



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 20-411, Version: 1

REQUEST FOR DECISION

DATE: September 3, 2020

Report No. DRC-20-004

TO: Chair and Members of the Design Review Committee

FROM: Karen Hay, Planner

SUBJECT:

Development Permit Application - 636 and 640 Drake Avenue
[PID 002-923-157; Lot 2 of Suburban Lot 50 and 41, Esquimalt District, Plan 25565] and [PID 002-923-21; Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565]

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 seven (7) townhouse dwelling units as sited on the survey plans prepared by Powell and Associates stamped "Received August 6, 2020", consistent with the architectural plans provided by Burrows Holdings Ltd., stamped "Received August 6, 2020", and the landscape plans by Keith Grant Landscape Architecture Ltd. stamped "Received August 31, 2020", detailing the development proposed to be located at 636 and 640 Drake Avenue [PID 002-923-157, Lot 2 of Suburban Lot 50 and 41, Esquimalt District, Plan 25565 and PID 002-923-211, Lot 3 of Suburban Lot 41, Esquimalt District, Plan 25565], be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.

RELEVANT POLICY:

Declaration of Climate Emergency

Local Government Act

Official Community Plan Bylaw, 2018, No. 2922

Zoning Bylaw, 1992, No. 2050

Parking Bylaw, 1992, No. 2011

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

Advisory Planning Commission Bylaw, 2012, No. 2792

Subdivision and Development Control Bylaw, 1997, No. 2175

STRATEGIC RELEVANCE:

This Request for Decision supports the following specific strategic objective:

Support community growth, housing and development consistent with our Official Community Plan.

BACKGROUND:

Appendix A: Air Photo, CD No. 116

Appendix B: Green Building Checklist, Colourboard

Appendix C: Site Plan, Architectural Drawings, Landscape Plans

Appendix D: DP Guideline forms - DP Areas No. 1, 6, 7 and 8

Appendix E: Applicant's Presentation

PURPOSE OF APPLICATION:

The applicant is proposing seven (7), townhouse strata dwelling units, to be built in three buildings. Comprehensive Development District No. 116 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

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 development permit area 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/ Owner: Chris Travis, Dimma Pacific Properties Ltd.

Designer: Jim Burrows, Burrows Holdings Ltd.

Surrounding Land Uses:

North: Single Family Residential [RS-1]

South: Single Family Residential [RS-1]

West: Single Family Residential [RS-1]

East: Single Family Residential [RD-3]

Zoning: Comprehensive Development District No. 116 [CD No. 116]

OCP Designation: Townhouse Residential

OCP ANALYSIS:

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

The applicant has submitted a document noting how the project responds to these guidelines [Appendix D].

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 a natural gentle slope towards the southwest, and is below the elevation of Drake Avenue. The applicant has proposed four small retaining walls (average 0.6 metre height) to facilitate the transition from the street to the new buildings. The buildings' siting has facilitated the retention of many of the site's mature trees.

OCP Section 18.5.3 Biodiversity

The existing mature trees and the proposed mix of native and ornamental vegetation has the potential to offer habitat for local native species. Any native soil that can be saved on site could assist with the successful establishment of native and ornamental plant species.

OCP Section 18.5.4 Natural Environment

Trees and vegetation will contribute to a positive urban environment, buffering noise levels and absorbing air pollution from traffic. Lighting can be 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 further addition of trees to the site along with the 'drainage field' that is designed retain stormwater should help with drainage and allow stormwater to percolate slowly into the soil. The existing large conifers will contribute to 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 larger native tree species contributes to improved shelter for native birds.

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

This site is not located 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 environment on Drake Avenue. The buildings all demonstrate at least a 50 percent common wall overlap and the street frontage elevation has been designed to present as a single family home entrance to the street. There is a mix of native and ornamental plants species being proposed for the landscaping.

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. The driveway separation should facilitate light penetration into the northern buildings, and the gap between those buildings improves the light penetration into the yard to the north.

24.5.2 Form and exterior design of buildings and structures.

The form, with shared walls improves potential energy conservation.

24.5.3 Landscaping

The landscape 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

Exterior lighting is being designed to be low impact and for safety. Buildings will be built to BC Energy Step Code level 3 (covenanted item).

24.5.5 Special Features

Wood and durable building materials are being locally sourced, where feasible.

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.

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 drainage field to retain stormwater, plantings and trees that will slowly absorb water from each 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 ANALYSIS:

The following chart summarizes many of the requirements contained within Comprehensive Development District No. 116 (Appendix B), which was created for this proposal.

	CD No.116 Zone
Units	7 units
Floor Area Ratio	0.52
Lot Coverage	27 %
Setbacks <ul style="list-style-type: none">• Front• Rear• Interior Side• Building Separation	6.0 m 6.0 m 4.0 m 3.6 m
Building Height	9.0 m
Off Street Parking	Ratio 1.57 (11 spaces total) 7 garages/ 1 Visitor / 3 strata held

As the parking spaces are located away from the street frontage they would appear as a minor use on this site.

Several retaining walls (boulder walls and entry walls) are located between the street and the entrance to the eastern units. The height of each of the walls at its highest point is 0.75 metres, 0.54 metres, 0.54 metres, and 0.40 metres.

COMMENTS FROM OTHER DEPARTMENTS:

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

Building Inspection: 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 636 and 640 Drake Avenue. 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, and gutter along the frontage of the proposed development. 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: No Concerns.

Parks Services: Retain and protect trees as per Tree Protection Bylaw. Apply for removals through the Parks department.

ISSUES:

1. Rationale for Selected Option

Applicant is attempting to provide quality missing middle housing, and support the objectives of the OCP by complying with the development permit area guidelines.

ALTERNATIVES:

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 seven (7) townhouse dwelling units be forwarded to Council with a recommendation to either approve, approve with conditions, or deny the application; and provide reasons for the recommendation.