



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DESIGN REVIEW COMMITTEE AGENDA

WEDNESDAY, JUNE 15, 2016
3:00 P.M.
ESQUIMALT COUNCIL CHAMBERS

MEMBERS: Jill Singleton Wendy Kay
Richard Iredale Robert Schindelka
Paul De Greeff Roger Wheelock

RESOURCE MEMBER: Cst. Franco Bruschetta [Non-Voting]

COUNCIL LIAISON: Councillor Susan Low
Councillor Tim Morrison

STAFF LIAISON: Bill Brown, Director of Development Services

SECRETARY: Pearl Barnard

- I. CALL TO ORDER
- II. LATE ITEMS
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – MAY 11, 2016
- V. STAFF REPORTS

DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
1310 Esquimalt Road
[PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097]

PURPOSE OF APPLICATION:

The property owners are proposing a Red Barn Market grocery store for the building. The Red Barn Market has distinctive branding in the form of signage and the use of red exterior finish materials on its stores. The property is located within Development Permit Area No. 2 – Commercial, therefore alterations to the form and character of the building, and new signage require a Development Permit. As some of the signage proposed does not comply with Sign Regulation Bylaw, 1996, No. 2252; therefore, variances are required before the Development Permit and Sign Permit can be issued. The building's parking is non-conforming to Parking Bylaw, 1992, No. 2011 requirements; therefore, a parking variance is required before a Building Permit can be issued.

Staff request that the Design Review Committee provide comments on the following:

1. The appropriateness of the proposed signage in this location;
2. The appropriateness of new building exterior features such as façade materials, pedestrian weather protection, lighting.

**DESIGN REVIEW COMMITTEE
AGENDA – MEETING – JUNE 15, 2016**

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] provide Council and the Director of Development Services with comments on the exterior alteration [new façade and signage] proposed for 1310 Esquimalt Road as illustrated in the architectural drawings prepared by Phillip YM Chang, Architect, stamped “Received June 6, 2016”, and including the following variances for the property at PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097 [1310 Esquimalt Road] and **make a recommendation to either approve, approve with conditions, or deny the application; and provide reasons** for the chosen recommendation.

Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces – A reduction to the number of required off-street Parking Spaces, from 1 spaces per 25 m² gross floor area to 1 spaces per 64 m² gross floor area [ie. 47 spaces to 18 spaces];

Sign Regulation Bylaw, 1996, No. 2252, Section 9.6.3 - Fascia Sign - Area and Dimensions – An increase to the restriction that Fascia signs not cover more than 15% of the area of a building façade, for the south elevation. [ie. from 15% to 17%];

Sign Regulation Bylaw, 1996, No. 2252, Section 9.16.1 – Wall Sign – Number Permitted – A relaxation to allow one Wall sign on an elevation of the building that also has Fascia Signage, for the east elevation.

VI. STAFF LIAISON STATUS REPORT

VII. NEW BUSINESS

VIII. NEXT REGULAR MEETING
July 20, 2016

IX. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**ADVISORY DESIGN REVIEW COMMITTEE
MEETING HELD
MAY 11, 2016
ESQUIMALT COUNCIL CHAMBERS**

| | | |
|-------------------------|---|------------------------|
| MEMBERS PRESENT: | Jill Singleton Richard Iredale Roger Wheelock | Wendy Kay Carl Rupp |
| REGRETS: | Paul Newcombe, Paul De Greeff, Cst. Franco Bruschetta | |
| STAFF LIAISON: | Bill Brown, Director, Development Services | |
| STAFF: | Trevor Parkes, Senior Planner Karen Hay, Planner | |
| SECRETARY: | Pearl Barnard | |

I. CALL TO ORDER

The meeting was called to order by the Chair, at 3:35 p.m.

II. LATE ITEMS

No late items presented.

III. ADOPTION OF AGENDA

Moved by Wendy Kay, seconded by Richard Iredale: That the agenda be adopted as distributed. **Carried Unanimously**

IV. ADOPTION OF MINUTES – April 13, 2016 Meeting

Moved by Wendy Kay, seconded by Richard Iredale: That the minutes of April 13, 2016 be adopted as distributed. **Carried Unanimously.**

V. STAFF REPORTS

**1) DEVELOPMENT PERMIT APPLICATION and DEVELOPMENT VARIANCE PERMIT
925 Esquimalt Road
[PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176]**

Karen Hay outlined that the applicant is proposing to replace the existing flat roof with a new hip style roof; the new roof profile will increase the height. Staff requested the Committee provide comments on whether the proposed change to the exterior of the building is appropriate.

