



# CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

## Legislation Text

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**File #:** 16-132, **Version:** 1

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### REQUEST FOR DECISION

**DATE:** March 30, 2016

Report No. DEV-16-024

**TO:** Laurie Hurst, Chief Administrative Officer

**FROM:** Bill Brown, Director of Development Services

**SUBJECT:**

Development permit application for a proposed two-lot infill residential subdivision at 1038 Colville Road

**RECOMMENDATION:**

That Council approve development permit DP000061 for a two-lot infill residential subdivision at 1038 Colville Road; PID 006-326-617; Lot 12, Block 13, Section 10, Esquimalt District, Plan 2546; attached as Schedule "A" to Staff Report DEV-16-024.

**RELEVANT POLICY:**

Official Community Plan  
Zoning Bylaw

**STRATEGIC RELEVANCE:**

Approval of this development permit would support Council's strategic priority to "Support community growth and development consistent with our Official Community Plan".

**BACKGROUND:**

|              |   |
|--------------|---|
| Schedule "A" | Draft Development Permit DP000061           |
| Schedule "B" | Development Permit Area 5 Design Guidelines |

On September 14, 2015, Council approved Bylaw No. 2849, being a bylaw to rezone the property at 1038 Colville Road from RD-3 (Two-family/Single-family residential) to CD-92 (Comprehensive Development-92). The new zoning allows the property to be subdivided into two lots. Because the property is located within Development Permit Area 5 - Enhanced Design Control Residential - a

development permit is required for subdivision. In this case there are no applicable guidelines for the subdivision (Schedule “B”).

Approval of the subdivision development permit does not result in the approval of the subdivision. Subdivision approval is the responsibility of the Subdivision Approving Officer. Technical details such as site servicing are dealt with through the subdivision approving process as opposed to the development permit process.

## **ISSUES:**

### **1. Rationale for Selected Option**

Given that there are no applicable design guidelines, Council has no grounds to refuse to approve the development permit application.

### **2. Organizational Implications**

There are no significant organizational implications.

### **3. Financial Implications**

There are no significant financial implications.

### **4. Sustainability & Environmental Implications**

Increased density, particularly near employment centers like the Graving Dock and CFB Esquimalt, can potentially reduce the environmental impacts associated with urban sprawl.

### **5. Communication & Engagement**

There are no legislative requirements for public engagement related to development permits.

## **ALTERNATIVES:**

1) That Council approve development permit DP000061 for a two-lot infill residential subdivision at 1038 Colville Road; PID 006-326-617; Lot 12, Block 13, Section 10, Esquimalt District, Plan 2546; attached as Schedule “A” to Staff Report DEV-16-024.

2) Refusal of the development permit would be unlawful unless Council deems the application to be in contravention of a particular design guideline and provides guidance to the applicant on how to bring the application into conformance with the particular guideline.