



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 19-237, Version: 1

REQUEST FOR DECISION

DATE: May 21, 2019

Report No. DEV-19-045

TO: Laurie Hurst, Chief Administrative Officer

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

SUBJECT:

Development Permit Application - 838 and 842 Admirals Road

RECOMMENDATION:

That Council resolves that Development Permit No. DP000114, attached as Appendix A to Staff Report DEV-19-045, consistent with the architectural plans provided by Praxis Architects, Inc., the landscape plan by Lombard North Group Inc., and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped "Received May 17, 2019", be approved, and staff be directed to issue the Permit (subject to receipt of the required landscape security) and register the notice on the titles of the properties located at 838 Admirals Road [PID 005-074-011, Lot 17, Block 7, Section 10, Esquimalt District, Plan 2546 Except that part in Plan VIP86845] and 842 Admirals Road [PID 006-324-118, Lot 16, Block 7, Section 10, Esquimalt District, Plan 2546].

RELEVANT POLICY:

Declaration of Climate Emergency
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
Local Government Act

STRATEGIC RELEVANCE:

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

BACKGROUND:

Appendix A: DP000114
Appendix B: Subject Property Map, Aerial Map, CD No. 109 Zone
Appendix C: Architectural Drawings, Landscape Plan, and Surveyor's Site Plan

Appendix D: Green Building Checklist

Appendix E: Applicant's Comments for Development Permit Area Guidelines

Appendix F: Official Community Plan Development Permit Area Guidelines

Appendix G: Construction Impact Assessment & Tree Preservation Plan

Purpose of the Application

The applicant is proposing to build a 28 unit multiple family residential building. Comprehensive Development District No. 109 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

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. A Development Permit is required to ensure that the application is consistent with the Development Permit Area guidelines contained within the 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.

Evaluation of this application should focus on issues respecting the form and character of the development, including landscaping, exterior design and finish of the buildings and other structures in relation to the relevant design guidelines. In addition, evaluation should focus on natural environment protection, energy conservation, greenhouse gas reduction, and water conservation in relation to the relevant development permit area guidelines.

Context

Applicant/Architect:	Praxis Architects Inc. [Heather Spinney]
Owner:	Admiral Apartments Ltd., Inc. No. BC1128252
Property Size:	Metric: 1416 m ² Imperial: 15242 ft ²
Existing Land Use:	Single Family Residential
Surrounding Land Uses:	
North:	Multiple Family Residential [3 storeys]
South:	DND Federal Land
West:	Multiple Family Residential [3 storeys]
East:	DND Federal Land
OCP Proposed Land Use Designation:	Neighbourhood Commercial Mixed-Use
[No change required]	
Zoning:	CD No. 109 [Comprehensive Development District]

Zoning

Density, Lot Coverage, Height and Setbacks: The following chart details the floor area ratios, lot coverage, setbacks, height, parking requirements, and usable open space of this proposal.

	CD No.109 Zone
Units	28

Floor Area Ratio	1.35
Lot Coverage	51%
Setbacks	
• Front	3.50 m
• Rear	4.00 m
• Exterior Side [North]	7.50 m
• Interior Side [South]	7.50 m
Building Height	18.5 m
Off Street Parking	28
Usable Open Space	250 m ²

Official Community Plan

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 this application, the applicant has submitted a document addressing these guidelines [Appendix E].

Development Permit Area No.1 is designated for the purpose of establishing objectives for the protection of the natural environment, its ecosystems and biological diversity.

OCP Section 18.5.2 Natural Features

As noted by the applicant, most of the guidelines in this section are not applicable due to the underground parking structure. The applicant notes that the topsoil will be stripped and stored for reuse.

OCP Section 18.5.3 Biodiversity

The applicant has included landscaping consistent with these guidelines, noting that native shrubs and groundcovers will be emphasized.

OCP Section 18.5.4 Natural Environment

The applicant has utilized an extensive variety of shrubs and trees to create a noise barrier. The applicant has also ensured that light pollution is minimized with their selection and installation of light fixtures.

OCP Section 18.5.5 Drainage and Erosion

The applicant states that most of the lot is porous in order to facilitate stormwater infiltration while the remaining lot area is predominantly covered by vegetated areas.

OCP Section 18.5.7 Native Bird Biodiversity

The Township recommended the removal of the Garry Oak to facilitate an enhanced sidewalk. Otherwise, the applicant notes that they considered these guidelines.

Development Permit Area No.6 is designated for the purpose of establishing objectives for the form and character of multi-family residential development.

OCP Section 23.5 Multi-Family Residential Guidelines

The applicant describes how the proposed development has been sited and stepped back appropriately, with the surrounding landscape creating a privacy buffer for adjacent residents. Underground parking has been incorporated in this building and consistent with the guidelines. The applicant states that the use of cladding material along with the landscape elements in the proposed development emphasizes the street corner. All the units in the building have balconies or patios in providing overlook of public streets and spaces. The long wall along Admirals Road has been set back to provide room for landscaping that will serve as screening.