Matt Embury, Embury Steel Truss and Roof Supply and John Keay, Keay Cecco Architecture Ltd. were in attendance.

John Keay gave a brief overview of the project and provided a colour sample of the proposed new roof.

The Design Review Committee Members thanked the applicant for their presentation. Committee Members had the following question:

- A Member asked if there was going to be any other changes to the building. Mr. Keay advised not at this time.

The DRC Members felt the new roof design would have no negative impact on the neighbourhood.

RECOMMENDATION:

MOVED by Richard Iredale, seconded by Wendy Kay: That the Esquimalt Design Review Committee [DRC] recommends to Council and the Director of Development Services that the application for a Development Permit and Development Variance Permit for the exterior alteration [new pitched roof] proposed for 925 Esquimalt Road as illustrated in the architectural drawings prepared by Keay Cecco Architecture Ltd., stamped “Received May 3, 2016”, and including the following variances for the property at PID 003-329-127, Lot A, Section 11, Esquimalt District, Plan 22176 [925 Esquimalt Road] **be forwarded to Council with a recommendation for approval.**

Zoning Bylaw, 1992, No. 2050, Section 44 (4)(a) - Building Height: A 2.0 metre increase to the requirement that no principal building shall exceed a height of 11 metres. [ie. from 11 metres to 13.0 metres], specifically for a 3:12 pitch hip roof.

Zoning Bylaw, 1992, No. 2050, Section 44 (5)(a)(ii) – Siting Requirements – Principal Building: A 1.17 metre decrease to the requirement that no principal building shall be located within 6 metres of an Interior Side Lot Line. [ie. from 6 metres to 4.83 metres], specifically for the balconies located on the east elevation and the north wall of the building.
The Motion Carried Unanimously

2) DEVELOPMENT PERMIT APPLICATION

**826 Esquimalt Road
[PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225]**

Trevor Parkes, Senior Planner explained that DRC Members had previously considered the application at last meeting and at the Rezoning stage. At that time, Members expressed concerns and asked the applicant to return with drawings that alter the parking garage access, lower the parking garage further into grade, revise the lobby entrance and prove compliance with the current Official Community Plan Guidelines. The applicant has made some alterations to the drawings in order to address some of these concerns.

Kristin Schulberg and Rob Rocheleau from Praxis Architects Inc., and Mark Eraut the property owner were in attendance.

Kristin Schulberg gave a PowerPoint presentation outlining the changes Praxis Architecture Inc. had made to their application as a result of the recommendation and comments made by the Committee at the April 13, 2016 meeting. Ms. Schulberg explained that depressing the parking garage further was considered, however it would sufficiently impact the number of parking spots that are required for this 30 unit development. Some of the changes are:

- A reduction in the height of the walls of the podium level. Increased the thickness of the wall in places, to allow for a more sculptured wall.
- The planting area along the east and west sides of the second floor terraces above the parking garage has been recessed to create a greater sense of transparency and solid railing have been replaced with a woven wire metal railing.
- Percentage of openings on the east wall were increased.

- A panel screen was added to the east face of building to ensure that headlights from vehicles do not spill out of the parking area onto the adjacent site.
- Removed the screen and increased the urban portal on south face of building to improve the amount of light penetrating into the parking garage.
- The parking structure gate has been set back approximately 50 feet from the front of the property.
- The material finish has changed from stained coloured concrete to painted concrete to achieve a two tone finished and some accent tiles have also been added.

The Design Review Committee Members thanked the applicant for their presentation. DRC Members had the following questions and comments:

- Enthusiastic about seeing development in this area, DRC Members had concerns that a project like this might set a precedent for future development along Esquimalt Road and felt that not much had changed since they last reviewed it.
- Consider lowering the parking garage so that it doesn't enter at street level. If you keep parking below grade then you don't end up with a street of parking lots.
- Could the number of parking spots be reduced? The location suits biking and walking, with transit also located right there.
- Mr. Brown advised that staff would support a reduction in parking. Mr. Parkes clarified that as part of the zoning approval, a covenant was registered on the property; and to accommodate any further reduction to the number of parking spaces, the covenant would need to be amended and a variance would be required.
- The Members felt that the comments made by the DRC last time had not been addressed.

