



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 17-094, Version: 1

REQUEST FOR DECISION

DATE: March 1, 2017

Report No. DEV-17-015

TO: Laurie Hurst, Chief Administrative Officer

FROM: Karen Hay, Planner

SUBJECT:

Development Permit - 1122 Craigflower Road, PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176

RECOMMENDATION:

That Council resolves that Development Permit No. DP000082 [Appendix A] authorizing the development as shown on the architectural drawings prepared by Banks Design, the landscaping plan prepared by Koi Dragon Enterprises Ltd., and sited as shown on the site plan prepared by Wey Mayenburg Land Surveying Inc., all stamped "Received February 3, 2017", **be approved, and staff be directed to issue the permit (subject to receipt of the required landscape security), and register the notice on the title** of the property located at PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176 [1122 Craigflower Road].

RELEVANT POLICY:

Official Community Plan Bylaw, 2006, No. 2646

Zoning Bylaw, 1992, No. 2050

Development Application Procedures and Fees Bylaw, 2012, No. 2791

Advisory Planning Commission Bylaw, 2012, No. 2792

STRATEGIC RELEVANCE:

This Request for Decision does not directly relate to a specific strategic objective.

BACKGROUND:

Appendix A: DP000082

Appendix B: Subject Property Map, Air Photo, CD No.73 Zone, Infill Guidelines

Appendix C: Surveyor's Site Plan, Architect's Plans and Landscape Plan

Appendix D: Green Building Checklist

Purpose of the Application

The subject property is located within the Comprehensive Development District No. 73 [CD No. 73]

zone, and in the Official Community Plan Development Permit Area No. 5 - Enhanced Design Control Residential development permit area. The OCP requires property owners with lands located within a Development Permit Area to obtain a Development Permit prior to a Building Permit being issued; therefore the applicant is seeking a Development Permit for the form and character of the proposed single family infill home.

Context

Applicant/Owner: William Chase Robertson

Architect: Banks Design

Property Size: Metric: 483.0 m² Imperial: 5199 ft²

Existing Land Use: Vacant Lot

Surrounding Land Uses:

North: Esquimalt Gorge Park

South: Single Family Residential

West: Single Family Residential

East: Single Family Residential

Zoning

The property was created following approval of a rezoning in 2010 that allowed the subdivision of the larger parent lot into two smaller 'infill lots', thereby creating this new panhandle property. The existing home was kept and the new lot was serviced but left vacant. CD No.73 was specifically tailored to accommodate this home's design when the rezoning application was approved. As the applicant has proposed no design changes, the proposal satisfies all of the CD No.73 zone regulations [Appendix B].

Development Permit Guidelines

The Esquimalt Official Community Plan provides guidelines for Single-unit Infill Housing [Appendix B]. When this property was rezoned in 2010 the home was designed to be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood. There was a Development Permit approved in 2010, but it expired two years after issuance as no construction was undertaken. The plans have not changed; therefore the new construction fits with the overall scale and character of existing houses in the area, and meets the intent of the guidelines.

The landscape plan proposes a mix of existing and new plantings in a well groomed compact landscape plan, and also has not changed since the 2010 application. Privacy for the existing patio of the 1120 Craigflower Road home and the new residence will be enhanced by the addition of a cedar hedge along the shared property line. A large elevated concrete patio is proposed for the new dwelling, serving as the primary outdoor amenity space for the residents. The installation of the landscaping will be secured by a required landscape security deposit.

Green Building Checklist

The applicant has filled in the Green Building Checklist [Appendix D].

Note: All projects are subject to compliance with the BC Building Code, Esquimalt Subdivision and Servicing Bylaw, Esquimalt Zoning Bylaw and other Regulations and Policies set by Council.

Comments from the Advisory Planning Commission [APC]

This application was considered at the regular meeting of the APC held on February 21, 2017. The APC passed the following motion:

That the Esquimalt Advisory Planning Commission [APC] provide Council with comments on the form and character of the new home and landscaping proposed for 1122 Craigflower Road, as illustrated in the architectural drawings prepared by Banks Design, the landscaping plan prepared by Koi Dragon Enterprises Ltd., and sited as shown on the site plan prepared by Wey Mayenburg Land Surveying Inc., all stamped "Received February 3, 2017"; be forwarded to Council with a recommendation of approval as the development complements the character of the neighbourhood.

ISSUES:

1. Rationale for Selected Option

The proposed design is consistent with the OCP design guidelines for single unit infill housing. The proposed building conforms to the CD No. 73 zoning regulations approved by Council, to accommodate development specific to this site. The APC has recommended approval of this application citing a design that is complementary to the character of the neighbourhood.

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

Construction of a new house in this location should have few environmental implications while providing densification of quality housing for local residents.

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. DP000082 [Appendix A] authorizing the development as shown on the architectural drawings prepared by Banks Design, the landscaping plan prepared by Koi Dragon Enterprises Ltd., and sited as shown on the site plan prepared by Wey Mayenburg Land Surveying Inc., all stamped "Received February 3, 2017", be approved, and staff be directed to issue the permit (subject to receipt of the required landscape security), and register the notice on the title of the property located at PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176 [1122 Craigflower Road].

2. Council deny Development Permit No. DP000082 [Appendix A] with reasons.