



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 21-330, Version: 1

REQUEST FOR DECISION

DATE: June 8, 2021

Report No. DEV-21-043

TO: Laurie Hurst, Chief Administrative Officer

FROM: Trevor Parkes, Senior Planner and Bill Brown, Director of Development Services

SUBJECT:

Development Permit Application - 851 Lampson Street

RECOMMENDATION:

That Council resolve that Development Permit No. DP000158, attached as "Appendix A" of staff report DEV-21-043, authorizing the form and character of the proposed development of a 4-unit townhouse (in a row house configuration), as sited on the survey plan prepared by James Worton, BCLS, representing Powell and Associates BC Land Surveyors, stamped "Received January 26, 2021", consistent with the architectural plans, landscape plan and colour board prepared by Zebra Design, stamped "Received May 6, 2021", be approved, and, subject to receipt of the required landscape security, staff be directed to issue the permit, and register the notice on the title of 851 Lampson Street [PID 005-778-441, Parcel A (DD 19978W) of Lot 12, Section 10, Esquimalt District, Plan 7500].

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:

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

BACKGROUND:

Appendix A: Development Permit No. DP000158

Appendix B: Subject Property Map, Air Photo, OCP Land Use Designation Maps

Appendix C: DP Guidelines Questionnaires - DP Areas No. 1, 6, 7 and 8

Appendix D: Bylaw No. 3007 - 851 Lampson Street - CD 134

Appendix E: Applicant's Council Presentation

Timeline:

January 26, 2021 - Development Permit Application received

May 6, 2021 - Amended Architectural Plans and Landscape Estimate received

May 12, 2021 - Design Review Committee recommends approval of Development Permit No. DP000158

June 14, 2021 - Council consideration of approval of Development Permit No. DP000158

Purpose of Application:

The applicant is proposing to build a 4-unit townhouse (in a row house configuration), on a 731 square metre parcel. The proposed development features contemporary design with a mix of exterior materials and colours that serve to articulate the facades and break up the mass of the building. The building design is fortified by robust landscaping which functions both to enhance biodiversity and natural systems including stormwater management via the rain garden located on the south side of the building.

Strategic tree placement, compact landscaped areas and modest fencing frame usable open spaces and enhance privacy by screening sightlines onto and from adjacent property to the east as well as to frame views of the site from the public realm. The retention of the significant Pine tree, located in the boulevard abutting the southwest corner of the site, adjacent to the Lampson Street, Colville Road intersection, reflects the goal of sensitively densifying the site and provides a desirable sense of maturity to the development. Trees are known to enhance human health and reduce crime as well as filter pollutants from the air and sequester carbon dioxide.

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: David Yamamoto, Zebra Design

Owner: Reis Aliko [General Contractor]

Designer: David Yamamoto, Zebra Design

Surrounding Land Uses:

North: Lampson Park

South: Townhouse Residential [16 units in two projects]

West: Two Family Residential

East: Single Family Residential

Zoning: Comprehensive Development District No. 134 [CD No. 134]

OCP Proposed Land Use Designation: Townhouse Residential

OCP Analysis:

The subject property is located within the following Development Permit Areas:

- Development Permit Area No. 1 - Protection of the Natural Environment
- Development Permit Area No. 6 - Multi-Family Residential,
- Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction
- 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 and this permit must be approved by Council and issued by staff prior to a Building Permit being approved for the construction of the building.

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 the relevant OCP Design Guidelines. In the attached document, the applicant has responded to every applicable design guideline noting how the proposed design responds to each of the guidelines (Appendix C).

Zoning and Parking Analysis:

The following chart summarizes many of the requirements contained within Comprehensive Development District No. 134 (Appendix D), which was created for this proposal.

| | | |
|--|---|--|
| | CD – 134 Zone 851 Lampson Street (4 Townhouse Units) | Development Permit Application |
| Maximum Number of Units | 4 Units | 4 Units |
| Minimum Unit Size | 108 m ² | 109 m ² |
| Floor Area Ratio | 0.68 | 0.67 |
| Maximum Lot Coverage | 39% | 38% |
| Setbacks <ul style="list-style-type: none"> • Front • Rear • Exterior Side • Interior Side | 5.0 m 7.1 m (to 2 nd floor decks and 3 rd floor cantilever) 3.6 m (3.0 m to cantilever) 3.3 m | 5.0 m 7.15 m (to 2 nd floor decks and 3 rd floor cantilever) 3.6 m (3.0 m to cantilever) 3.3 m |
| Building Height | 8.0 m | 7.7 m |
| Minimum Landscaping Area | 30% Area of Parcel | 34% Area of Parcel |
| Off-Street Parking | 1.0 space per Dwelling Unit plus 1.0 Visitor Space | 4 Resident spaces 1 Visitor space |

Floor Area Ratio: The combined FAR of this proposal is 0.67 which is consistent with the 0.68 permitted in the CD No. 134 Zone. It is also consistent with the maximum FAR of 0.70 identified within the OCP in areas designated for Townhouse Residential. This proposed density delivers four units, four - 3 bedroom and den, 4-bathroom units.

