



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
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Legislation Details (With Text)

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Title: Amendment to Development Permit DP000077, Mcloughlin Point Waste Water Treatment Plant, Staff Report DEV-18-010
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Indexes:
Code sections:
Attachments: 1. Appendix A -DP000077 Amendment, 2. Appendix B - Context Map, 3. Appendix C - Architect's Narrative DP000077 Amendment, 4. Appendix D - Mcloughlin Point Design Guidelines

Date	Ver.	Action By	Action	Result
2/26/2018	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: February 20, 2018 Report No. DEV-18-010

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT:

Amendment to Development Permit DP000077, Core Area Waste Water Treatment Plant - 337 Victoria View Road

RECOMMENDATION:

That Council approve the amendments to Development Permit DP000077 [Appendix "A"] for Core Area Waste Water Treatment Plant, 337 Victoria View Road, (PID 030-006-813) Lot 1, Section 11, and part of Bed of Victoria Harbour Esquimalt District Plan EPP36468 [Appendix "B"], as attached to Staff Report DEV-18-010.

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
- Host Community Impact 5-Year Agreement

- Community Impact Mitigation & Operating Agreement
- Amenity Reserve Fund Administration Agreement
- Statutory Right of Way for future public trail

STRATEGIC RELEVANCE:

The proposed development permit is not directly related to any of Council's strategic priorities in the 2015 - 2019 Strategic Plan

BACKGROUND:

Through the iterative design process, several modifications to the approved design have occurred resulting in changes to the form and character of the original approved development. (The revised drawings are attached as a schedule to the Amending Development Permit attached as Appendix "A" to this report). These changes include:

- Removal of some of the building mass at the south end of the building;
- A slight increase in the height of the second floor of the Operations and Maintenance building;
- Removal of the translucent panels from the upper east side of the treatment plan building;
- The addition of translucent panels to the odour control room;
- Changing the cladding on the top of the stairwell on the tertiary treatment building from light to dark metal;
- Extending the green roof at the north end of the O & M building to compensate for losses of green roof in order to accommodate 'light pipes';
- Conversion of the space under the extended green roof from landscaping to bicycle parking and workshop access; and
- Increasing the size and scope of the electrical equipment on the west side of the plant.

Details of these changes are provided in the Architect's narrative attached as Appendix "C". It should be noted that the applicant has always stated that there may be a need to amend the development permit once more detailed design work had been completed.

In considering whether or not to approve the amendments to DP000077, Council must ascertain, whether in its opinion, the proposed amendments to DP000077 conform with the Zoning Bylaw and the Official Community Plan's development permit designation and guidelines [Appendix "D"].

Timelines

December 20, 2016 - Development Permit Application Received;
January 11, 2017 - Design Review Committee;
February 6, 2017 - Bylaw No. 2888 is given first and second reading;
February 9, 2017 - Design Review Committee;
February 16, 2017 - Design Review Committee;
February 20, 2017 - Public Hearing for Bylaw No. 2888;
February 20, 2017 - Bylaw No. 2888 given third reading and adopted;
February 27, 2017 - Development Permit Application 000077 presented to Council for a decision;
January 30, 2018 - Application to amend DP000077 submitted to the Township;
February 14, 2018 - Application reviewed by the Design Review Committee
February 26, 2018 - Application presented to Council for a decision.

Context

Owner: Capital Regional District

Legal Description: Lot 1, Section 11 and part of the bed of Victoria Harbour; Plan EPP36468

Street Address: 337 Victoria View Road

Property Size: Metric: 14,213 m²

Existing Land Use: Site excavation and work on pilings and footings for the Waste Water Treatment Plant.

Surrounding Land Uses:

North: Department of National Defence [Work Point]

South: Strait of Juan de Fuca

West: Department of National Defence [Work Point]

East: Victoria Harbour (Outer Harbour)

Existing Zoning: McLoughlin Point Special Use [I-3]

Existing OCP Designation: Industrial

Appendices:

Appendix "A": DP000077 Amendment

Appendix "B": Context Map

Appendix "C": Architect's narrative explaining the proposed changes

Appendix "D": Design Guidelines

Design Review Committee

The proposed amendments were presented to the Design Review Committee on February 14, 2018. The Committee recommended that the application be forwarded to Council with a recommendation for approval as the proposed changes are refinements to the existing concept and are consistent with the aims of the project and the setting.

ISSUES:

1. Rationale for Selected Option

Other than a slight reduction in the landscaping along Victoria View Road due to the requirements for additional electrical system appurtenances, the proposed changes to the development represent an overall positive refinement of the original design. The proposed amendments were supported by the Design Review Committee. In addition, senior staff reviewed the proposed amendments with the applicant and had no concerns.

2. Organizational Implications

There are no significant organizational implications.

3. Financial Implications

There are no significant financial implications related directly to the proposed amendment to the existing development permit.

4. Sustainability & Environmental Implications

There are no significant sustainability and environmental implications related to the proposed amendments to the existing development permit.

5. Communication & Engagement

There are no statutory requirements for public engagement related to the proposed amendment to the development permit.

ALTERNATIVES:

1. That Council approve the amendments to Development Permit DP000077 [Appendix "A"] for Core Area Waste Water Treatment Plant, 337 Victoria View Road, (PID 030-006-813) Lot 1, Section 11, and part of Bed of Victoria Harbour Esquimalt District Plan EPP36468 [Appendix "B"], as attached to Staff Report DEV-18-010.
2. That Council not approve the amendments to Development Permit DP000077 [Appendix "A"] of Staff Report DEV-18-010 giving reasons and advising the applicant what needs to be done to meet the development permit guidelines.