RECOMMENDATION:

MOVED by Wendy Kay, seconded by Richard Iredale: That the Esquimalt Design Review Committee [DRC] resolves that the application for a Development Permit authorizing the form and character of the proposed development to that shown on architectural plans provided by Praxis Architects Inc. stamped "Received May 6, 2016", and the landscape plan prepared by Lombard North Group Inc., stamped "Received March 29, 2016", and sited as detailed on the survey plan prepared by J.E. Anderson and Associates, stamped "Received March 29, 2016" for the 6 storey, thirty unit, multiple family residential building proposed to be located at PID 006-075-495 Lot 2, Section 11, Esquimalt District, Plan 4225 [826 Esquimalt Road], **be presented again to the DRC, with a focus on addressing the following:**

- 1) Altering the parking garage access;
- 2) Lowering the parking garage further below grade;
- 3) Revising the lobby entrance way;
- 4) Improving compliance with the current Official Community Plan Guidelines; and
- 5) Concerns that the proposed development will set a precedent for future developments on Esquimalt Road. **The Motion Carried Unanimously**

**3) OFFICIAL COMMUNITY PLAN AND REZONING APPLICATION
"Esquimalt Village Project"
1325 Esquimalt Road
Lot 1, Section 11, Plan EPP32782**

Bill Brown, Staff Liaison explained the project is currently at the Rezoning stage and typically complex project are presented to the DRC to help identify future problems and

issues. The applicant has come up with a plan on how they wish to develop the site; Staff would appreciate the Committee's comments and ideas on the proposed project.

Franc D'Ambrosio and Julie Brown, from D'Ambrosio Architecture + Urbanism, and Scott Murdoch, from Murdoch de Greeff Inc. were in attendance.

Franc D'Ambrosio gave a PowerPoint presentation outlining the development proposal for The Esquimalt Village Project. Mr. D'Ambrosio explained the proposed project would incorporate a new Public Library, The Justice Institute, residential and commercial spaces; as well as an urban plaza, the Esquimalt Town Square. A public Art Walk is also proposed for this development. Mr. D'Ambrosio asked the DRC Members to give their comments and opinions on the development proposal as well as the proposed draft design guidelines

Scott Murdoch, Landscape Architect gave a brief overview of the proposed landscaping and stormwater management plan for the site. Mr. Murdoch explained there is limited space, and they don't want to impact the existing two big oak trees which will be retained. Water management will use rain planters and rain gardens. Tree species are to be determined.

The Design Review Committee Members thanked the applicant for their presentation. Members had the following questions and comments:

- Design is beautiful, good work, happy to see this, the residential buildings are really charming, the Public Market space is fantastic and the ariel view shows how it will create a sense of a Town Centre; a very attractive addition to Esquimalt.
- A Member asked how you get into the library from the parkade and whether there will be disabled plus stroller friendly spaces. Mr. D'Ambrosio advised you could come up the public stairs or elevator and enter directly into the library.
- A Member asked whether there be handicap plus stroller friendly spaces? Mr. D'Ambrosio advised that these will be taken into consideration.
- A member commented that users of the handyDART have varying abilities and tend to go to the facility that have a drop off area close to the main door, if it is too far away then they will not go to that facility. Are there any designated handyDART spots? No spots are designated at this time.
- The location of garbage and recycling was discussed. The Town Hall's facilities will be at surface level and all the other buildings will be underground. Rolling bins will be towed up the parking ramp for pick up on Park Place.
- Members noted a lack of connection between Park Place and the Art Walk at many hours of the day. Sketches show porosity but in reality that porosity might not exist. Mr. D'Ambrosio advised this will be reviewed in the design stage.
- The atrium space off the library is going to be exciting; will it work if it is blocked off at night? Mr. D'Ambrosio advised that the library and the office lobbies can be blocked off so it can be open to the public at both ends in the evening.
- Members commented that there is too much space being taken up for surface parking with plenty of parking underground. There is a chance to have a beautiful park right in the middle of town, and potential for additional outdoor space. Consider having other options for people to view, might be a way of moving people away from the idea that they have to get up as close as possible to drop off and pick up. Mr. D'Ambrosio advised he would look at this again.
- The Art Walk being children oriented is wonderful it creates family space especially around the library.

- A lot of great thought went into the pedestrian scale, like the flow to the north-south and the east-west. The additional sidewalk coming off Fraser Street is great; right now we are walking on a driveway.
- Colonnades create a really exciting space. The public space here is really beautiful. Transparency at ground level is important. Concerned that the colonnades might start to become overwhelming and actually take over that transparency. Mr. D'Ambrosio clarified that the overhang in front of the library will be cantilevered and the other one will be tucked under the building.
- Current big old trees have quite a large canopy. Try and plant some smaller trees there also.

The DRC Members were positive about the Esquimalt Village Project and considered it a very attractive addition to Esquimalt.

