



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 21-460, Version: 1

REQUEST FOR DECISION

DATE: September 22, 2021

Report No. DEV-21-066

TO: Laurie Hurst, Chief Administrative Officer

FROM: Karen Hay, Planner and Bill Brown, Director of Development Services

SUBJECT:

Development Permit - 1179 Colville Road

RECOMMENDATION:

That Council resolves that Development Permit No. DP000155 [Appendix A of staff report DEV-21-066] authorizing the design of a two-family dwelling (duplex) to be constructed in accordance with the BCLS Site Plan prepared by Wey Mayenburg Land Surveying Inc., stamped "Received July 21, 2021", is consistent with the architectural plans prepared by Paul Park, Park Residential Designs stamped "Received July 21, 2021", and the landscape plan prepared by Mary Haggerty Designs, stamped "Received September 20, 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 the property located at 1179 Colville Road [PID 002-196-921; Lot 3, Block 17, Section 10 Esquimalt District, Plan 2546.

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:

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

BACKGROUND:

Appendix A: DP000155

Appendix B: Air Photo, RD-4 zone

Appendix C: Surveyor's Site Plan, Architectural Plans, Colourboard, Landscape Plan

Appendix D: DP Guidelines - DPA No. 1, 3, 7, and 8

Appendix E: Green Building Checklist

Appendix F: Applicant's Presentation

The applicant is proposing to remove the existing house and construct a new two-unit dwelling (side by side duplex) on the property. The property is located within the Two Family DADU Residential [RD-4] zone.

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, of the Esquimalt Official Community Plan Bylaw, 2018, No. 2922.

A Development Permit is required, to ensure that the application is generally consistent with the Development Permit Area guidelines contained within the OCP and 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 in relation to the relevant development permit area 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: Paul Park, Park Residential

Owner: Derek Braaten, Big Dune Properties Ltd.

Designer: Paul Park, Park Residential Designs

Property Size: 668.8 m²

OCP Land Use Designation:

Current: Low Density Residential [no change required]

Proposed: Low Density Residential [no change required]

Zone: Two Family DADU Residential [RD-4]

Existing Land Use: Single Family Residential

Proposed Land Use: Two Family Residential

Surrounding Land Uses:

North: Department of National Defense [DND]
South: E and N Rail Trail
East: Single Family Residential
West: Two Family Residential

OFFICIAL COMMUNITY PLAN [OCP] ANALYSIS:

The guidelines of Development Permit Areas No. 1, 3, 7, and 8 are contained within the Esquimalt Official Community Plan Bylaw, 2018, No. 2922. As Council is required to consider all the OCP guidelines from these Development Permit Areas in evaluating a DP application, the applicant has submitted a document addressing 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 is a relatively flat site. One tree, that is shared with a neighbour, is being preserved.

18.5.3 Biodiversity

A mix of ornamental and native species are being proposed.

18.5.4 Natural Environment

Outdoor lighting is proposed to be 'shielded'. This is a fairly quiet area of Esquimalt where street noise is intermittent. Privacy screening is proposed between the units.

18.5.5 Drainage and Erosion

Driveway rainwater is being directed to vegetated areas.

18.5.7 Native Bird Biodiversity

A proposed mix of species types and sizes should help support the goal of increasing habitat for native bird populations. Further use of larger native trees could add to vertical habitat availability for local birds.

OCP Section 20 - Development Permit Area No. 3 - Enhanced Design Control

Residential Guidelines - 20.5 Duplex Housing

Some articulation of the front of the building has reduced the visible massing of the second storey from the street, as has the front entries. Driveways, patios, and pathways are a variety of concrete, pavers, and rock screenings ("fines"). The proposed variety of siding materials with a traditional look would be complementary to other buildings in the area.

OCP Section 24 - Development Permit Area No. 7 - Energy Conservation and Greenhouse Gas Reduction

24.5.1 Siting of buildings and structures

Shading and overlook of neighbouring outdoor areas should be minimal.

24.5.2 Form and exterior design of buildings and structures.

Site layout options are limited, the shared wall between the units does provide for enhanced energy efficiency.