Development Permit Area No.7 is designated for the purposes of energy conservation and greenhouse gas reduction.

OCP Section 24.5.1 Siting of buildings and structures

The building is oriented for passive solar where possible and practical. The applicant notes that significant spaces for landscaping have been provided with varying heights of trees, shrubs and ground covers. A row of street trees has also been provided.

OCP Section 24.5.2 Form and exterior design of buildings and structures

The applicant states that they have designed and placed the roof, overhangs, and windows appropriately and consistent to the guidelines when applicable.

OCP Section 24.5.3 Landscaping

The applicant states that the front yard landscaping is extensive, with small and medium shrubs adjacent to the building and medium deciduous trees along Admirals Road and Naden Street.

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

The applicant states that they have designed a well insulated airtight building with very good energy performance. In addition, they will use efficient low-energy external lighting. Bicycle parking will be provided in the form of an accessory building in addition to bicycle racks located near the main entrance on Admirals Road. Furthermore, 25% of the parking spaces will be equipped with Level 2 electric vehicle charging stations.

OCP Section 24.5.5.Special Features

The applicant will choose high performing, durable materials and will consider the various guidelines as it pertains to the selection of materials during further detailed design.

Development Permit Area No.8 is designated for the purpose of water conservation.

OCP Section 25.5.1.Building and Landscape Design

The applicant states that the site is predominantly covered with vegetated surfaces with the design of roof rainwater collection system to be considered during further detailed design.

OCP Section 25.5.2.Landscaping - Select Plantings for Site and Local Conditions

The applicant states that the proposed development has given consideration into the selection and placement of plant species consistent with these guidelines, including the planting of native species.

OCP Section 25.5.3.Landscaping - Retaining Stormwater on Site

The applicant states that they are consistent with these guidelines except the avoidance of the disturbing, compacting and removal of natural soils due to the underground parking structure.

OCP Section 25.5.4.Landscaping - Water Features and Irrigation Systems

The applicant states that the proposed development has included automated high efficiency irrigation systems and plantings to Canadian Landscape Standards.

Green Building Features

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

Comments from Other Departments

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

Community Safety Services: Building to be constructed to requirements of BC Building Code and municipal bylaws. Applicant must address all issues contained within the Township Development Protocol should application be approved. Plans will be reviewed for compliance with BC Building Code upon submission of a Building Permit application.

Engineering Services: Engineering staff has completed a preliminary evaluation of Works and Services that would be required for the 28 unit multiple family residential building proposed to be located at 838 and 842 Admirals Road. Staff confirms that the design appears achievable on the site and that appropriate works and services are available in the immediate area. If approved, the development must be serviced with bylaw requirements including, but not limited to, new sewer and drain connections, underground power, telephone and cable services, and new road works up to the centre line of both Admirals Road and Naden Street.

Should the application be approved, additional comments will be provided when detailed engineering drawings are submitted as part of a Building Permit application.

Parks Services: Parks Staff has completed a preliminary review of the proposed on-site and off-site landscaping and commented that the landscape plan looks appropriate. Tree protection fencing must be put up at the dripline of all trees to be retained.

Fire Services: Fire Services staff has completed a preliminary review of the proposed plans and recommended a new fire hydrant to be installed on the corner of Admirals Road and Naden Street that ties into a 350mm wDI Water Main. This installation would facilitate future developments into the area. Furthermore, sprinklers should be installed in the building.

Comments from the Design Review Committee [DRC]

This development permit application was considered at the regular meeting of the DRC held on February 13, 2019. Members had concerns with the use of Periwinkle as it is an invasive species. The landscape architect stated that the landscape plan will be amended to replace the Periwinkle

and Holly with Liriope and Kinnikinnick. The Committee also expressed concerns with the landscape plan as it was not considered to be evolved.

The DRC resolved that the application be referred back to the Design Review Committee with an updated landscape plan so that the Committee can make a more informed recommendation to Council. In response to the Design Review Committee, the applicant has amended and added details to the landscape plan. Council has the option to approve the Development Permit application, deny the application or have it referred back to the Design Review Committee.

ISSUES:

1. Rationale for Selected Option

The proposed development conforms to the Zoning Bylaw and is generally consistent with the development permit area guidelines where applicable and feasible.

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

Increasing residential density in existing neighbourhoods creates a more compact and sustainable community. Increased residential density also decreases the per capita costs of providing services such as public transit and utilities.

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. DP000114, attached as Appendix A to Staff Report DEV-19-045, consistent with the architectural plans provided by Praxis Architects, Inc., the landscape plan by Lombard North Group Inc., and sited in accordance with the BCLS Site Plan provided by J.E. Anderson and Associates Surveyors Engineers, all stamped "Received May 17, 2019", be approved, and staff be directed to issue the permit (subject to receipt of the required landscape security) and register the notice on the titles of the properties located at 838 and 842 Admirals Road.
2. That Council deny Development Permit No. DP000114 [Appendix A] with reasons provided.