



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 18-419, Version: 1

REQUEST FOR DECISION

DATE: September 25, 2018

Report No. DEV-18-060

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT:

Development Permit Application (West Bay Quay), 460 and 464 Head Street

RECOMMENDATION:

That Council resolves that Development Permit No. DP000092, attached as Schedule "B" to Staff Report DEV-18-060, respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of the five-storey commercial and residential mixed use building containing ground floor commercial space oriented toward Head Street and 12 residential units, proposed to be located on the "West Bay Quay" lands, shown on architectural plans provided by Hillel Architecture stamped "Received July 21, 2017"; the site finishes plan provided by Hillel Architecture stamped "Received August 28, 2017"; and the landscape plan prepared by LADR Landscape Architects stamped "Received August 28, 2017", and sited as detailed on the survey plan prepared by McIlvaney Riley Land Surveying Inc. stamped "Received July 21, 2017" be approved and staff be directed to issue the Permit, subject to the receipt of the required landscape security, and register of the notice of Permit on each of the following parcels:

- 460 Head Street [Lot 10, Block H, Section 11, Esquimalt District, Plan 292]
[PID 009-174-851]
- 464 Head Street [Lot 9, Block H, Section 11, Esquimalt District, Plan 292]
[PID 009-174-869]

RELEVANT POLICY:

Official Community Plan Bylaw, 2018, No. 2922
Zoning Bylaw, 1992, No. 2050

STRATEGIC RELEVANCE:

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

BACKGROUND:

Purpose of the Application

The applicant is proposing to construct a five-storey commercial and residential mixed use building

containing ground floor commercial space oriented toward Head Street and 12 residential units on a consolidation of the two subject properties to be regulated by Comprehensive Development District No. 103 [CD-103] (Schedule "C").

Context

Applicant/Owner: Tenfold Projects Inc., Inc. No. BC1040336

Architect: N/A

Property Size: Metric: 1207 m² Imperial: 13,000 ft²

Existing Land Use: Vacant Single Family Residential and vacant Commercial land [parking lot].

Surrounding Land Uses:

North: Proposed 2-6 Storey Commercial/ Residential Mixed Use

South: DND Federal Land [Work Point]

West: Single Family and Two Family Residential

East: Marine Commercial

Existing Zoning: RS-1 [Single Family Residential] - Lot 9
C-7 [West Bay Commercial] - Lot 10

Proposed Zoning: CD-103 [Comprehensive Development District No. 103]

Existing OCP Designation: Both the "Present" and the "Proposed" land use designations are "Neighbourhood Commercial Mixed-Use".

Comments from Other Departments

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

Community Safety Services: Staff have completed a preliminary evaluation of the proposed new building and have no concerns at this time. Construction must satisfy BC Building Code and Esquimalt's Building Regulation Bylaw requirements. Detailed review of plans will occur at time of Building Permit application.

Fire Services: Fire Services staff have completed a preliminary evaluation of the proposed new building and offer no objections at this time. Staff note that it would be desirable to see overhead utilities relocated underground. Detailed additional comments will be provided as part of the consideration of the Building Permit application.

Engineering Services: Engineering staff have completed a preliminary evaluation of Works and Services that would be required for the proposed commercial mixed use development including commercial space and 12 residential units located on two properties within the West Bay neighbourhood. The applicant is responsible for retaining the services of a qualified professional for the design, construction and supervision of all Works and Services required to service the proposed development as indicated in Esquimalt's Subdivision and Development Control Bylaw No. 2175. A capacity study should verify all main sizes, material, etc., and determine if the sewer and drain mains are of adequate size and condition to handle the increased flows introduced as a result of the development. Existing municipal infrastructure may need to be relocated or SRWs may need to be secured. Adjacent properties across Head Street are to remain fully serviced during construction. Additional review comments will be provided when detailed civil engineering drawings are submitted.

Review of the design of the proposed public plaza has been completed by the Director of Engineering and Public Works who has agreed to receive all concrete surfacing and public realm

furniture as detailed in the landscape plan stamped "Received August 28, 2017". Installation and maintenance of boulevard plantings as well as the associated irrigation system, with the exception of the 7 boulevard trees, will be the responsibility of the Developer/ Strata Council. Roles and responsibilities will be defined through the issuance of a Boulevard Alteration Permit to be processed through staff should Council approve the proposed private and public realm planting and hard-scape design.

Parks Services: Parks staff have completed a review of the proposed on-site and off-site landscaping and have no concerns with the proposed private realm planting plan. Staff note that Parks Services does not maintain street boulevards to a municipal park standard therefore the enhanced planting scheme proposed for the public plaza will be the responsibility of the Developer/ Strata Council to install and maintain. The Director of Parks and Recreation Services has agreed to assume responsibility for the 7 proposed boulevard trees as part of the municipal street tree inventory.