RECOMMENDATION:

MOVED by Carl Rupp, seconded by Wendy Kay: The Esquimalt Design Review Committee recommends that the application to amend the Official Community Plan and to rezone the subject property to facilitate the development of the Esquimalt Village Project (EVP) be forwarded to Council with a recommendation for **approval**. **The Motion Carried Unanimously**

VI. STAFF LIASON STATUS REPORT

No reports

VII. NEW BUSINESS

No new business

VIII. NEXT REGULAR MEETING

Wednesday, June 8, 2016

The Chair advised that Carl Rupp is leaving and we have a new member Robert Schindelka. Mr. Brown advised that Mr. Schindelka has been appointed by the Architectural Institute of British Columbia. Mr. Brown welcomed Robert and thanked Carl for all his work in this community; it is very much appreciated.

IX. ADJOURNMENT

The meeting adjourned at 5:29 p.m.

CERTIFIED CORRECT:

CHAIR, DESIGN REVIEW COMMITTEE

ANJA NURVO, CORPORATE OFFICER

THIS 15th DAY OF JUNE, 2016



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall, 1229 Esquimalt Road, Esquimalt, B.C. V9A 3P1
Telephone (250) 414-7100 Fax (250) 414-7111

DRC Meeting: June 15, 2016

STAFF REPORT

DATE: June 9, 2016

TO: Chair and Members of the Design Review Committee

FROM: Karen Hay, Planner
Bill Brown, Director of Development Services

**SUBJECT: DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
1310 Esquimalt Road
[PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097]**

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] provide Council and the Director of Development Services with comments on the exterior alteration [new façade and signage] proposed for 1310 Esquimalt Road as illustrated in the architectural drawings prepared by Phillip YM Chang, Architect, stamped "Received June 6, 2016", and including the following variances for the property at PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097 [1310 Esquimalt Road] and **make a recommendation to either approve, approve with conditions, or deny the application; and provide reasons** for the chosen recommendation.

Parking Bylaw, 1992, No. 2011, Section 13(1)(a)(iv) – Parking Requirements – Number of Off-Street Parking Spaces – A reduction to the number of required off-street Parking Spaces, from 1 spaces per 25 m² gross floor area to 1 spaces per 64 m² gross floor area [ie. 47 spaces to 18 spaces];

Sign Regulation Bylaw, 1996, No. 2252, Section 9.6.3 - Fascia Sign - Area and Dimensions – An increase to the restriction that Fascia signs not cover more than 15% of the area of a building façade, for the south elevation. [ie. from 15% to 17%];

Sign Regulation Bylaw, 1996, No. 2252, Section 9.16.1 – Wall Sign – Number Permitted – A relaxation to allow one Wall sign on an elevation of the building that also has Fascia Signage, for the east elevation.

BACKGROUND:**Purpose of the Application**

The property owners are proposing a Red Barn Market grocery store for the building. The Red Barn Market has distinctive branding in the form of signage and the use of red exterior finish materials on its stores. The property is located within Development Permit Area No. 2 – Commercial, therefore alterations to the form and character of the building, and new signage require a Development Permit. As some of the signage proposed does not comply with Sign Regulation Bylaw, 1996, No. 2252; therefore, variances are required before the Development Permit and Sign Permit can be issued. The building's parking is non-conforming to Parking Bylaw, 1992, No. 2011 requirements; therefore, a parking variance is required before a Building Permit can be issued.

Staff request that the Design Review Committee provide comments on the following:

1. The appropriateness of the proposed signage in this location;
2. The appropriateness of new building exterior features such as façade materials, pedestrian weather protection, lighting.

Context

Applicant: Peter Hansen, Red Barn Market

Owner: Songhees Nation Investment Corporation

Architect: Phillip YM Chang

Property Size: Metric: 1414 m² Imperial: 155221 ft²

Existing Land Use: Core Commercial [Vacant Retail Building]

Surrounding Land Uses:

North: Club House [Esquimalt Legion] [CD-82]

South: Core Commercial - Mixed Use Commercial/ Residential

West: Core Commercial - Mixed Use Commercial/ Residential

East: Service Station Commercial

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.

Development Permit Guidelines

The property is within the Official Community Plan, Development Permit Area No. 2 - Commercial [attached]. The building on the property is largely non-conforming to the guidelines as it was built in 1958.

The new façade and signage proposed for the building does serve to enhance the pedestrian appearance of the building with signage now facing both Esquimalt Road and Admirals Road.

