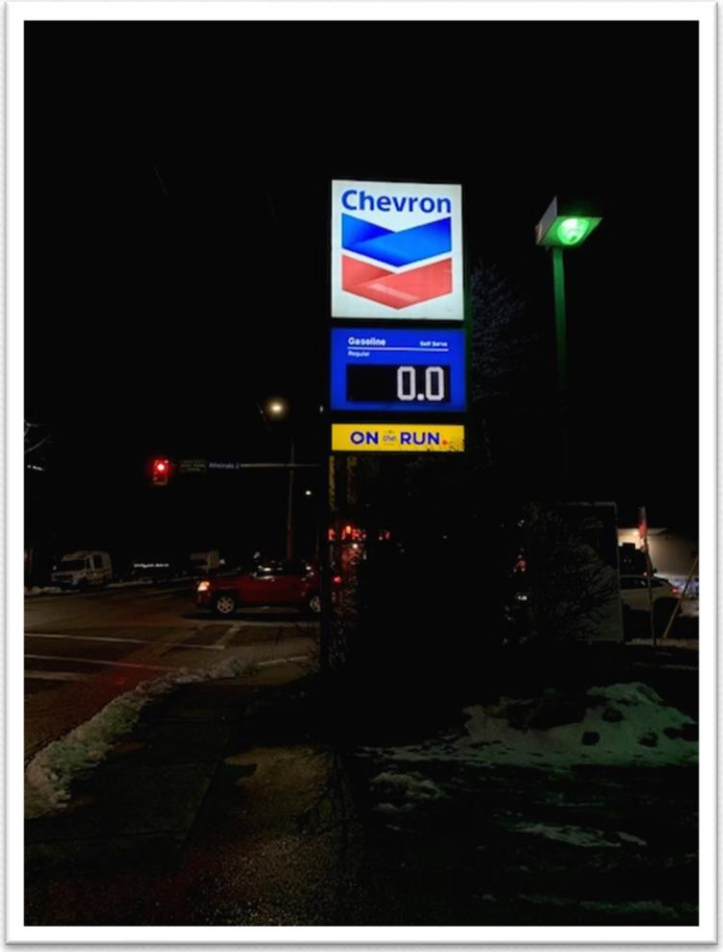
Committee of the Whole

November 14, 2022

Township of ESQUIMALT

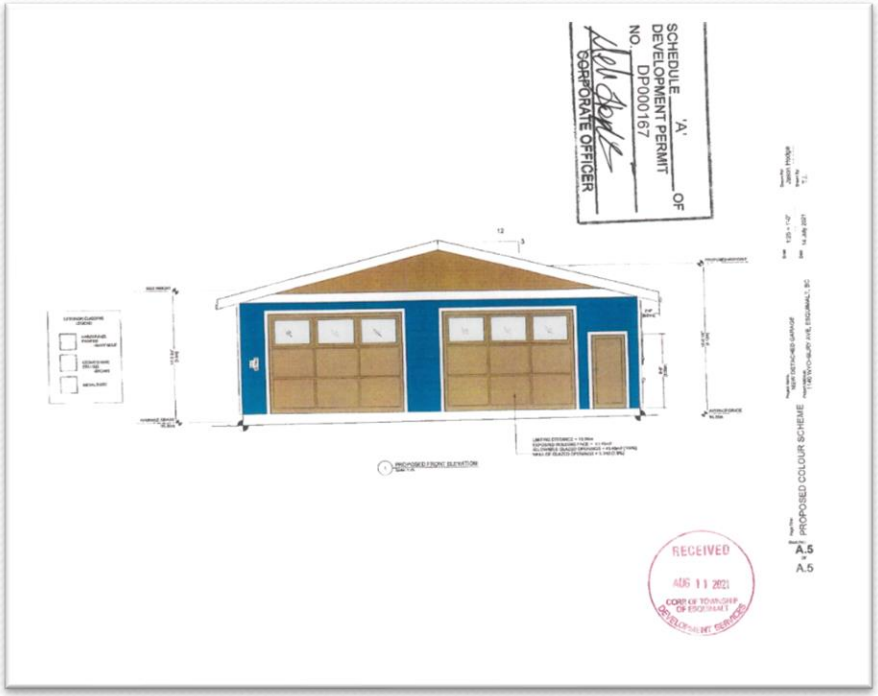
Eliminate Development Permits for Signs

- Sign Bylaw contains numerous design requirements.
- The Sign Bylaw can regulate the type, form, and appearance of signs.
- Requiring a development constitutes an administrative redundancy



