

Legislation Text

File #: 21-123, Version: 1

REQUEST FOR DECISION

DATE: February 22, 2021

Report No. DEV-21-016

TO: Laurie Hurst, Chief Administrative Officer

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

SUBJECT:

Development Permit Application - 334 Plaskett Place

RECOMMENDATION:

That Council resolves that Development Permit No. DP000156, attached as Appendix A to Staff Report DEV-21-016, consistent with the structural drawings by Niveau Construction, stamped "Received January 11, 2021", be approved, and staff be directed to issue the permit and register the notice on the title of the property located at 334 Plaskett Place [PID 000-244-503, Lot A Section 11 Esquimalt District Plan 26533.

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: Develop and implement strategies that reduce impact on the environment consistent with our Climate Action Charter goals.

BACKGROUND:

Appendix A: DP000156 Appendix B: Aerial Map Appendix C: Structural Drawings Appendix D: Green Building Checklist Appendix E: DPA No. 2: Protection of Development from Hazardous Conditions

PURPOSE OF APPLICATION:

The applicant is proposing a covered trellis on an existing deck. As the subject property is located within a tsunami zone, a development permit is necessary to ensure compliance with the development guidelines in Development Permit Area No. 2 - "Protection of Development from Hazardous Conditions".

CONTEXT:

Applicant: Wade Bartram Owner: Carolyn Lillian King Designer: Wade Bartram Property Size: Metric: 1295 m² Imperial: 13945 ft² OCP Land Use Designation: Current: Low Density Residential Proposed: Low Density Residential Zone: RS-3 Existing Land Use: Single-Family Residential Surrounding Land Uses: North: Single-Family Residential South: Single-Family Residential East: Single-Family Residential West: Strait of Juan de Fuca

OCP ANALYSIS:

As the subject property is in Development Permit Area No. 2 - Protection of Development from Hazardous Conditions, a development permit is required.

ZONING ANALYSIS:

The current zoning on the subject property is RS-3 to accommodate Single Family Residential use. The proposed alteration conforms to the RS-3 zone.

COMMENTS FROM THE ADVISORY PLANNING COMMISSION:

This development permit application was considered at the regular meeting of the Advisory Planning Commission on February 16, 2021. Members had no comments regarding this application.

The Advisory Planning Commission resolved that the application be forwarded to Council with a recommendation of approval as the proposal is a reasonable addition to the existing deck and meets the development permit guidelines.

COMMENTS FROM OTHER DEPARTMENTS:

Community Safety Services (Building Inspection):

Structure 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. Fire Services:

Fire Services staff has no concerns.

ISSUES:

- 1. Rationale for Selected Option The proposed alteration conforms to the zoning bylaw and is consistent with the development permit area guidelines.
- Organizational Implications This Request for Decision has no organizational implications.
- 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].
- 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. DP000156, attached as Appendix A to Staff Report DEV-21-016, consistent with the structural drawings by Niveau Construction, stamped "Received January 11, 2021", be approved, and staff be directed to issue the permit and register the notice on the title of the property located at 334 Plaskett Place.

2. That Council deny Development Permit No. DP000156 [Appendix A] with reasons provided.