



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
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Title: Rezoning Application, 901 Selkirk Avenue, Staff Report DEV-19-024

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Attachments: 1. Appendix A - Bylaw No. 2955 Bylaw to Amend Zoning Bylaw 1992 No. 2050, 2. Appendix B - Air Photo, Maps, RS-1 Zone, 3. Appendix C - Architectural Drawings, Legal Survey, 4. Appendix D - Green Building Checklist, 5. Appendix E - Feedback from Neighbourhood Meeting

| Date | Ver. | Action By | Action | Result |
|-----------|------|-----------|--------|--------|
| 3/18/2019 | 1 | Council | | |

REQUEST FOR DECISION

DATE: March 13, 2019 Report No. DEV-19-024

TO: Laurie Hurst, Chief Administrative Officer

FROM: Janany Nagulan, Planner and Bill Brown, Director of Development Services

SUBJECT:
Rezoning Application - 901 Selkirk Avenue

RECOMMENDATION:

That Council resolves that Bylaw No. 2955 [Appendix A], which would amend Zoning Bylaw, 1992, No. 2050, by changing the zoning designation of 901 Selkirk Avenue [PID 009-285-831, Lot 14 Block A Section 10 Esquimalt District Plan 195 Except Part in Plans 12714, 13477, and 15155] from RD-1 [Two Family Residential] to CD. No. 118 [Comprehensive District No. 118], be considered for first and second reading; and

That Council authorizes the Corporate Officer to schedule a public hearing for Zoning Bylaw, 1992, No. 2050, Amendment Bylaw No. 2955, and to advertise for same in the local newspaper.

RELEVANT POLICY:

Local Government Act
Official Community Plan Bylaw, 2018, No. 2922
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, No. 2175

STRATEGIC RELEVANCE:

This Request for Decision supports the following specific strategic objective:
Support community growth, housing and development consistent with our Official Community Plan

BACKGROUND:

- Appendix A - Bylaw No. 2955 - Bylaw to Amend Zoning Bylaw, 1992, No. 2050
- Appendix B - Air Photo, Maps, RS-1 Zone
- Appendix C - Architectural Drawings and Legal Survey
- Appendix D - Green Building Checklist
- Appendix E - Feedback from Neighbourhood Meeting - June 24, 2018

Purpose of the Application

The applicant is requesting a change in zoning from the current RD-1 zone [Two Family Residential] to a Comprehensive Development District Zone [CD] which would permit a three residential lot subdivision, where each lot would contain a proposed single family dwelling. Should the rezoning and subdivision be approved, the form and character of the buildings and landscaping would be controlled by a development permit that would be considered by Council at a future date.

Evaluation of this application should focus on issues relevant to zoning such as the appropriateness of the proposed uses, height, density, massing, proposed unit sizes, siting, setbacks, lot coverage, useable open space, parking, how the building relates to surrounding sites, and consistency with the overall direction contained within the Official Community Plan.

Context

- Applicant: Kors Development Services Inc. [Denise Kors]
- Owners: Radius Property Group Inc.
- Property Size: Metric: 1057 m² Imperial: 11377.45 ft²
- Existing Land Use: Vacant
- Surrounding Land Uses:
 - North: Single Family Residential
 - South: Single Family Residential
 - East: Single Family Residential
 - West: Two Family Residential
- Existing Zoning: RD-1 [Two Family Residential]
- Proposed Zoning: CD [Comprehensive Development District]
- Existing OCP Designation: Low Density Residential [No change required]

Zoning and Parking

The proposed Comprehensive Development District Zone would be consistent with other single unit projects and would contain the following uses: single family residential, home occupation, boarding and urban hens. The applicant has not proposed secondary suites for the development.

Density, Lot Coverage, Siting and Parking: The following chart compares the floor area ratio, lot coverage, setbacks, building height, and parking of this proposal with the requirements of the RS-1 [Single Family Residential zone] and its current zone RD-1 [Two Family Residential]:

| | Current Zone RD-1 [Two Family] | RS-1 [Single Family] | Proposed CD Zone | | |
|----------------------------|--------------------------------------|-------------------------|--------------------|--------------------|--------------------|
| | | | Site A [South] | Site B [East] | Site C [West] |
| Minimum Parcel Size | 668 m ² | 530 m ² | 350 m ² | 348 m ² | 359 m ² |
| Floor Area Ratio | 0.40 | 0.35 | 0.36 | 0.35 | 0.34 |
| Lot Coverage | 30% | 30% | 28% | 28% | 30% |
| Setbacks | | | | | |
| • Front | 7.5 m | 7.5 m | 6.0 m | 5.5 m | 5.5 m |
| • Rear | 7.5 m | 7.5 m | 7.5 m | 6.3 m | 6.2 m |
| • Side | 3.0 m/1.5 m | 3.0 m/1.5 m | 2.1/1.5 m | 1.5 m/ 3.6m | 2.3m/3.5m |
| Building Height | 7.3 m | 7.3 m | 7.3m | 7.3 m | 7.3 m |
| Off Street Parking | 1 space | 1 space | 1 space | 1 space | 1 space |

Floor Area Ratio [FAR] measures the size of a building (or for all principal buildings on a lot) as a ratio of the area of the lot on which a building sits. The FAR of each new proposed dwelling generally matches the maximum FAR allowed for a lot zoned RS-1 single family residential. The applicant has designed this project to generally comply with the RS-1 Zone requirements, including FAR, lot coverage, building height and off -street parking.

