



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 19-122, Version: 1

REQUEST FOR DECISION

DATE: March 13, 2019

Report No. DEV-19-025

TO: Laurie Hurst, Chief Administrative Officer

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

SUBJECT:

Development Permit Application - 939 Colville Road and 825 Lampson Street

RECOMMENDATION:

That Council resolves that **Development Permit No. DP000116** [Appendix A] authorizing the form and character of the proposed development of ten (10) townhouse residential units contained in four detached buildings as sited on the survey plan prepared by Island Land Surveying Ltd., consistent with the architectural plans provided by T-Square Design both stamped "Received January 11, 2019" and the landscape plan prepared by Imagine Landscape Design stamped "Received February 28, 2019", for the development proposed to be located on the consolidated lot, currently 939 Colville Road [PID 005-752-655; Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277] and 825 Lampson Street [PID 000-017-817; Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277]; be approved, and staff be directed to issue the permit (subject to receipt of the required landscape security and consolidation of the lots) and register the notice on the title of the subject property.

RELEVANT POLICY:

Official Community Plan Bylaw, 2018, No. 2922

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

STRATEGIC RELEVANCE:

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

BACKGROUND:

Appendix A: DP000116 - 939 Colville Rd & 825 Lampson St

Appendix B: Air photo - CD No. 112 939 Colville

Appendix C: Letter to Mayor & Council, DP forms, green checklist

Appendix D: Survey, Building Plans, landscaping, lighting plan with details

Purpose of the Application:

The applicant is proposing ten (10) strata townhouse residences, to be constructed in four (4) buildings on the subject property. The existing two houses would be demolished, the lots consolidated and the ten new dwelling units would be constructed. Comprehensive Development District No. 112 of Esquimalt Zoning Bylaw, 1992, No. 2050 has been written to regulate this development.

A Development Permit is required to ensure that the application is generally consistent with the Development Permit Area guidelines contained within the Esquimalt Official Community Plan Bylaw, 2018, No. 2922. The development permit is required prior to a building permit being issued for the construction of a structure.

Context:

Applicant: Ryan Jabs, Lapis Homes Ltd.

Owner: Ryan Jabs

Property Size: 939 Colville Rd.: [Lot 1]: Metric: 974 m²
825 Lampson St.: [Lot 2]: Metric: 1023 m²
Total: Metric: 1997 m²

Existing Land Use: 939 Colville Rd.: Single Family Residential with B&B
825 Lampson St.: Single Family Residential

Surrounding Land Uses:

North: Two Family Residential [RD-3]

South: Townhouse Residential [RM-2]

West: Two Family Residential [RD-1]

East: Single Family Residential [RS-1 and CD-32]

Zoning: CD No. 112 [Comprehensive Development District No. 112]

OCP Proposed Land Use Designation: Townhouse Residential

Official Community Plan [OCP]:

This site is located within Development Permit Area No. 1 - Natural Environment, Development Permit Area No. 6 - Multi-Family Residential, Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction, and Development Permit Area No. 8 - Water Conservation. The guidelines of these Development Permit Areas are contained within the Esquimalt Official Community Plan Bylaw, 2018, No. 2922.

As Council is required to consider all of the Official Community Plan guidelines from these Development Permit Areas in evaluating a DP application, the applicant has submitted a document addressing these guidelines [Appendix C - DP Forms].

OCP Section 18 Development Permit Area No. 1 - Natural Environment

18.5.1 Lands Free of Development

This site is well away from local waterways so these guidelines are not applicable (NA).

18.5.2 Natural Features

This site currently has few existing natural features. Some alteration of the topography and removal

of some soils is advantageous to facilitate the placement of the proposed buildings in this location.

OCP Section 18.5.3 Biodiversity

The mix of native and ornamental vegetation and the water feature (swale) proposed for this development has the potential to offer greater habitat to local species than the sparse vegetation that exists on these sites currently. Any native soil that can be saved on site should assist with the successful establishment of native and ornamental plant species.

OCP Section 18.5.4 Natural Environment

The proposed increase in vegetation will contribute to a positive urban environment buffering noise levels and absorbing air pollution from traffic. Lighting has been carefully chosen and sited to minimize light pollution levels, while still providing for safe movement on site.

OCP Section 18.5.5 Drainage and Erosion

The proposed addition of more trees on site should help with drainage. The addition of larger conifers, where feasible, would contribute further towards absorption of precipitation in winter months.

OCP Section 18.5.7 Native Bird Biodiversity

The proposed mix of species types and sizes should support the goal of increasing habitat for native bird populations. The addition of larger native tree species contributes to improved shelter for native birds.

OCP Section 19 - Development Permit Area No. 2 - Hazardous Conditions [Tsunami]

This site appears to not be included within the latest identified tsunami inundation area.

OCP Section 23 - Development Permit Area No. 6 - Multi-Family Residential Guidelines

The applicant has demonstrated that fit with the neighbourhood in terms of size and siting of buildings have been thoughtfully considered; as has privacy, and the pedestrian environments on Lampson Street and Colville Road.

