



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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PERIOD REPORT

DATE: May 16, 2018 Report No. DEV-18-031

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT: Development Services - 2018 First Period Report

The following is a report on the activities pertaining to the Development Services Department from January 1, 2018 to April 30, 2018.

I. DIVISION ACHIEVEMENTS AND ACTIVITIES

1. Rezoning Applications/Official Community Plan Amendments/Temporary Use Permits

In addition to processing applications submitted previously, the Department received six new rezoning applications in the first period.

- (New) 916/920 Old Esquimalt Road - A proposal for 5 new single family homes to replace existing homes.
- (New) 636/638/640/642 Drake Avenue - A proposal for 8 new townhouses.
- (New) 1182 Colville Road - Unit 15 - A proposal to add further commercial uses to the property where the convenience store is; allowing music, dance, yoga classes. Considered by Advisory Planning Commission (APC) May 15, 2018.

- (New) 1109 Lyall Street - A proposal to construct a new two-family dwelling (duplex) behind and existing house. Considered by APC on April 17, 2018.
- (New) 838/842 Admirals Road - A proposal to rezone the property to a Comprehensive Development zone to accommodate a 4 storey, 30-unit multi- residential purpose built rental building. Considered by the Advisory Planning Commission on February 20, 2018. Considered by Design Review Committee (DRC) on February 14, 2018.
- (New) 638/640 Constance and 637 Nelson - A proposal to rezone the property to a Comprehensive Development zone to accommodate a 6 storey, 77-unit multi- residential purpose built rental building. Considered by DRC on February 14, 2018.
- 1052 / 1054 Tillicum Road - A proposal to rezone the property to a Comprehensive Development Zone and an OCP amendment to accommodate a new 5 unit townhouse development.
- 669 Constance Avenue - A proposal to rezone the property to a Comprehensive Development zone to accommodate a 12 storey, 83 unit, mass timber condominium project. Public Hearing held on April 23, 2018.
- 1379 Esquimalt Road (St. Peter's and St. Paul's Church) - A proposal to rezone the property to a Comprehensive Development zone to accommodate 24 new non-market seniors' rental apartments.
- 833 / 835 Dunsmuir Road - A proposal to rezone the property to a Comprehensive Development zone to accommodate a 5 storey, 34-unit multi-residential strata building. Considered by DRC on February 14, 2018 and by APC on February 20, 2018.
- 520 Constance Avenue - OCP amendment and Rezoning - A proposal to rezone the property from P-4 (Institutional) to a RM-1 (Residential) zone. Considered by APC on February 20, 2018. Approved by Council May 7, 2018.
- 460/464 Head Street - A proposal to rezone two parcels bounded by Head Street and Lyall Street located abutting the recently approved West Bay Triangle to accommodate a five storey, 16 unit commercial and residential mixed-use building incorporating 4 commercial tenancy spaces on the first storey and 12 residential units above. Development Services Staff worked with the applicant's design team and coordinated with Engineering and Parks Services to finalize the detailed design of the public realm. Staff have coordinated drafting of the covenant and provided it to the applicant for execution to facilitate completion the rezoning.
- 615 Fernhill Road - A proposal to rezone the property to a Comprehensive Development zone to accommodate a new four storey, 10-unit residential building.
- 899 Esquimalt Road - A proposal to rezone the consolidated parcels bounded by Esquimalt Road, Head Street, and Wollaston Street to accommodate a 12 storey, 72 unit, commercial and residential mixed use building incorporating 2 commercial retail spaces oriented toward Esquimalt Road and 70 residential units. This application will also require approval of an OCP

Amendment to proceed. Staff completed a comprehensive review and provided feedback to the applicant resulting in amended plans scheduled to be provided in early January 2018. Considered by DRC on March 14, 2018.

2. Development Permit (DP) Applications

In addition to the existing development permit applications that Development Services continues to process, the Department received four new applications in the first period. In addition, the Department received an application to amend an exiting Development Permit.

- (New) 330 View Point Road - DP application for expansion of existing Macaulay Point Pump Station and installation of new force main. Considered by DRC on February 14, 2018. Approved by Council on March 19, 2018.
- (New) 1244 Esquimalt Road - DP application to replace old windows and door at the front of the existing building.
- (New) 856 Esquimalt Road - DP application to expand the existing 4,000 sq. ft. liquor store into the existing interior and adjacent space currently occupied by the Cambie pub.
- (New) 1052 Tillicum Road - DP application for 5 town homes.
- (New) 337 Victoria View Road - Application to amend the DP application for the waste water treatment plant. Approved by Council on February 26, 2018.
- 832 Old Esquimalt Road - DP application for a new strata titled duplex.
- 429 Lampson Street (English Inn) - DP application for 179 residential units. Permit amended by Council to include only the 'Site B' portion of the property and approved for issuance on November 27, 2017. DP Amendment to add the portion of property with the new hotel wing with spa and hotel rooms, to the existing DP was approved by Council on April 9, 2018. Issuance pending receipt of the landscape deposit.
- 455 Nelson Street - DP application to authorize the form and character, including landscaping, of one new single family infill dwelling. Permit is being prepared for the Director's approval based on recent submission of an amended landscaping plan and landscaping estimate. Approved by the Director of Development Services on January 17, 2018.
- 460/464 Head Street - DP application to authorize form and character, including landscaping of a 5 storey, 16 unit commercial and residential mixed-use building incorporating 4 commercial tenancy spaces on the first storey and 12 residential units above. Permit is held in abeyance pending adoption of the zoning for this project.

