



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 19-080, Version: 1

REQUEST FOR DECISION

DATE: February 19, 2019

Report No. DEV-19-016

TO: Laurie Hurst, Chief Administrative Officer

FROM: Karen Hay, Planner and Bill Brown, Director of Development Services

SUBJECT:

Rezoning Application - 939 Colville Road and 825 Lampson Street

RECOMMENDATION:

That Council resolves that Bylaw No. 2942 attached as Appendix 'A' of Staff Report DEV-19-016, which would amend Zoning Bylaw, 1992, No. 2050 by changing the zoning designation of 939 Colville Road [PID 005-752-655; Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277] shown cross-hatched on Schedule 'A' of Bylaw No. 2942 from Single Family Bed and Breakfast [RS-4] to Comprehensive Development District No. 112 [CD. No. 112]; and by changing the zoning designation of 825 Lampson Street [PID 000-017-817; Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277] shown cross-hatched on Schedule 'A' of Bylaw No. 2942 from Comprehensive Development District No. 90 [CD No. 90] to Comprehensive Development District No. 112 [CD. No. 112] be given adoption.

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, No. 2791, 2012
Advisory Planning Commission Bylaw, 2012, No. 2792
Subdivision and Development Control Bylaw, 1997, 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. 2942 - Bylaw to Amend Zoning Bylaw, 1992, No. 2050

Purpose of the Application

The applicant is requesting a change in zoning from the current zones of Single Family Bed and

units, as stated in Bylaw No. 2942

- Five (5) visitor parking spaces will be provided and remain as illustrated in the landscaping plan
- One (1) parking space will be provided for the parking of a car share vehicle
- One (1) car share vehicle will be provided
- Ten (10) car share cooperative memberships (one for each dwelling unit) to be owned by the strata and made available for residents of this development
- Conduit for future electric vehicle charging in each of the ten private garages and at the car share vehicle space
- A swale (rain garden) for stormwater management and enhanced habitat
- A bicycle parking area with a bike rack, and
- A constraint on the future strata corporation that the rental of units will not be restricted

The development would add 'missing middle' family oriented housing to Esquimalt, while encouraging owners and residents to choose alternative, lower carbon transportation solutions. The DRC and the APC have both recommended approval of the project.

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 proposed providing a car share vehicle, dedicated parking space and memberships to future owners; plans to plant more trees on the site than currently exist, and has committed to managing a portion of the stormwater on site.

5. Communication & Engagement

Public Notification

As this is a rezoning application, notices were mailed to tenants and owners of properties located within 100 metres (328 feet) of the subject property on November 9, 2018. Notice of the Public Hearing was placed in the November 16, 2018 and November 21, 2018 editions of the Victoria News.

The Public Hearing occurred on November 26, 2018 as scheduled. Consistent with the requirements of the Local Government Act, Council has been provided with no further communications from the public for this application since the public hearing.

ALTERNATIVES:

1. That Council resolves that Amendment Bylaw No. 2942 [Appendix A] be given adoption.
2. Council rescind third reading and direct staff to amend Amendment Bylaw No. 2942 and return to Council for further consideration, following a new Public Hearing.