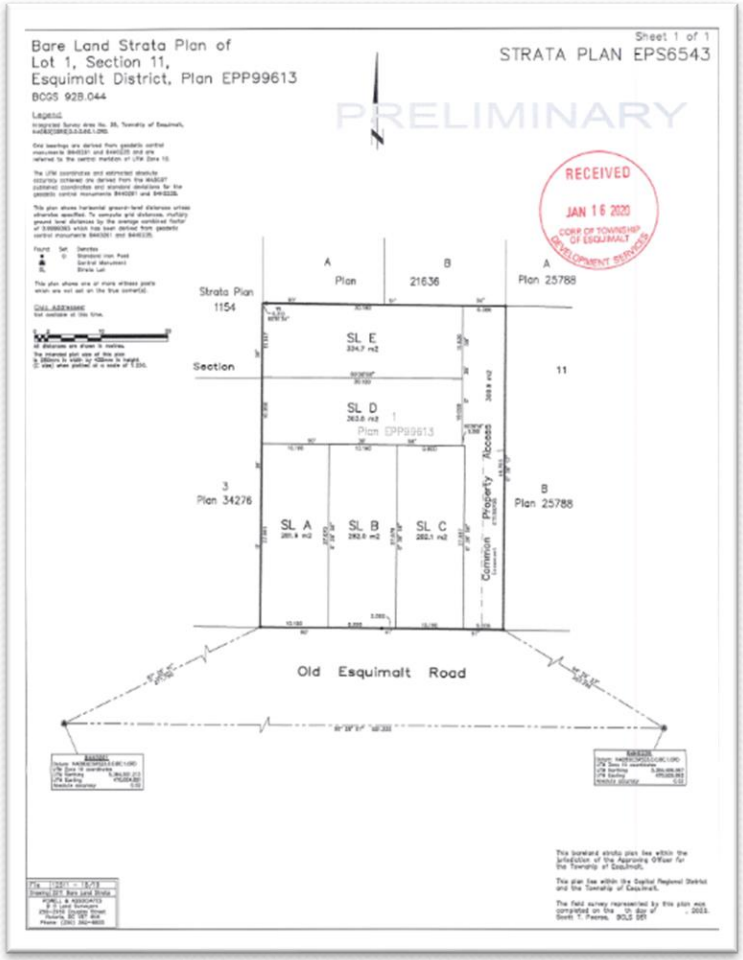
Eliminate Development Permits for Accessory Buildings

- Single Family Dwellings do not require development permits unless infill.
- Auxiliary Buildings are typically not seen from public spaces.
- There are limited guidelines associated with Accessory Buildings



