



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Details (With Text)

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Title: Rezoning Application - 615 Fernhill Road, Staff Report DEV-18-035

Sponsors:

Indexes:

Code sections:

Attachments: 1. Appendix A - Amendment Bylaw No 2906 (615 Fernhill - CD105), 2. Appendix B - Subject Property Map, Aerial Map, 3. Appendix C - Surveyor's Site Plan, Architectural Drawings, Landscape Plan, 4. Appendix D - Title and Registered Covenant, 5. Appendix E - Green Building Checklist

Date	Ver.	Action By	Action	Result
6/11/2018	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: June 6, 2018

Report No. DEV-18-035

TO: Laurie Hurst, Chief Administrative Officer

FROM: Alex Tang, Planner and Bill Brown, Director of Development Services

SUBJECT:

Rezoning Application - 615 Fernhill Road

RECOMMENDATION:

That Council resolves that Bylaw No. 2906, attached as Appendix A to Staff Report DEV-18-035, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of PID 004-757-742, Lot B, Section 11, Esquimalt District, Plan 12446 [615 Fernhill Road] shown cross-hatched on Schedule 'A' from RD-1 [Two Family Residential] to CD No. 105 [Comprehensive Development District No. 105] **be considered for adoption.**

RELEVANT POLICY:

Official Community Plan Bylaw, 2006, No. 2646

Zoning Bylaw, 1992, No 2050

Parking Bylaw, 1992, No. 2011

Development Application Procedures and Fees Bylaw, 2012, No. 2791

Advisory Planning Commission Bylaw, 2012, No. 2792

Subdivision and Development Control Bylaw, 1997, No. 2175

Local Government Act

STRATEGIC RELEVANCE:

This Request for Decision does not directly relate to a specific strategic objective.

BACKGROUND:

Appendix A: Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2906

Appendix B: Subject Property Map, Aerial Map

Appendix C: Surveyor's Site Plan, Architectural Drawings, Landscape Plan

Appendix D: Title and Registered Covenant

Appendix E: Green Building Checklist

Purpose of the Application

The applicant is requesting a change in zoning from the current RD-1 [Two Family Residential] zoning to CD No.105 [Comprehensive Development District No.105] to facilitate a new four storey apartment building containing 10 residential units.

Context

Architect: MJM Architect Inc.

Applicant/Owner: Mikhail Bruce Wilkin

Property Size: Metric: 770 m² Imperial: 8,288 ft²

Existing Land Use: Residential

Surrounding Land Uses: North: Multiple Family Residential

South: Multiple Family Residential

West: Multiple Family Residential

East: Multiple Family Residential

Existing Zoning: RD-1 [Two Family Residential]

Proposed Zoning: CD No.105 [Comprehensive Development District No.105]

Existing OCP Designation: Multi-Unit, Low-Rise Residential [No change required]

ISSUES:

1. Rationale for Selected Option

This application is consistent with the Land Use Designation assigned to the subject property and the policy direction contained with the Official Community Plan for Multi-Unit Residential developments. This development would add density in the form of 10 units that range in unit sizes to accommodate different segments of the population. The applicant has responded to the concerns of the DRC by amending the plans to address the issues raised. Moreover, the APC unanimously recommended approval. This application represents a desirable investment in an area well served by public transit and local commercial services.

The applicant voluntarily executed and registered a Section 219 covenant, securing two boulevard trees and the parking as proposed. Staff confirms that this covenant was registered against the property title [Appendix D].

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

The applicant has completed an Esquimalt Green Building Checklist [Appendix E]. The applicant is proposing a bicycle storage locker for 15 bicycles and an exterior bicycle parking area for 6 bicycles, consistent with Esquimalt's Official Community Plan. The applicant is also proposing the installation of two electric vehicle charging stations on its parking level. In addition, the applicant is proposing to plant 5 Maple trees, 5 Beech trees and 2 Sweet Gum boulevard trees to compensate for the loss of a significant Garry Oak tree.

5. Communication & Engagement

As required by the Township's Development Application Procedures and Fees Bylaw, 2012, No. 2791, the applicant delivered notices to properties within 100 metres of the subject property soliciting comments and inviting residents to attend a Public Open House to hear about the proposal, review the drawings and provide comments. This meeting was held from 12pm to 2pm on Sunday, July 2, 2017 at the subject property at 615 Fernhill Road. Staff confirms that the applicant has provided the required submissions indicating that thirteen people attended the meeting. Five of the local residents supported the proposed development while eight were undecided.

The Public Hearing occurred on January 8, 2018, as scheduled. Consistent with the requirements of the *Local Government Act*, Council has been provided with no further communications from the public on this application since the public hearing.

ALTERNATIVES:

1. Council resolves that Zoning Amendment Bylaw No. 2906, as attached as Appendix A to Staff Report DEV-18-035, be considered for adoption.
2. Council rescinds third reading and directs staff to amend Zoning Amendment Bylaw No. 2906 and return the Bylaw to Council for further consideration. [If "use" or "density" is changed a new Public Hearing will be required.]