



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 22-433, Version: 1

REQUEST FOR DECISION

DATE: August 22, 2022 Report No. DEV-22-083

TO: Laurie Hurst, Chief Administrative Officer

FROM: Mikaila Montgomery, Planner and Bill Brown, Director of Development Services

SUBJECT:

Development Variance Permit Application - 435 Lampson Street

RECOMMENDATION:

That Council approve Development Variance Permit No. DVP00130, attached as Appendix A to staff report DEV-22-083, authorizing a reduction to the ratio of parking spaces per dwelling unit, including the following relaxations to Parking Bylaw, 1992, No. 2011, and staff be directed to issue the permit and register the notice on the title of the property located at Lot 1, Section 11, Esquimalt District, Plan 9444 [435 Lampson Street].

Parking Bylaw, 1992, No. 2011, Part 5, Section 13, Number of off-street parking spaces, Table 1 - Residential: A reduction to the ratio of parking spaces permitted in medium and high density apartment zones from 1.3 required parking space per dwelling unit to 1 parking space per dwelling unit.

RELEVANT POLICY:

Official Community Plan Bylaw, 2018, No. 2922
Zoning Bylaw, 1992, No. 2050
Local Government Act
Declaration of Climate Emergency
Development Application Procedures and Fees Bylaw, 2012, No. 2791

STRATEGIC RELEVANCE:

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

BACKGROUND:

Appendix A: DVP No. DVP00130
Appendix B: Aerial Map

Appendix C: Notice of Variance at 435 Lampson

CHRONOLOGY:

August 3, 2022 - Application Received

August 17, 2022 - Notice of Variance mailed

PURPOSE OF THE APPLICATION:

The applicant is proposing to convert two main-floor storage units into a (bachelor) suite in an existing 12-unit multi-family building. The applicant is also proposing to add one additional parking space. This would result in 13 parking spaces for 13 units, a ratio of 1:1. This does not conform to the Parking Bylaw for multi-family residential, which requires a ratio of 1.3 parking spaces to every dwelling unit. Therefore, a variance of 4 parking spaces is being sought. Evaluation of the Development Variance Permit should focus on Parking Bylaw, 1992, No. 2011 as it does not conform to Part 5, Section 13, Table 1.

CONTEXT:

Applicant: Charles Pakosh

Owner: 1358167 BC Ltd. Derek Townsend

Property Size: 1,143m²

OCP Land Use Designation: Medium-density residential

Zone: Multi-Family Residential [RM-4]

Existing Land Use: Multi-Family residential

Surrounding Land Uses:

North: Low-density residential

South: English Inn

East: Medium-density residential

West: Low-density residential

OCP ANALYSIS:

5.1 Anticipated Housing Needs in the Next 5 Years

Policy: Support the development of a variety of housing types and designs to meet the anticipated housing needs of residents. This may include non-market housing options that are designed to accommodate young and multi-generational families, the local workforce, as well as middle and high income households. This development proposal would add one bachelor rental unit to Esquimalt's housing stock.

18.5.5 Drainage and Erosion

5. Use porous surfaces to enhance stormwater infiltration, permeable paving is preferable for all open air parking areas. Ensure installation methods contribute to sustained permeability and retention of stormwater on the site. The proposed paving material is asphalt.

23.5 Multi-Family Residential - Guidelines

4. Landscaping should emphasize the creation of an attractive streetscape, as well as provide privacy between individual buildings and dwellings, screen parking areas, and break up large expanses of paving.

5. Surface parking areas in developments less than five storeys in height, will be situated away from the street and screened by berms, landscaping or solid fencing or a combination of these three.

18. Wherever possible, outdoor storage and parking areas should be screened from view.

COMMENTS FROM OTHER DEPARTMENTS:

Engineering:

We have reviewed the plans submitted with the application for a Development Variance permit at 435 Lampson Street. The proposed addition of one suite will not have an impact on the Engineering aspects of this property. Engineering has no requirements for this Development Variance Permit application.

Building:

No concerns. This project requires the services of an architect. Subject to review for Building Code and Bylaw compliance at time of Building Permit application.

ISSUES:

1. Rationale for Selected Option

The reduction in parking is reasonable for the location of the site which is close in proximity to amenities and transit.

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

This request for decision has minimal sustainability and environmental implications.

5. Communication & Engagement

As this is a Development Variance Permit application, notices were mailed to owners and tenants of properties within 50 metres (164 ft) of the subject property. Notices were mailed out on August 17, 2022.

ALTERNATIVES:

1. That Council approves Development Variance Permit No. DVP00130, and staff be directed to issue the permits and register the notices on the title of the property.

2. That Council denies Development Variance Permit No. DVP00130 with reasons.