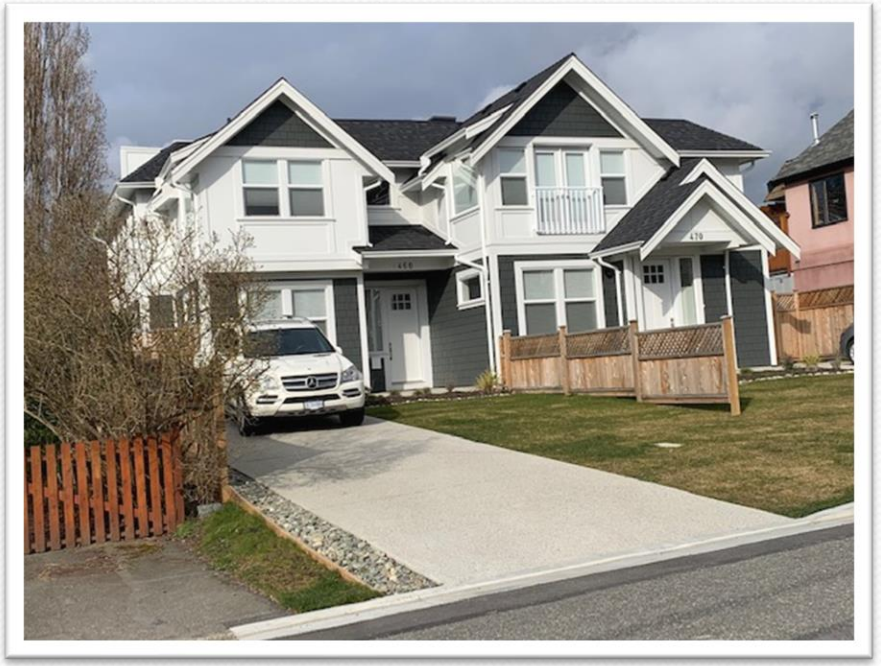
Eliminate Development Permits for Subdivisions

- Four or more lots requires development permit.
- Very few applications.
- Very few relevant design guidelines.
- Administrative burden.



Delegate Development Permit Approvals for Duplexes

- Robust design guidelines exist.
- Need to speed up processing times for this important form of housing.



Increase Floor Height Above Grade

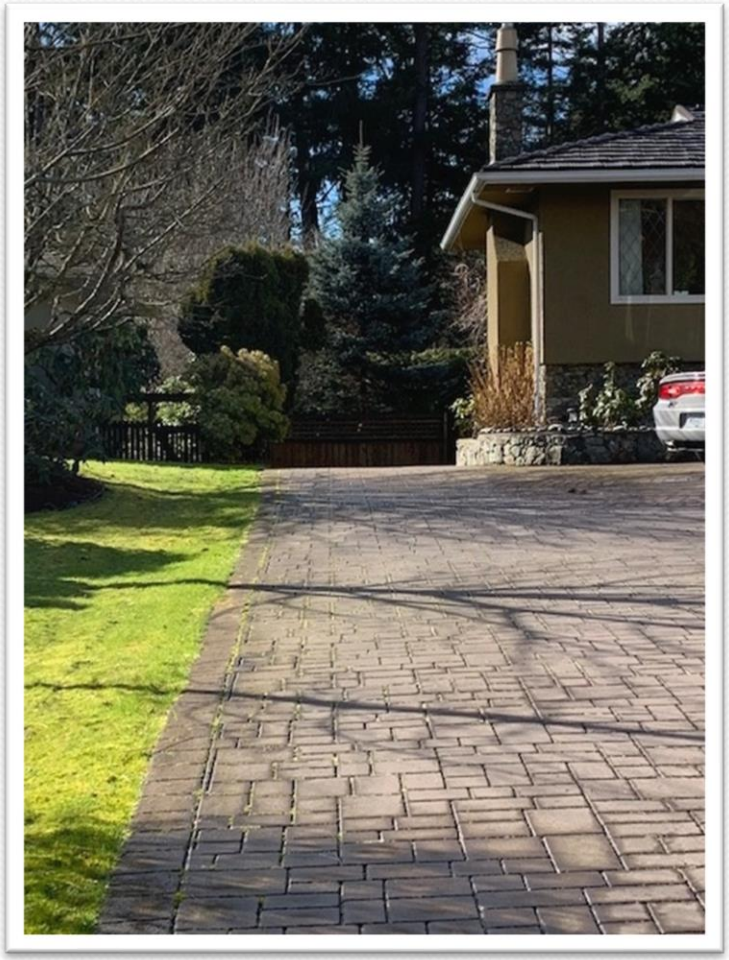
- More compatible with existing situation.
- Creates more livable space in basement Dwelling Units

No Public Hearings for Rezoning for ? or Fewer Dwelling Units

- Adds certainty for applicant, neighbours, Council and staff.
- Speeds up processing times for this important form of housing.

