



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 19-452, **Version:** 1

REQUEST FOR DECISION

DATE: September 25, 2019

Report No. DEV-19-088

TO: Laurie Hurst, Chief Administrative Officer

FROM: Janany Nagulan, Planner and Bill Brown, Development Services Director

SUBJECT:

Development Permit - 880 A Esquimalt Road

RECOMMENDATION:

That Council resolves that Development Permit No. DP000124 [Appendix A] authorizing the change to the form and character of the existing commercial building as per colour elevations and site plans provided by Lovick Scott Architects stamped "Received July 26, 2019" and "September 20, 2019" be approved with the condition that the applicant provide a comprehensive landscape plan and landscape security, and staff be directed to issue the permit, and register the notice on title of the property located at 880 A Esquimalt Road [PID: 013-004-247, Lot 2 Section 11, Esquimalt District, Plan 47946].

RELEVANT POLICY:

Official Community Plan Bylaw, 2018, No. 2922

Zoning Bylaw, 1992, No. 2050

Development Application Procedures and Fees Bylaw, 2012, No. 2791

Advisory Planning Commission Bylaw, 2012, No. 2792

Declaration of Climate Emergency

STRATEGIC RELEVANCE:

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

BACKGROUND:

Appendix A: DP000124

Appendix B: Colour Elevations and Site Plan

Appendix C: Comparison of Proposal to Official Community Plan Development Permit Area Guidelines

Appendix D: Air Photo and Subject Property Map

Purpose of the Application

The applicant is proposing changes to the exterior façade of the existing restaurant [Tim Hortons]. The changes would include repainting and staining, new siding, signage, lighting, canopy, and metal flashing. The changes being proposed would be classified as changes to the form and character of the existing building. There are minimal changes to the landscaping proposed.

Context

Applicant: Richard Dieu [Dillion Consulting Ltd.]

Owner: Francois Denux [Sophie Investments Inc.]

Architect: Andrea Scott [Lovick Scott Architects]

Property Size: Metric: 2404.2 m²

Existing Land Use: Restaurant

Surrounding Land Uses:

North: School

South: Multi- Family Apartment Building

West: Commercial

East: Commercial

Present OCP: Designation: Commercial/ Commercial Mixed Use

Zoning: Neighbourhood Commercial [C-2]

Zoning and Parking

The subject property is zoned Neighbourhood Commercial with Zoning Bylaw 1992, No. 2050. The proposal complies with the zone regulations. The property meets the required parking requirements for a Restaurant as outlined in Parking Bylaws, 1992, No.2011.

Official Community Plan

Council is required to consider all of the Official Community Plan guidelines for the Development Permit Area in evaluating a Development Permit application. The applicant has submitted a form addressing the guidelines of DPA. 4 (Appendix D).

OCP Section 21 - Development Permit Area No. 4 - Commercial

The application complies with many of the guidelines however the remaining guidelines are not applicable to an existing building.

OCP Section 21 - Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction

Staff did not request the applicant to complete.

Comments from Other Departments

Engineering Services: We have reviewed the construction plans submitted with the application for a Building Permit at 880 A Esquimalt Road. The proposed exterior renovations will not have an impact on the Engineering aspects of this property. Engineering has no requirements for this building permit.

Community Safety Services (Building Inspection): No concerns. Subject to review for Building Code and Bylaw compliance at time of Building Permit application. Requires services of an Architect if gross area of building exceeds 470m².

Design Review Committee [DRC]

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the change to the form and character of the existing commercial building as per colour elevations provided by Lovick Scott Architects stamped "Received July 26, 2019", located at 880 A Esquimalt Road [PID: 013-004-247; Lot 2 Section 11, Esquimalt District, Plan 47946] be forwarded to Council with a recommendation for approval with the following conditions: That the applicant work with staff to review the landscaping at the front of the building and enhance the pedestrian environment meeting the current and future needs of Esquimalt Road. Carried Unanimously.

ISSUES:

1. Rationale for Selected Option

- The improved exterior façade will help to rejuvenate Esquimalt Road as it is a target of core commercial space.
- Based on the comments made by the Design Review Committee the applicant has attempted to improve the landscaping and the pedestrian environment in front of the building.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

This Request for Decision represents minimal sustainability and environmental implications.

5. Communication & Engagement

As this is a Development Permit application requiring no variances, the *Local Government Act* does not require notification be provided.

ALTERNATIVES:

1. That Council resolves that Development Permit No. DP000124 be approved, and staff be directed to issue the permits and register the notice on the title of the property located at 880 A Esquimalt Road [PID: 013-004-247, Lot 2 Section 11, Esquimalt District, Plan 47946].
2. That Council resolves that Development Permit No. DP000124, be updated as directed, and staff be directed to issue the permit and register the notice on the title of the property located at 880 A Esquimalt Road [PID: 013-004-247, Lot 2 Section 11, Esquimalt District, Plan 47946].
3. That Council deny Development Permit No. DP000124.