



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

Legislation Text

File #: 17-329, Version: 1

REQUEST FOR DECISION

DATE: August 16, 2017

Report No. DEV-17-048

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT:

Temporary Use Permit for the Westbay Triangle Sales Office

RECOMMENDATION:

That Council approve Temporary Use Permit No. TUP00004 authorizing the use of approximately 110 m² of the existing building located on the subject property as a sales office for the proposed development on the West Bay Triangle Lands along with use of the existing parking lot for staff and visitor parking for a period of two years from the date of issuance of the permit subject to the conditions contained within TUP00004 attached as Appendix A to Staff Report DEV-17-048 and register a notice on the title for the property legally described as: Lot A, Section 11, Esquimalt District, Plan 26076 [PID 000-121-606] with a street address of 453 Head Street and further that Council deems it not necessary for this application to be reviewed by the Advisory Planning Commission.

RELEVANT POLICY:

Official Community Plan Bylaw, 2006, No. 2646

Zoning Bylaw, 1992, No. 2050

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

STRATEGIC RELEVANCE:

This application does not directly relate to a specific strategic objective.

BACKGROUND:

Appendices:

Appendix A: Temporary Use Permit No. TUP00004.

Appendix B: Notice of Intent to Issue a Temporary Use Permit.

Appendix C: Letter of support from the Salish Seaside RV Haven.

Purpose of the Application:

The applicant wishes to lease space in a vacant building on his property to the owners of the Triangle

Lands for the purpose of establishing a sales office. Since offices are not a permitted use in the Marine Commercial [M-2] zone it is necessary for the owner to obtain a Temporary Use Permit.

Context:

Applicant: Peter Hardcastle
Owner: West Bay Investments Ltd. Inc. No. 290580
Existing Land Use: Vacant Building and Parking Lot
Surrounding Land Uses: North: Commercial
South: RV Park
East: West Bay and Parking Lot
West: Residential and Parking Lot
Existing Zoning: Marine Commercial [M-2]

Temporary Use:

The building on the subject property was formerly occupied by a restaurant but is now vacant. The owners of the adjacent West Bay Triangle Lands would like to operate a sales office from this building. Sales offices are compatible with the existing uses in the area. The impacts in terms of parking and traffic are likely to be less than the previous restaurant. The parking requirements for a restaurant are one space per 14 m² of gross floor area while the parking requirements for an office are one space per 30 m² of gross floor area.

ISSUES:

1. Rationale for Selected Option: As the proposed use will be located in an existing building and unlikely to have any deleterious impacts on neighbouring properties staff are recommending approval. The application was circulated internally and no concerns were identified. The conversion of the space will require a building permit which will deal with issues such as fire safety.
2. Organizational Implications: The proposed temporary use has no significant organizational implications.
3. Financial Implications: The proposed temporary use has no significant financial implications.
4. Sustainability & Environmental Implications: The proposed temporary use has no significant sustainability and environmental implications.
5. Communication & Engagement: Notices were sent to all residents and tenants within 100 m of the subject site. In addition, a notice was published in the Victoria News. To date only one piece of correspondence has been received (Appendix C).

ALTERNATIVES:

- 1) That Council approve Temporary Use Permit No. TUP00004 authorizing the use of approximately 110 m² of the existing building located on the subject property as a sales office for the proposed development on the West Bay Triangle Lands along with use of the existing parking lot for staff and visitor parking for a period of two years from the date of issuance of the permit subject to the conditions contained within TUP00004 attached as Appendix A to Staff Report DEV-17-048 and register a notice on the title for the property legally described as: Lot A, Section 11, Esquimalt District, Plan 26076 [PID 000-121-606] with a street address of 453 Head Street and further that Council deems it not necessary for this application to be reviewed by the Advisory Planning Commission.
- 2) That Council deny Temporary Use Permit N. TUP00004.