3. Development Variance Permit (DVP) Applications

In addition to continuing to process existing Development Variance Permit applications, five new DVP Applications were received during the third period.

- (New) 821 Wollston Street - A parking variance to remove 1 parking space (existing garage) to allow for the creation of an art studio.
- (New) 860 Carrie Street - Variance for the reduction of width for the manoeuvring aisle. Cancelled by the applicant.
- (New) 915 Dellwood Road - Variance to the rear setback for the construction of a rear deck with expanded dimensions. Approved.
- (New) 801 Esquimalt Road - A parking variance to allow a new suite within the building without creating additional parking.
- (New) 429 Lampson Street (English Inn) - Variance for the siting of the new wing of the hotel approved by Council on April 9, 2018 and issued on April 19, 2018.

4. Heritage Alteration Permits (HAP)

- 1379 Esquimalt Road. (St. Peter's and St. Paul's Church) - Application on hold pending outcome of OCP Amendment and Rezoning Application.
- 429 Lampson Street (English Inn) - Amendment to the existing HAP for minor alterations to the exterior of the English Inn to accommodate the new wing addition. Approved by Council April 9, 2018.

5. Subdivision Applications

No new subdivision applications were received during the third period. Staff continued to process existing applications.

- 622 Admirals Road - Legion - Subdivision for road widening - on hold pending receipt of civil engineering plans.
- 1385 Tree Bank Road West - Three-lot subdivision - on hold pending receipt of engineering report for retaining wall.

6. Other Planning Projects

- Conducted extensive research on the impacts on local governments related to the legalization of non-medical cannabis.
- Worked with the CAO, the lawyer acting on behalf of the Township, and the development consultant for the Esquimalt Town Square project to register the various agreements on title.

7. Consultation

- Staff participated in pre-application consultations with various developers and architects actively preparing submissions for multiple family residential projects.
- Consulted with developers and commercial realtors to identify possible sites for small lot infill, commercial mixed use, and high density residential development in Esquimalt.
- Fielded a significant volume of realtor, appraiser, developer, and potential home buyer inquiries regarding properties in Esquimalt.

8. Official Community Plan (OCP) Review

- Finalized the draft OCP and prepared it for Council's consideration. Council gave first reading to the OCP Bylaw on March 26, 2018 and reviewed the grammar and syntax on April 23, 2018.
- Worked extensively with the Township's Communication Specialist in formatting and reviewing graphics for the proposed OCP.
- Updated project web pages (www.esquimalt.ca/communityplan <<http://www.esquimalt.ca/communityplan>>).

9. Economic Development

- Met with Paul Nursey, President and CEO of Tourism Victoria to discuss the potential for hotel development in Esquimalt.
- Phone interview with the consultant from Montreal who is conducting a hotel development feasibility study for Tourism Victoria.
- Met with the CAO and Communications Specialist on various economic development initiatives such as the development of marketing materials.
- Toured Seaspan's submarine facility with the Mayor and the President of the Chamber of Commerce. Discussed economic development partnerships.

10. Sustainability

- Met with regional colleagues and officials from Germany on two occasions to discuss Germany's approach to dealing with carbon emissions.

11. Geographic Information System (GIS)

- Extensive work to prepare the maps for the OCP.
- Developed programs that enable the enhanced use of the GIS for managing infrastructure.

- Worked on creating greater integration between the GIS and Tempest.
- Provided digital data to the Integrated Cadastral Information Society.
- Created and updated online maps and specific thematic maps for staff.

12. Other

- Conducted interviews for two vacant positions and hired a new policy planner.
- Oversaw the design of new “open-concept” office space in the Development Services area.
- Electronically registered 9 Notices with B.C. Land Title and Survey Authority.
- Reviewed 63 Business Licence Applications for Zoning Compliance.
- Updated West Bay kiosk monthly, and when extra posters received.
- Prepared 10 Building Permit History & Zoning Letters.

13. Training

Staff attended the following training sessions:

- Emergency Operations Centre training
- Webinar on carbon accounting
- Webinar on technical approaches to counting bicycle traffic.

II. COMMITTEES

Advisory Planning Commission

- The APC met four times in the first period and reviewed 9 applications.

Design Review Committee

- The DRC met three times in the first period and reviewed 6 applications.

Environmental Advisory Committee

- Community Development Coordinator, staff liaison to the Environmental Advisory Committee, attended 1 meeting.

Board of Variance

- No new Board of Variance applications were received.