



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 21-469, Version: 1

REQUEST FOR DECISION

DATE: September 27, 2021

Report No. DEV-21-069

TO: Laurie Hurst, Chief Administrative Officer

FROM: Alex Tang, Planner

SUBJECT:

Development Permit Application - 669 Constance Avenue

RECOMMENDATION:

That Council approves Development Permit No. DP000163, Amendment No.1, attached as Appendix A to Staff Report DEV-21-069, consistent with the landscape plan by Scatliff + Miller + Murray Inc., stamped "Received September 20, 2021".

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 the Township's Official Community Plan

BACKGROUND:

Appendix A: DP000163 - Amendment No. 1
Appendix B: Amended Landscape Plan
Appendix C: Applicant's Letter
Appendix D: Applicant's Presentation

CHRONOLOGY:

April 23, 2021 - Development Permit Application Received.

June 9, 2021 - Development Permit Application presented to the Design Review Committee.

August 16, 2021 - Development Permit Approved by Council

PURPOSE OF APPLICATION:

The applicant is proposing to build a multiple-family residential building. Comprehensive Development District No. 107 of Esquimalt Zoning Bylaw 1992, No. 2050 has been written to regulate this development.

This site is located within Development Permit Area No. 1 - Natural Environment, Development Permit Area No. 2 - Protection of Development from Hazardous Conditions, 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. The development permit is required prior to a building permit being issued for the construction of a structure.

Council approved DP000163 on August 16, 2021. Fire department staff initially recommended the installation of fire hydrants on both frontages to ensure adequate water supply. With a fire hydrant installed on Constance Avenue, the access point was initially planned to be on Constance Avenue. The proposed fire hydrant on Constance Avenue would not have an adequate flow rate on its own; alternatively, looping it to the fire hydrant on Admirals Road was necessary to provide the desired flow rate.

The applicant is proposing to amend the development permit to allow for fire services access off Admirals instead of Constance Avenue. This would no longer necessitate nor utilize the fire hydrant on Constance Avenue. By amending the access point for fire services to Admirals Road, usable green space will be reduced between the proposed principal building and Admirals Road to accommodate the proposed driveway.

CONTEXT:

Applicant / Architect: Michael Farrar, FAAS Architecture

Owner: CONSTANCE669 DEVELOPMENTS LTD., INC.NO. BC1286123

Property Size: Metric: 1934 m² Imperial: 20817 ft²

OCP Land Use Designation: High Density Residential

Zone: Comprehensive Development District No. 107

Surrounding Land Uses:

North: Single-Family Residential

South: Multiple-Family Residential [2 storeys]

East: Multiple-Family Residential [3 storeys]

West: Multiple-Family Residential [1 storey]

]

ISSUES:

1. Rationale for Selected Option

Although the initial landscape plan provides a more pleasant frontage with greater green space along Admirals Road, this amendment to accommodate the change in access point is reasonable.

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

This request for decision results in a reduction of permeable green space.

5. Communication & Engagement

As this is an amendment to a Development Permit requiring no variances, the *Local Government Act* does not require that notification be provided.

ALTERNATIVES:

1. That Council approves Development Permit No. DP000163, Amendment No. 1.

2. That Council denies Development Permit No. DP000163, Amendment No. 1 with reasons.