24.5.3 Landscaping

The landscaping plan appears to meet the intent of the majority of the guidelines in this section while balancing the needs for on-site parking. The addition of larger trees would be a benefit to residents and the neighbourhood.

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

Heat pumps are being proposed. Roof designed with future solar panel installation in mind and rough in for panels proposed. Use of Smart Wall technology (<https://pacific-homes.com/pacific-smartwall-technology/>).

24.5.5 Special Features

The Hardie shingle and plank materials that are being proposed for the exterior of the new building are considered durable materials.

OCP Section 25 - Development Permit Area No. 8 - Water Conservation

25.5.1 Building and Landscape Design

The landscape plan indicates that stormwater from the driveways will be captured in vegetation next to each driveway.

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 several smaller trees. Plantings will help water absorb into the soils and it appears some native soils will be preserved where feasible.

25.5.4 Landscaping - Water features and Irrigation systems

Canadian Landscape Standard and BCSLA Landscape Standard are equivalent. Applicant has indicated that this proposal would meet the standards.

ZONING AND PARKING ANALYSIS:

The following chart summarizes many of the requirements contained within the Zoning Bylaw 1992, No. 2050 - Two Family DADU Residential [RD-4] zone [Appendix A]. The proposed building complies with the requirements of this zone, and the parking requirements of Parking Bylaw 1992, No. 2011.

	RD – 4 zone	Proposed
Minimum Parcel Size	668 m ²	668.8 m ²
Floor area ratio (FAR)	0.40 for properties less than 800 m ²	0.38
Lot coverage	30 %	30 %
Building height	7.3 m	7.3 m
Setbacks		
• Front	7.5 m	7.5 m
• Rear	7.5 m	10.6 m
• Interior Side	1.5 m	1.5 m
• Interior Side	3.0 m	3.1 m
Building separation	2.5 m to accessory building	No accessory buildings
Off-street parking	1 space per dwelling unit	1 space per dwelling unit

COMMENTS FROM OTHER DEPARTMENTS:

Community Safety Services (Building Inspection):

No concerns. Subject to review for Building Code and Bylaw compliance at time of Building Permit application.

Engineering Services:

According to Bylaw 2175, including all Schedules, the developer may be required to provide all Works and Services up to the road centerline.

A preliminary review reveals that the subject property is connected to both the Municipal Sewer System and Drain Systems. The proposed development is to have Services as per Bylaw 2175 (Subdivision and Development Control Bylaw), including, but not limited to, new sewer and drain connections, new curb, gutter, and sidewalk along the frontage, and underground H/T/C.

The Applicant is responsible for retaining the services of a qualified professional for the design and construction supervision of all Works and Services, including construction cost, engineering fees, administrative fees, and as indicated in Bylaw 2175.

Parks:

A tree cutting permit application must be submitted for all trees requested to be removed. No trees are to be removed without an approved tree cutting permit. All trees in the construction area must be protected by tree protection fencing, erected at the dripline, prior to any work commencing.

Fire Services:

No Concerns, please ensure visible addressing for new units.

COMMENTS FROM ADVISORY PLANNING COMMISSION:

This application was considered at the regular meeting of the Advisory Planning Commission [APC] held on August 17, 2021. The APC members supported this application and recommended the following:

That the application for a Development Permit be forwarded to Council with a recommendation to approve as the proposal is consistent with the Development Permit Area Guidelines of the OCP.

ISSUES:

1. Rationale for Selected Option

The Advisory Planning Commission has recommended approval. This proposal has the potential to add two very livable new housing units on a lot that currently has one older home and is zoned to permit a two-family dwelling.

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. [Appendix E]

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. DP000155 [Appendix A] 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 located at 1179 Colville Road [PID 002-196-921; Lot 3, Block 17, Section 10 Esquimalt District, Plan 2546].
2. That Council resolves that Development Permit No. DP000155 [Appendix A] be updated 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 property located at 1179 Colville Road [PID 002-196-921; Lot 3, Block 17, Section 10 Esquimalt District, Plan 2546].
3. That Council deny Development Permit No. DP000155 [Appendix A], with reasons.