Official Community Plan

This proposal is consistent with the ‘Present’ Land Use Designation applied to the subject property of “Low Density Residential”.

The following policies were considered in evaluating this development application:

Section 5 Housing & Residential Land Use

Objective: Support the expansion of housing types within Esquimalt while addressing concerns such as tree protection, parking, traffic, noise, effects on neighbouring properties, and neighbourhood character.

- Policy: Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market and market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households.

Section 5.2 Low Density Residential Redevelopment

Objective: Strive for redevelopment and infill development that improves and enhances the appearance and livability of neighbourhoods and the community as a whole.

- Policy: Proposed redevelopment or infill within present low density residential land use designated areas should be built to high quality design and landscaping standards and respond sensitively to existing neighbourhood amenities.

Green Building Features

The applicant has completed the Esquimalt Green Building Checklist [Appendix D].

Comments from Other Departments

The plans for this proposal were circulated to other departments and the following comments were received:

Building Inspection: No concerns. Subject to review for Building Code and Bylaw compliance at time of Building Permit application.

Engineering Services: Engineering has completed a preliminary review of the proposed development at 901 Selkirk Avenue. The department had the following comments:

Completion of Works and Services

According to Bylaw 2175, including all Schedules, the developer may be required to provide all Works and Services up to the road centerline. All Works and Services that are required to be constructed and installed at the expense of the Owner shall be constructed before the Approving Officer approves the development unless the Owner:

- Deposits with the Municipality a Security Deposit in the amount of 120% of the estimated construction cost, and
- Enters into a Servicing Agreement with the Municipality.

Serviceability

A preliminary review reveals that the subject property is connected to both the Municipal Sewer System and Drainage system, with services capped in 1997. The proposed development is to have Services as per Bylaw 2175 (Subdivision and Development Control Bylaw), including, but not limited to, new sewer and drain connection, and underground H/T/C. New curb, gutter and sidewalk along the frontage may also be required.

Engineering

The Applicant is responsible for retaining the services of a qualified professional for the design and construction supervision of all Works and Services, including construction cost, engineering fees, administrative cost and contingency allowance, and as indicated in Bylaw 2175.

Additional Comments

Additional servicing review comments will be provided when detailed engineering drawings are submitted.

Fire Services: No Fire Code/ Department Concerns

Parks Services: Please proceed as per Southshore Forests Consultants Arborist Report. Apply for tree cutting permits at time of approvals.

Comments from the Advisory Planning Commission [APC]

This application was considered at the regular meeting of the APC held on June 19, 2018. The APC members were supportive of the application, and passed a motion that the application to rezone the subject property in order to allow it to be subdivided into three residential lots as illustrated in the Proposed Subdivision Survey prepared by Explorer Land Surveying Inc. dated received May 18, 2018 (Schedule "A") with the proposed zoning bylaw regulations as set out in the attached Info Sheet (Schedule "B"), be forwarded to Council with a **recommendation by the Esquimalt Advisory Planning Commission to approve**, as the proposed use and site is in keeping with the

neighbourhood.

ISSUES:

1. Rationale for Selected Option

- This proposal generally complies with the Official Community Plan policies.
- The proposal fits within the context of the neighbourhood.
- The Advisory Planning Commission has recommended approval of this application.

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 proposal before Council would result in a denser urban environment which is generally associated with reduced greenhouse gas emissions. The livability of a development and the neighbourhood contributes to the social and economic sustainability of the community.

5. Communication & Engagement

As this is a rezoning application, should it proceed to a Public Hearing, a notice would be mailed to tenants and owners of properties located within 100 metres (328 ft) of the subject property. Notice of the Public Hearing would be placed in two editions of the Victoria News. Two signs indicating that the property is under consideration for a change in zoning have been installed on the property since July 2018. These signs would be updated to include the date, time, and location of the Public Hearing.

The applicant held a Neighbourhood Consultation Meeting [Appendix E] on July 24, 2018 in order to comply with the public consultation procedures of Development Application Procedures and Fees Bylaw, 2018, No. 2971.

ALTERNATIVES:

1. That Council read Bylaw No. 2955 a first and second time, and direct the Corporate Officer to schedule a Public Hearing.
2. That Council postpone consideration of Bylaw No. 2955 pending receipt of additional information.
3. That Council deny first and second reading of Bylaw No. 2955.