



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 21-039, Version: 1

REQUEST FOR DECISION

DATE: January 18, 2021 Report No. DEV-21-004

TO: Laurie Hurst, Chief Administrative Officer

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

SUBJECT:

Development Permit Application - 1158 Craigflower Road

RECOMMENDATION:

That Council resolves that Development Permit No. DP000148, attached as Appendix A to Staff Report DEV-21-004, consistent with the architectural plan and landscape plan by Zebra Design, both stamped "Received October 9, 2020", be approved, and staff be directed to issue the permit (subject to receipt of the required landscape security) and register the notice on the title of the property located at 1158 Craigflower Road [PID 031-193-293, Lot B Section 2 Esquimalt District Plan EPP95842].

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:

Healthy, Livable and Diverse Community: Support community growth, housing and development consistent with our Official Community Plan

BACKGROUND:

Appendix A: DP000148
Appendix B: Aerial Map and CD No. 119 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

Purpose of the Application:

The applicant is building a single-family dwelling that is part of a 2-lot subdivision.

This site is located within Development Permit Area No. 1 - Natural Environment, Development Permit Area No. 3 - Enhanced Design Control 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. 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: Zebra Design [Louis Horvat]
Owners: Artemis Hartt and Nadia Hartt
Designer: Zebra Design
Property Size: Metric 393 m² Imperial 4230 ft²
OCP Land Use Designation: Low Density Residential
Zone: CD No. 119
Existing Land Use: Vacant lot
Proposed Land Use: Single-family dwelling
Surrounding Land Uses:
 North: Single-family dwelling
 South: Golf course [Agricultural Land Reserve]
 East: Two-family dwelling
 West: Vacant lot

Chronology:

October 9, 2020 - Application received
December 15, 2020 - Advisory Planning Commission meeting

Official Community Plan:

This site is located within Development Permit Area No. 1 - Natural Environment, Development Permit Area No. 3 - Enhanced Design Control 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 the Official Community Plan guidelines from these development permit areas in evaluating this application, the applicant has submitted a document addressing these guidelines.

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

The applicant notes that healthy native trees and vegetation will be retained; however, the landscape plan shows the removal of the oak and fir tree in the front of the house.

OCP Section 18.5.3 Biodiversity

The applicant has included a tree in the middle of 1158 and 1160 Craigflower Road, and one on the rear yard. The species of these trees have not been selected but amongst the suggested list are flowering dogwood, evergreen camelia, cork tree, Garry oak and Red Obelisk.

OCP Section 18.5.4 Natural Environment

Hedges and leafy trees are proposed in the front to mask urban noises. All outdoor light fixtures will be International Dark Sky Association approved and consistent with these guidelines.

OCP Section 18.5.5 Drainage and Erosion

Aside from the new plantings proposed, much of the surfaces are impermeable as both the driveway and patio are proposed to be concrete.

OCP Section 18.5.7 Native Bird Biodiversity

A mix of planting species and sizes are being proposed to enhance bird species diversity.

Development Permit Area No. 3 is designated for the purposes of establishing objectives for the form and character of intensive residential development.

OCP Section 20.6 Single-unit Infill Housing Guidelines

The proposed single-family dwelling has been designed to complement neighbouring houses in its scale, construction materials, and finishes. Boulevard planting has been provided as per Boulevard Alteration Permit No. BAP00047. Nonetheless, the landscape plan is not providing any permeable or decorative surfacing materials.

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 applicant states that the compact site does not allow flexibility in the orientation of the building to consider solar penetration and passive performance.

OCP Section 24.5.2 Form and exterior design of buildings and structures

The proposed building has oriented a larger roof surface to the south. The proposed building does not include skylights or rooftop patios.

OCP Section 24.5.3 Landscaping

As the adopted zoning bylaw for Comprehensive District No. 119 and the corresponding Parking Bylaw 1992, No. 2011 as amended require 1 parking space per dwelling unit, the amount of open space for landscaping is limited.

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

The applicant states that they will be using efficient low-energy external lighting and durable materials for this house.

OCP Section 24.5.5 Special Features

The proposed house will use hardie panel sidings.

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 there is no stormwater management plan.

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

The applicant states that the proposed plantings have not been selected but that they will be amongst the suggested plantings.

OCP Section 25.5.3 Landscaping - Retaining Stormwater on Site

The applicant is not proposing pervious materials, such as permeable pavers, for stormwater infiltration.

OCP Section 25.5.4 Landscaping - Water Features and Irrigation Systems

The applicant states that the proposed development will not contain high efficiency irrigation systems; however, the plantings will be to Canadian Landscape Standards.

Zoning:

The current zone for the subject properties is Comprehensive Development District No. 119. The proposed single-family dwelling conforms to the regulations as prescribed in CD No. 119 within Zoning Bylaw, 1992, No. 2050.

Green Building Features:

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

Comments from the Advisory Planning Commission:

This development permit application was considered at the regular meeting of the Advisory Planning Commission on December 15, 2020. Members inquired as to whether there are trees being removed. The applicant stated that there will be a tree removed for the driveway. The commission commented that more trees planted on site would be desirable. In general, they thought that the proposed development fits well within the neighbourhood and liked the idea of the basement suite. They suggested that the green building checklist be updated before the application goes to Council as the submitted green building checklist is an outdated version.

The Advisory Planning Commission resolved that the application be forwarded to Council with a recommendation of approval as the proposal is appropriate to the neighbourhood with consideration given to the provision of additional trees.

In response to the comments, the applicant has submitted an updated green building checklist [Appendix D].

Comments from Other Departments:

Community Safety Services (Building Inspection):

Building is to be constructed to requirements of BC Building Code and municipal bylaws. Plans will be reviewed for compliance with BC Building Code upon submission of a building permit application.

Engineering Services:

Engineering staff has no concerns. Civil engineering drawings will be required showing all required services prior to the issuance of a building permit.

Parks Services:

Parks staff has completed a preliminary review of the proposed on-site and off-site landscaping and commented that a tree cutting permit application is required for all trees to be removed. All trees that are to be retained, including boulevard trees, must have tree protection fencing erected at the drip line prior to the commencement of any work. Parks staff recommends the retention of the fir tree on the eastern lot in addition to the oak tree on the western lot. Alternate driveway options, including a floating driveway, are recommended to retain these two trees. Otherwise, the landscape plan looks good as Red Obelisk is a good choice for a boulevard tree.

Fire Services:

Fire Services staff has completed a preliminary review of the proposed plans and recommends moving the smoke detector in the basement suite further away from the kitchen.

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 organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

The applicant has completed the Esquimalt Green Building Checklist, detailing green features that will be considered for inclusion in the development should it be approved [Appendix D].

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. DP000148, attached as Appendix A to Staff Report DEV-21-004, consistent with the architectural plan and landscape plan by Zebra Design, both stamped "Received October 9, 2020", be approved, and staff be directed to issue the permit (subject to receipt of the required landscape security) and register the notice on the title of the property

located at 1158 Craigflower Road.

2. That Council deny Development Permit No. DP000148 [Appendix A] with reasons provided.