Comments from the Design Review Committee

The Design Review Committee reviewed the proposal at their September 13, 2017 meeting and voted unanimously to forward the application to Council with a recommendation for approval with no conditions because the application is consistent with the design guidelines and contributes to the local neighbourhood. (Note that at the time the new Official Community Plan had not been adopted so not all of the current design guidelines were in force at the time.)

Zoning

CD-103 zoning was specifically tailored to accommodate this proposal. The proposed design is consistent with the form and character presented supporting the rezoning application and the proposed building height, massing, density, siting and parking requirements satisfy all of the CD-103 zone regulations outlined in Amendment Bylaw No. 2896 (Schedule "C").

Density, Lot Coverage, Setbacks, Height and Parking:

The following chart details the setbacks, lot coverage and floor area ratio and parking requirements of this proposal.

	Comprehensive Development Zone No. 103	Zoning Bylaw, 1992, No. 2050 does not contain a zone that could accommodate this commercial mixed-use proposal. Staff present this summary table as the basis for a site specific zone written to accommodate this proposal should it be forwarded in the development review process.
Floor Area Ratio	1.32	

Lot Coverage • 1st Storey • 4th Storey • 5th Storey	46% 35% 19%	
Setbacks • Front [SE] • Rear [NW] • Exterior Side [NE] • Exterior Side [SW]	2.7 m plus 1.5 m [Canopy] 1.2 m plus 0.3 m [Canopy] 2.4 m plus 1.5 m [Canopy] 2.6 m plus 1.1 m [Canopy]	
Building Height	18 m (5 Storeys)	
Off Street Parking	Parking Bylaw No. 2011 spaces required for all uses = 37 Total spaces proposed = 34	
Useable Open Space	60 sq.m. [4 th Storey Terrace]	
Commercial Floor Area	Not less than 270 square metres	

Development Permit Areas:

This site is located within the following Development Permit Areas:

Development Permit Area No. 1 - Natural Environment;

Development Permit Area No. 4 - Commercial;

Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction;

Development Permit Area No. 8 - Water Conservation; and

Development Permit Area No. 11 - West Bay

In deciding whether or not to approve the development permit, Council must put its mind to whether or not the proposed development meets all of the required guidelines in each Development Permit Area. An assessment of the compliance with the proposed project with each development permit guideline has been provided by the applicant (Schedule "D"). In addition, a copy of the Triangle Lands Development Guidelines prepared by Hillel Architecture is attached as Schedule "E".

ISSUES:**1. Rationale for Selected Option**

The proposed development conforms with the CD-103 zone. Its form and character are a result of extensive community consultation which culminated in the West Bay Design Guidelines that have subsequently been incorporated into the Official Community Plan.

2. Organizational Implications

Approval of Development Permit DP000092 will not have any significant organizational implications.

3. Financial Implications

Approval of Development Permit DP000092 will not have any significant financial implications beyond those typically associated with new development.

4. Sustainability & Environmental Implications

The proposed development will incorporate a variety of features to reduce its impact on the environment (e.g. an electric car charging station, mixed-use, and proximity to public transit). In addition, the developer is proposing a variety of other initiatives that are beyond the scope of local

government planning.

5. Communication & Engagement

By law, there is no community consultation for development permits. The relevant guidelines are found in the Official Community Plan that was the subject to extensive community consultation.

ALTERNATIVES:

1. That Council resolves that Development Permit No. DP000092, attached as Schedule “B” to Staff Report DEV-18-060, respecting the character of the development, including landscaping, and the siting, form exterior design and finish of the five-storey commercial and residential mixed use building the containing ground floor commercial space oriented toward Head Street and 12 residential units, proposed to be located on the “West Bay Quay” lands, shown on architectural plans provided by Hillel Architecture stamped “Received July 21, 2017”; the site finishes plan provided by Hillel Architecture stamped “Received August 28, 2017”; and the landscape plan prepared by LADR Landscape Architects stamped “Received August 28, 2017”, and sited as detailed on the survey plan prepared by McIlvaney Riley Land Surveying Inc. stamped “Received July 21, 2017” be approved and staff be directed to issue the Permit, subject to the receipt of the required landscape security, and register of the notice of permit on each of the following parcels:
 - 460 Head Street [Lot 10, Block H, Section 11, Esquimalt District, Plan 292]
[PID 009-174-851]
 - 464 Head Street [Lot 9, Block H, Section 11, Esquimalt District, Plan 292]
[PID 009-174-869]
2. That Council provide guidance to the applicant outlining changes that need to be made in order to have the proposed development comply with the relevant design guidelines.