There are no changes to the exterior lighting proposed for the building. Enhanced pedestrian weather protection is proposed for the front entrance of the building with the proposal for new 'glass wind screens' by the doors. There is little room on the site for the addition of landscaping, though there may be an opportunity to add to the public realm along Admirals Road where the sidewalk/road right of way is fairly wide.

Signage

Development Permit Area No. 2 – Commercial requires a Development Permit for new signage but does not provide policy guidelines for new signage. Sign Regulation Bylaw, 1996, No. 2252 does regulate signage numbers, types, sizes, lighting and location. The proposed signs for the building are consistent with the 'Red Barn' branding that is seen on other outlets in the Victoria region and largely consistent with the sign bylaw. While not excessive in appearance the proposed signs do require two variances to the sign bylaw before a sign permit could be issued.

Three of the signs [signs A, B and C] are defined as 'Fascia' signs with the fourth sign [sign D] being a 'Wall' sign. On the south elevation of the building the proposed 'Fascia' signage slightly exceeds the percentage of the building façade that can be covered with signage; therefore, a variance is requested to allow a two percent increase to the 15% maximum façade coverage permitted in the sign bylaw, from 15% coverage to 17% coverage.

On the east elevation of the building a 'Wall' sign [sign D] is proposed for the same elevation that already has a 'Fascia' sign. The Sign Bylaw only allows a Wall sign on a building elevation that does not have any other signage; therefore, a variance is being requested for 'Sign D'.

Parking

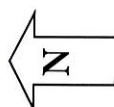
Parking Bylaw, 1992, No. 2011 requires retail businesses to provide 1 parking space per 25 square metres of gross floor space. The building on the subject property was originally built with a BC liquor distribution warehouse on the lower level; therefore there is actually considerable storage for the proposed retail store. Customers will only have access to the main floor level of the store. The area of the main level at 550 m² requires 22 parking spaces, the parking lot will have 18 spaces.

This location is well served by BC transit, will have considerable pedestrian traffic and both Admirals Road and Esquimalt Road are serviced with bicycle lanes.

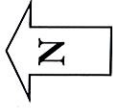
ALTERNATIVES:

1. Forward the application to Council with a recommendation of **approval**.
2. Forward the application to Council with a recommendation of **approval including specific conditions**.
3. Forward the application to Council with a recommendation of **denial**.

1310 Esquimalt Road



1310 Esquimalt Road



9.4 Development Permit Area No. 2 – Commercial

9.4.1 Scope

All lands designated Commercial on Schedule “C” are part of DPA No. 2.

9.4.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character, commercial.

9.4.3 Justification

Traditionally, Esquimalt’s commercial areas have not been developed on the basis of a particular theme or concept. The design and form of commercial development has been rather haphazard and, as a result, the Esquimalt Village and other local commercial areas do not have the cohesiveness nor the attractiveness they could have.

When asked in a recent questionnaire to identify what they disliked most about Esquimalt, an overwhelming number of respondents identified the lack of a downtown commercial area, with appropriate shops and services, and the appearance of Esquimalt Road in the village core.

Where new development is to occur within Esquimalt’s commercial core, that development should add to the pedestrian appeal and overall appearance of the street through features such as easily accessible entrances, street furniture and public art, landscaping and attractive exterior finishing materials, and by their orientation to the street rather than to a parking lot or internal square.

The goals for Development Permit Area No. 2 are:

- a) to enhance the aesthetic image of Esquimalt’s commercial district, particularly those areas that are considered community focal points, such as the Village, the Head Street/Esquimalt Road intersection and major entrance points to the municipality;
- b) to revitalize existing commercial areas by encouraging a variety of businesses;
- c) to encourage growth in the tax base through diversified commercial development and redevelopment of existing commercial areas; and
- d) to encourage integrated residential/institutional/commercial uses in commercial areas.

9.4.4 Requirements of Owners of Land within the Development Permit Area

- a) Owners of land within Development Permit Area No. 2 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:
 - i) subdivide lands; or
 - ii) construct or alter a building or structure;without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area.
- b) Exemptions:

The following do not require a development permit:

 - i) construction of buildings or structures less than 10 square metres in area;

- ii) minor additions to existing structures where the floor area of the addition does not exceed 10 percent of the ground floor area of the structure;
- iii) emergency repairs to existing structures and public walkways where a potential safety hazard exists;
- iv) fences;
- v) the cutting of trees as permitted by the municipal tree protection bylaw; and
- vi) replacement or changing of existing signs, provided the sign area is not to be increased.