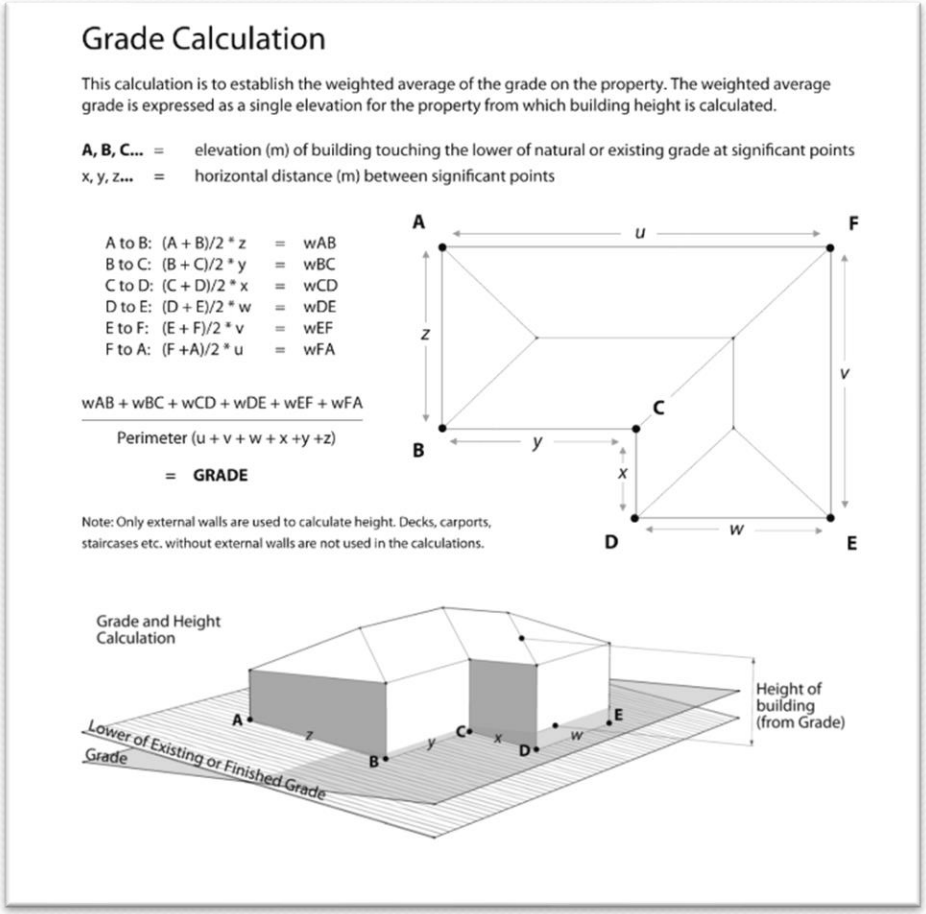
Revise Development Guidelines for DADU's

- Guidelines should be guidelines, not regulations.
- Will reduce the number of variance applications thereby speeding up processing times and saving the applicant money – all important variables in affordable housing.



Clarify Definition of Grade

- Remove confusion related to interpreting the Zoning Bylaw.
- Adds certainty for designers.



Grade Calculation

This calculation is to establish the weighted average of the grade on the property. The weighted average grade is expressed as a single elevation for the property from which building height is calculated.

A, B, C... = elevation (m) of building touching the lower of natural or existing grade at significant points
x, y, z... = horizontal distance (m) between significant points

A to B: (A + B)/2 * z = wAB
B to C: (B + C)/2 * y = wBC
C to D: (C + D)/2 * x = wCD
D to E: (D + E)/2 * w = wDE
E to F: (E + F)/2 * v = wEF
F to A: (F +A)/2 * u = wFA

$$\frac{wAB + wBC + wCD + wDE + wEF + wFA}{\text{Perimeter } (u + v + w + x + y + z)} = \textbf{GRADE}$$

Note: Only external walls are used to calculate height. Decks, carports, staircases etc. without external walls are not used in the calculations.

Discussion

- Does Council have any questions or concerns about what is proposed?
- Does Council have any additional suggestions to add efficiency to any of the planning processes?

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