Lot Coverage: The combined Lot Coverage is 38% which is consistent with the 39% Lot Coverage permitted in the CD No. 134. Recent Townhouse Residential projects considered by Council have Lot Coverage more than 30%.

Setbacks: The proposed front setback is 5.0 m to the front face of the principal building. The north interior side setback is 3.3 m to the principal building while the south exterior side setback is 3.0 m to the cantilevered portion of the kitchen of Unit 1 and 3.6 m to the foundation of the principal building. In addition, the rear setback is 7.15 m to the first storey balconies second storey bedrooms for Unit 3 and Unit 4.

Height: The proposed building heights are consistent with the Comprehensive Development No. 134 zone and consistent with recently approved townhome projects. As a result of the slope of the land the development appears as two storeys when viewed from Lampson Street.

Parking: Parking spaces are located away from the street frontage therefore would appear as a minor use on this site. The proposed number and location of parking stalls complies with the requirement of the Comprehensive Development No. 134 zone and the maneuvering aisle meets the required minimum width of 6.75 metres serving one row of parking.

There is regular transit service in the area, on Lampson Street, Route #26, on Colville Road, Route #24 and approximately 250 metres away on Craigflower Road, Route #14.

Comments From Other Departments:

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

Building Inspection: No concerns. Construct to current BC Building Code and Municipal Building Regulation Bylaw, 2017, No. 2899. 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 851 Lampson Street. The developer should be aware that they may be required to provide Works and Services up to the road centre line. At a minimum new curb and gutter along both frontages of the proposed development may be required. The development is to have sewer, drain, catch basin, and water service connections, as well as underground hydro, telephone, and cable. New gutter, curb and sidewalk along both the Lampson Street and Colville Road frontages may also be required. 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. The applicant is responsible for retaining the services of 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. Sprinklers will be required for this building as per Building Regulation Bylaw, 2017, No. 2899.

Parks Services: Tree protection must be erected around the dripline of the municipal Pine tree located on the corner of Lampson Street and Colville Road. Tree protection is also required for trees on neighbouring properties as per Tree Protection Bylaw, 2015, No. 2837.

Comments from the Design Review Committee [DRC]:

This application was considered at the regular meeting of the DRC held on May 12, 2021. Members comments were positive including statements the proposal was attractive, appreciation for the more modern character of the building particularly in comparison to the more traditional designs approved across the street, and the response of the building design to the slope of the site.

The DRC passed the following motion: The Design Review Committee recommends the application be forwarded to Council with recommendation to approve the proposal for the reason the design fits into the neighbourhood appropriately and takes advantage of local topography.

ISSUES:

1. Rationale for Selected Option

These four townhouses represent much needed 'missing middle' family housing and have been designed in a form that responds to the local terrain, is complimentary to the neighbourhood, includes attractive landscaping and would offer the sustainability benefits of new housing and

quality design. The Design Review Committee has recommended approval of this application.

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 is believed to make a community more sustainable. This development plan proposes to incorporate numerous features that support environmental development permit guidelines including the building being constructed to Step 3 of the BC Energy Step Code, the installation of Level 2 electric vehicle charging stations at all five parking spaces and providing secure storage for bicycles within the garages including access to a plug for charging e-bikes. Five (5) bike lockups are secured for the Lampson Street frontage offering opportunities for visitors to choose to cycle to the site. Alternative transportation is further supported as this location is in close proximity to an access point to the E & N Rail Trail and is also very well situated for transit users as three routes operate within 250 metres of the site.

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 resolve that Development Permit No. DP000158 be approved, and subject to receipt of the required landscape security, staff be directed to issue the permit and register the notice on the title of the property.

2. That Council resolve that Development Permit No. DP000158 be amended as directed, and subject to receipt of the required landscape security, staff be directed to issue the permit and register the notice on the title of the subject property.

3. That Council deny Development Permit No. DP000158 and explain what the applicant must do to have the Development Permit approved.