



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:	Development Permit - 832 Old Esquimalt Road, Staff Report DEV-18-006				
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Attachments:	1. Appendix A - DP000096, 2. Appendix B - Subject Property Map, Air Photo, RD-1 Zone, DP Area 5, 3. Appendix C - Architectural Drawings, Landscape Plan and Site Survey, 4. Appendix D - Letter confirming Civil Engineering Services Agreement				

Date	Ver.	Action By	Action	Result
2/5/2018	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: January 31, 2018

Report No. DEV-18-006

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services / Alex Tang, Planner 1

SUBJECT:

Development Permit - 832 Old Esquimalt Road, PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan VIP307

RECOMMENDATION:

That Council resolves that Development Permit No. DP000096 [Appendix A] authorizing the development as illustrated on the architectural drawings prepared by Hartmann's Drafting & Design, stamped "Received November 28, 2017", the landscape plan prepared by Hartmann's Drafting & Design, stamped "Received January 16, 2018", and sited as detailed on the survey plan prepared by J.E. Anderson and Associates, stamped "Received January 12, 2018" **be approved, and staff be directed to issue the permit subject to receipt of the required landscape security, and register the notice on the title** of the property located at PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan VIP307 [832 Old Esquimalt Road], as set out in Staff Report DEV-18-006.

RELEVANT POLICY:

Official Community Plan Bylaw, 2006, No. 2646

Zoning Bylaw, 1992, No. 2050

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

Advisory Planning Commission Bylaw, 2012, No. 2792
Parking Bylaw, 1992, No. 2011

STRATEGIC RELEVANCE:

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

BACKGROUND:

Appendix A: DP000096

Appendix B: Subject Property Map, Air Photo, RD-1 Zone, DP Area 5

Appendix C: Architectural Drawings, Landscape Plan and Site Survey

Appendix D: Letter confirming Civil Engineering Services Agreement

Purpose of the Application

The applicant is proposing to construct a side by side strata titled Two Family Residential dwelling on the subject property. The property is currently zoned Two Family Residential [RD-1]. This two-unit dwelling is subject to Development Permit Area No. 5 - Enhanced Design Control Residential; therefore a Development Permit is required before a Building Permit can be issued.

Context

Applicant:	Michael Staite
Owner:	Dorothy Anne Mary McDermott
Property Size:	Metric: 773 m ² Imperial: 8318 ft ²
Existing Land Use:	Single Family Residential
Surrounding Land Uses:	
North:	Industrial
South:	Single Family Residential
West:	Single Family Residential
East:	Single Family Residential
Proposed Use:	Two Family Residential
Existing Zoning:	Two Family Residential [RD-1]
Proposed Zoning:	RD-1 [No change required]
Existing OCP Designation:	Single and Two-Unit Residential [no change required]

Zoning

The proposed Two-Family Residential Dwelling does not require any variances to the Zoning Bylaw, 1992, No. 2050 as it is in accordance with all the requirements of the RD-1 zone.

Official Community Plan

The Official Community Plan does allow for sensitive infill development in residential zones provided the development is compatible with, and enhances the surrounding neighbourhood.

Section 2.2 of the Official Community Plan recognizes that modest residential growth will occur through the infilling of vacant or under-utilized parcels, and states that this growth should occur in a

manner that maintains and enhances individual neighbourhoods and the community as a whole.

Section 2.2.1(a) states the Township should work toward a more complete community by maintaining a healthy mixture of housing types, accommodating people with a wide range of income levels.

Section 2.2.1(b) states the Township should encourage new residential development with high design standards for building and landscaping and which enhance existing and new neighbourhoods.

Development Permit Guidelines

This proposal is subject to Section 9.7 'Development Permit Area No. 5 - Enhanced Design Control Residential' of the Official Community Plan and the Design Guidelines of Section 9.7.5 are applicable.

The Two-Family Dwelling is configured side by side which corresponds to guideline 9.7.5(e).

The proposed cladding material is vinyl siding, which is inconsistent with guideline 9.7.5(f), which encourages the use of building materials used in older residential neighbourhoods.

In accordance with guideline 9.7.5(k), a landscape plan has been provided that shows the planting of a deciduous tree and a flowering plum tree while 3 cedar trees, 1 fir tree, and 1 deciduous boulevard tree are being removed.

Private open space is proposed to be provided in the rear of the site which corresponds to guideline 9.7.5(l); however, the lack of proposed pedestrian site circulation pathways is inconsistent with the guideline.

As per guideline 9.7.5(t), there is a proposed hedge in the landscape plan that separates the driveway to each unit.

Comments from the Advisory Planning Commission [APC]

This application was considered at the regular meeting of the APC held on Tuesday, January 16, 2018. Members raised concerns regarding the choice of vinyl siding, while commenting that this project increases density and provides a nice addition to the neighbourhood. The APC passed the following motion unanimously:

That the Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Permit limiting the form and character of the development, and authorizing the construction as illustrated in the architectural plans and the landscape plan prepared by Hartmann's Drafting & Design, stamped "Received November 28, 2017", sited as detailed on the survey plan prepared by J.E. Anderson & Associates, stamped "Received January 12, 2018", for the property located at PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan 307 [832 Old Esquimalt Road] be forwarded to Council with a recommendation of approval as proposed development will increase density and is consistent with the zoning regulations and the Development Permit Guidelines in the Official Community Plan. The form and character are consistent with the Township's design guidelines in the Official Community Plan.

ISSUES:

1. Rationale for Selected Option

The proposed design is generally consistent with the Official Community Plan design guidelines for new two-unit developments. The proposed building conforms to the RD-1 zoning regulations. Moreover, the Advisory Planning Commission has recommended approval of this application.

2. Organizational Implications

There are no significant organizational implications associated with the processing of this application.

3. Financial Implications

There are no significant financial implications associated with the processing of this application.

4. Sustainability & Environmental Implications

Three cedar trees, one fir tree, and one deciduous boulevard tree are proposed to be removed while two new trees are proposed to be planted.

5. Communication & Engagement

As this is a Development Permit application requiring no variances, the *Local Government Act* does not require that notification be provided.

ALTERNATIVES:

1. That Council resolves that Development Permit No. DP000096 [Appendix A] be approved, and staff be directed to issue the permit and register the notice on the title of the property located at PID 000-150-037, Lot 7, Section 11, Esquimalt District, Plan VIP307 [832 Old Esquimalt Road].
2. That Council denies Development Permit No. DP000096 [Appendix A] with reasons.