OCP Section 24 - Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction

24.5.1 Siting of buildings and structures

Site configuration has limited the layout options for these townhouse buildings. In our increasingly warm climate, east facing walls will likely become the most desirable for solar gain in the morning, while limiting hot southern and western light penetration could be seen as desirable.

24.5.2 Form and exterior design of buildings and structures

The use of four buildings would allow desirable light penetration to interior spaces for the majority of the units. The siting of the four buildings allows access at several locations for pedestrians.

24.5.3 Landscaping

Landscaping plan appears to meet the intent of the guidelines in this section, while balancing the needs for on-site parking.

24.5.4 Machinery, equipment and systems external to buildings and other structures

Lighting plan for the site appears well thought out. Heat pumps or other available energy saving heating and cooling systems would be a long-term benefit.

24.5.5 Special Features

Wood and durable building materials are being proposed for this development.

OCP Section 25 - Development Permit Area No. 8 - Water Conservation

25.5.1 Building and Landscape Design

Having a fairly compact three storey design allows more site area to be available for permeability. The swale's location in the north-east corner should assist in the capture of stormwater, as it is located in the lowest portion of the site.

25.5.2 Landscaping - Select Plantings for Site and Local Conditions

It appears that site conditions have been considered in the choice of plantings.

25.5.3 Landscaping - Retaining Stormwater on Site (absorbent landscaping)

Proposed landscaping includes a swale, trees, plantings and pavers that will help water slowly absorb into the soils on site. The swale in particular would hold water from each heavy precipitation event and facilitate slow absorption, thereby lessening pressure on local stormwater systems.

25.5.4 Landscaping - Water features and Irrigation systems

Automated irrigation system is proposed.

Zoning and Parking:

The chart on the following page summarizes many of the requirements contained within Comprehensive Development District No. 112.

| | CD No.112 Zone |
|--|--|
| Units | 10 units in 4 buildings |
| Floor Area Ratio | 0.69 |
| Lot Coverage | 33 % |
| Setbacks <ul style="list-style-type: none">• Front• Rear• Exterior Side [North]• Interior Side [South] | 6.9 m 4.00 m 7.50 m 7.50 m |
| Building Height | 18.5 m |
| Off Street Parking | Ratio 1.6 (16 spaces total) 5 Visitor / 1 car share |

Comments from Other Departments:

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

Building Inspection: Construct to current BC Building Code and Township Building Bylaw requirements. Subject to code and bylaw review at time of building permit application.

Engineering Services: Engineering has completed a preliminary review of the proposed development at 939 Colville Road and 825 Lampson Street. The developer should be aware that they may be required to provide Works and Services up to the road centre line, at the expense of the property owner. At a minimum new curb, gutter and sidewalks along the frontage of the proposed development maybe required. The development is to have sewer, drain, catch basin and water service connections, as well as underground hydro, telephone, and cable. Additional review and comments will be provided upon receipt of detailed engineering drawings. All proposed Works and Services shall be as per Bylaw No. 2175. It is the responsibility of the applicant to hire a qualified professional for the design and construction supervision of all Works and Services, including construction costs, engineering fees, administrative fees and as indicated in Bylaw No. 2175.

Fire Services: Sprinklers will be required for these building as per Building Regulation Bylaw, 2017, No. 2899. Driveway shall be constructed in a fashion that permits fire department access, minimum six (6) metres wide.

Parks Services: Parks staff have received and reviewed the tree cutting permit application for the removal of four trees which will require replacement with 8 new trees. Protection by tree protection fencing, set up at the drip-line to be provided for neighbouring trees prior to demolition and construction commencing.

Design Review Committee [DRC]:

The DRC reviewed the application on February 13, 2019. The Committee made the following recommendation:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of ten (10) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd., consistent with the architectural plans provided by T-Square Design, and the landscape plan prepared by Imagine Landscape Design all stamped "Received January 11, 2019", for the development proposed to be located on the consolidated lot currently, 939 Colville Road [PID 005-752-655; Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277] and 825 Lampson Street [PID 000-017-817; Lot 2, Block 1, Section 10, Esquimalt District, Plan 6277], be forwarded to Council with a recommendation for approval as it is a good, tidy project for its location and purpose, with a caveat that the pavers be revised.

Note: The applicant has changed the paver pattern in the driveway, creating a smoother line along the edge of the pavers.

ISSUES:

1. Rationale for Selected Option

The Design Review Committee has recommended approval of the application. This application has the potential to add ten new family homes within Esquimalt.

2. Organizational Implications

This Request for Decision has no significant organizational implications.

3. Financial Implications

This Request for Decision has no significant financial implications.

4. Sustainability & Environmental Implications

The applicant has completed the Esquimalt Green Building Checklist [Appendix C].

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. DP000116 [Appendix A] be approved, and staff be directed to issue the permit (subject to receipt of the required landscape security and consolidation of the lots) and register the notice on the title of the property.
2. That Council deny Development Permit No. DP000116 [Appendix A], with reasons.