



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
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Esquimalt, B.C. V9A 3P1

Legislation Details (With Text)

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On agenda:	3/19/2018	Final action:		3/19/2018	
Title:	Macaulay Pump Station Development Permit, Staff Report DEV-18-016				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Schedule A - DP000097 - 330 Viewpoint Road - Sewage Pump Station, 2. Schedule B - Design Rationale Jan 25, 2018, 3. Schedule C - Updated Design Rationale, 4. Schedule D - Green Building Checklist				

Date	Ver.	Action By	Action	Result
3/19/2018	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: March 13, 2018

Report No. DEV-18-016

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT:

Development Permit Application for the Proposed Macaulay Point Pump Station

RECOMMENDATION:

That Council resolves that Development Permit No. DP000097 [Appendix A] authorizing the development as illustrated on the architectural drawings prepared by Stephane Laroye Architect Inc. | SLA inc. stamped "Received January 25, 2018", the landscape plan prepared by LADR Landscape Architects, stamped "Received January 25, 2018", and sited as detailed on the survey plan prepared by McElhanney Associates Land Surveying, stamped "Received January 25, 2018" be approved, and staff be directed to issue the Development Permit subject to receipt of the required landscape security, and register the notice on the title of the property located at PID 030-315-727, Lot A, Section 11, Victoria Harbour Esquimalt District, Plan EPP70531 [330 View Point Road], as set out in Staff Report DEV-18-016.

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: DP000097
Appendix B: Design Rationale
Appendix C: Updated Design Rationale
Appendix C: Green Building Checklist

Time Line:

January 25, 2018	Application Received
February 14, 2018	Design Review Committee
March 13, 2018	Public Open House (non-statutory)
March 19, 2018	Council Considers Application

Applicant: Derek Steinke, Kenaidan Contracting Ltd.

Owner: Capital Regional District

Architect: Stephane Laroye Architect Inc. | SLA inc.

Address: 330 View Point Road

Legal Description: Lot A, Section 11, Victoria Harbour Esquimalt District, Plan EPP70531; PID: 030-315-727

Property Size: Metric: 4,280 m²

Existing Land Uses: Sewage Pump Station

Surrounding Land Uses:

North:	CFB Esquimalt
South:	Strait of Juan de Fuca
West:	CFB Esquimalt (park land)
East:	CFB Esquimalt (detached dwelling)

Existing Zoning: Sewage Handling Facilities [I-5]

Existing OCP Designation: Industrial

Existing Development Permit Area: No. 3 Industrial

The proposed pump station is an integral part of the new core area waste water treatment system. It will collect waste water that is currently discharged from the site into the Strait of Juan de Fuca and instead pump it to the new core area waste water treatment plant at Mcloughlin Point. The existing pump station on the site will be demolished. The proposed design of the new pump station is based on the sustainable design principles as illustrated in the drawing package attached to the proposed Development Permit (Schedule "A") and described in the "Design Rationale" (Schedule "B"). The applicant has also submitted an updated "Design Rationale" (Schedule "C"). A number of Green building features are proposed as shown on the attached Green Building Checklist (Schedule "D").

The site is located in Development Permit Area No. 3 - Industrial, which is designated for the purpose of "form and character". A goal of the designation is "to encourage revitalization and enhancement of the existing industrial areas". The development permit area contains the following guidelines:

- 1) "Buildings should be designed to minimize the intrusion into the privacy of existing surrounding homes."

It should be noted that there is a detached house directly to the east of the site. The east elevation of the proposed pump station does not contain any windows.

- 2) "Buildings should be located to avoid casting shadows onto adjacent residential properties."

The architect will provide a shadow analysis at the Council meeting.

- 3) "Outdoor storage and parking areas will be screened by berms, fences, landscaping or solid noise-absorbing barriers or a combination of these methods. Landscaping should also be incorporated within the parking areas to "break up" large expanses of pavement."

The landscape plan illustrates that the parking area is screened by landscaping or by the building itself. There are no large areas of pavement proposed.

- 4) "The style and finish of new buildings should enhance the appearance of the industrial area, which is surrounded by urban residential development."

Although there is a single detached dwelling located east of the pump station, this area would not be considered urban residential development.

- 5) "Buildings should be designed to avoid doors and openings that would tend to direct noise in the direction of immediately adjacent residentially-zoned lands."

Although there is a detached dwelling located to the east of the pump station, none of the surrounding lands are residentially-zoned. There are no doors on the east side of the pump station; however, there are acoustic louvers which may be a source of noise.

- 6) "Retention and protection of trees and the natural habitat is encouraged wherever possible."

The proposed landscape is designed based on the premise of naturalizing as much of the site as possible including the roof.

Development Services Staff believe that the proposed development meets the intent of the design guidelines.

On February 14, 2018 the Design Review Committee (DRC) reviewed the application and recommended that the application be forwarded to Council with a recommendation of approval. The DRC thought that the proposed development represented a nice combination of formal architecture and organic landscape and incorporated many aspects of green design.

The application was also circulated to other departments. No issues were identified.

ISSUES:

1. Rational for Selected Option

The proposed pump station incorporates a number of design features that respond to the design guidelines noted above. If Council determines that the proposed development meets these design guidelines, it must approve the development permit. If Council determines that the proposed development does not meet these design guidelines, then it must inform the applicant about the measures that need to be undertaken in order for the development to meet the guidelines.

2. Organizational Implications

There are no significant organizational implications.

3. Financial Implications

There are no significant financial implications related to the approval of the development permit.

4. Sustainability & Environmental Implications

The proposed development features a number of durable materials such as environmentally friendly cross-laminated timber panels. The use of this material in this development is expected to sequester approximately 40,000 kg of carbon dioxide. In addition, the proposed development features a green roof which will be integrated into the landscaping which is designed to naturalize the site.

5. Communication & Engagement

There are no provisions for communication and engagement in the development permit process when there are no proposed variances.

ALTERNATIVES:

1. That Council resolves that Development Permit No. DP000097 [Appendix A] authorizing the development as illustrated on the architectural drawings prepared by Stephane Laroye

Architect Inc. | SLA inc. stamped "Received January 25, 2018", the landscape plan prepared by LADR Landscape Architects, stamped "Received January 25, 2018", and sited as detailed on the survey plan prepared by McElhanney Associates Land Surveying, stamped "Received January 25, 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 030-315-727, Lot A, Section 11, Victoria Harbour Esquimalt District, Plan EPP70531 [330 View Point Road], as set out in Staff Report DEV-18-016.

2. That Council resolves that Development Permit No. DP000097 [Appendix A] authorizing the development as illustrated on the architectural drawings prepared by Stephane Laroye Architect Inc. | SLA inc. stamped "Received January 25, 2018", the landscape plan prepared by LADR Landscape Architects, stamped "Received January 25, 2018", and sited as detailed on the survey plan prepared by McElhanney Associates Land Surveying, stamped "Received January 25, 2018" **not** be approved, and provide the applicant with guidance related to what design features need to be revised, added, or removed so that the proposed development will meet the applicable design guidelines.