9.4.5 Guidelines for Owners of Land within the Development Permit Area

- a) Commercial building facades should be appropriate to a pedestrian shopping area with windows facing the street and doors opening onto the street rather than onto a courtyard or laneway. (See image)
- b) Ornamental lighting that not only highlights the building but also increases the amount of light falling onto pedestrian areas should be used wherever possible. However, commercial lighting should not create unnecessary glare or shine directly into neighbouring residential properties.
- c) Buildings should be designed and sited to minimize the creation of shadows on public spaces.
- d) Where possible, weather protection (i.e. awnings and canopies) should be provided above all pedestrian walkways including walkways to on-site parking areas.
- e) Off-street parking areas should be located either at the rear of commercial buildings or underground. Surface parking should be screened with landscaping. Large parking areas should contain additional islands of landscaping.
- f) The design of new commercial buildings, including areas use for parking, should incorporate Crime Prevention through Environmental Design (CPTED) principles.
- g) Buildings may be located at the front property line in order to create a pedestrian-oriented environment, except where vehicle visibility is affected and on those streets that have been identified as requiring future road widening.
- h) Landscape screening and fencing should be located around outdoor storage areas and garbage and recycling receptacles.
- i) Retention and protection of trees and the natural habitat is encouraged wherever possible.



Red Barn - signage at night







EXISTING



PROPOSED

RECEIVED
 JUN 06 2016
 CORP. OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

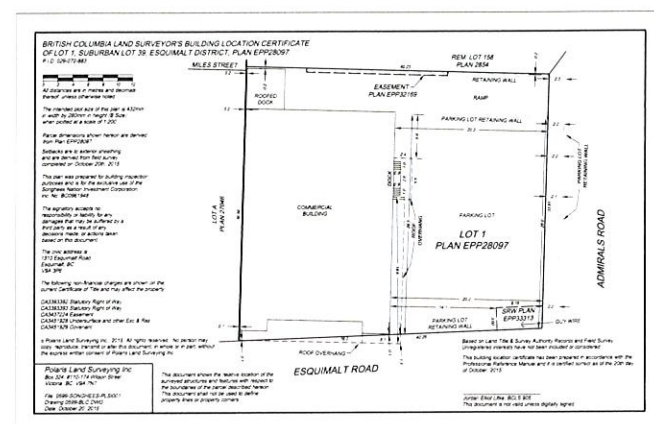


ESQUIMALT Red Barn MARKET



4235 Cordova Bay Road
 Saanich, B.C. V8L 1X3
 Phone 250-468-4800
 Cell 250-418-5825

DATE: April 19, 2016
 SCALE:
 DRAWN: P.C.
 APPROVED BY:



ESQUIMALT Red Barn Market

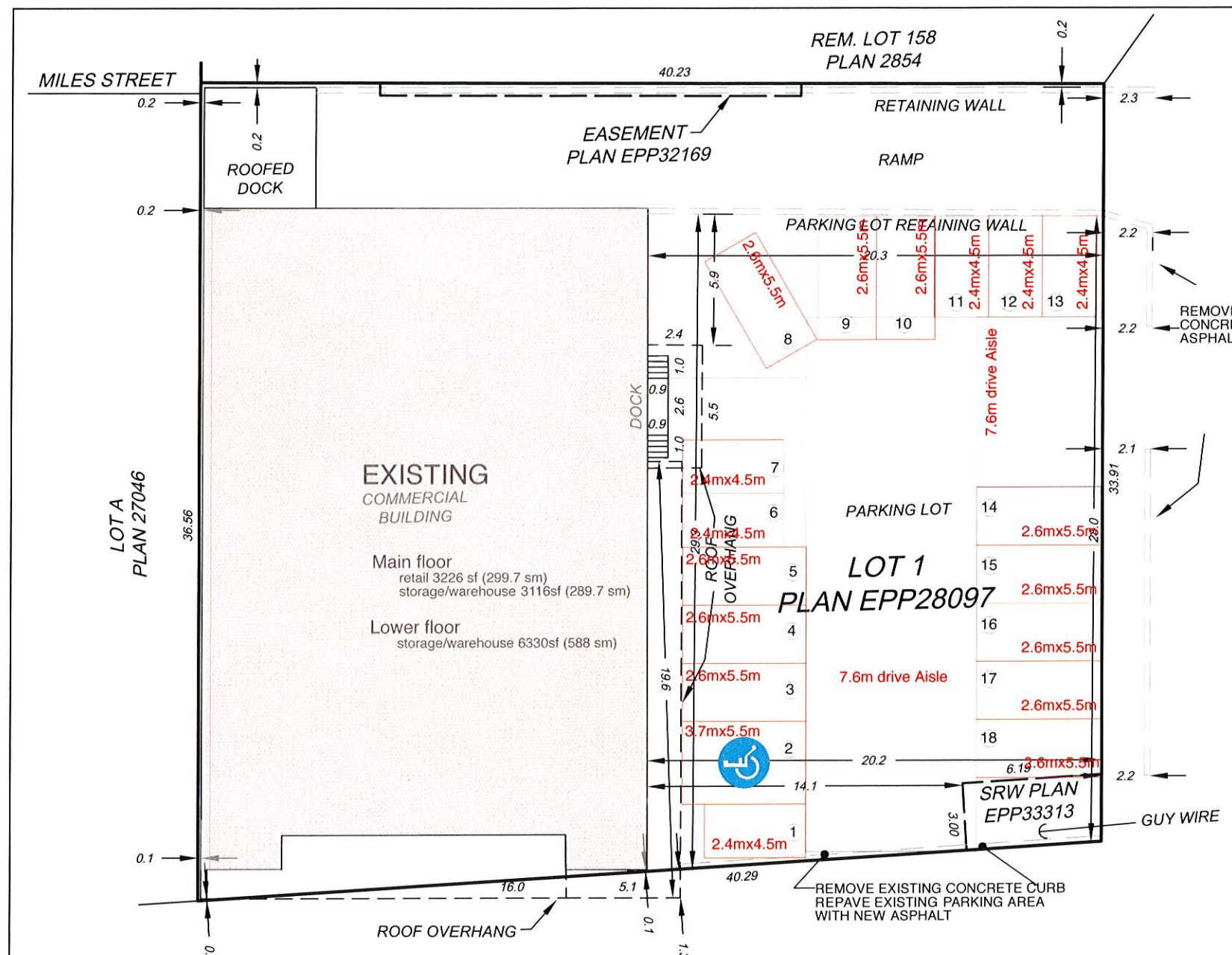


4835 Cordova Bay Road
 Esquimalt, B.C. V8L 1A2
 Phone 250-466-4805
 Fax 250-418-5001

Site Plan

DATE: April29/2016
 SCALE: 1/8"=1'-0"
 DRAWN: PC
 APPROVED BY:

A1



PROPOSED SITE PLAN
 SCALE 1:100

ADMIRALS ROAD

EXISTING

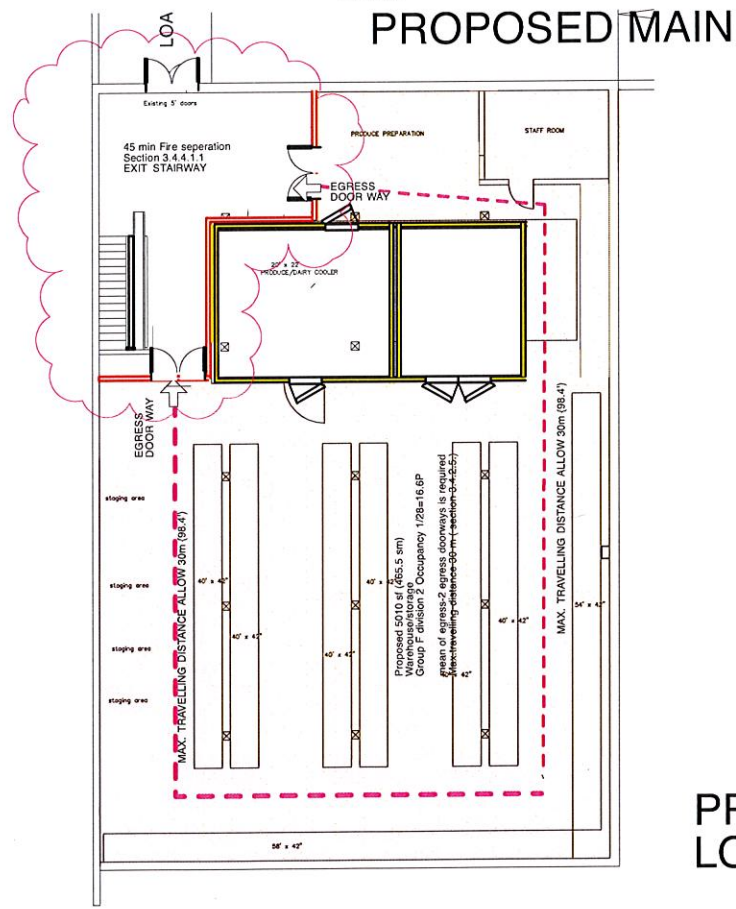
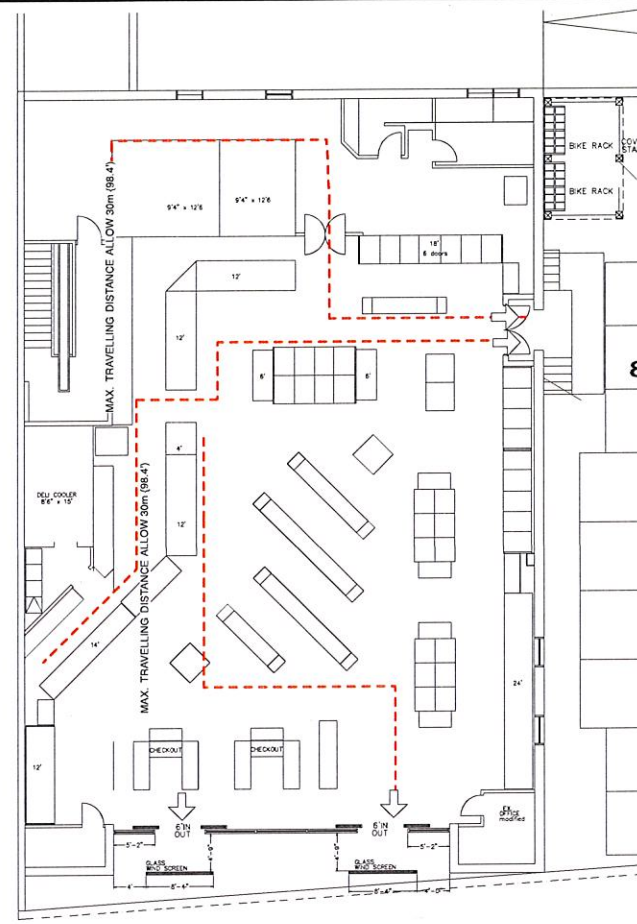
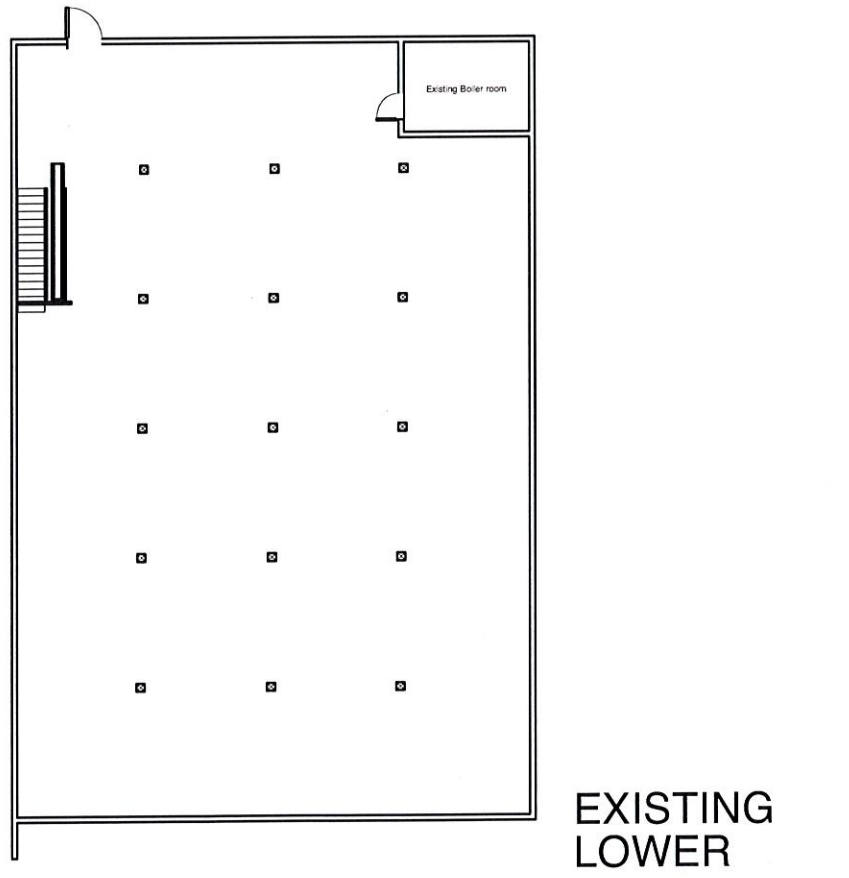
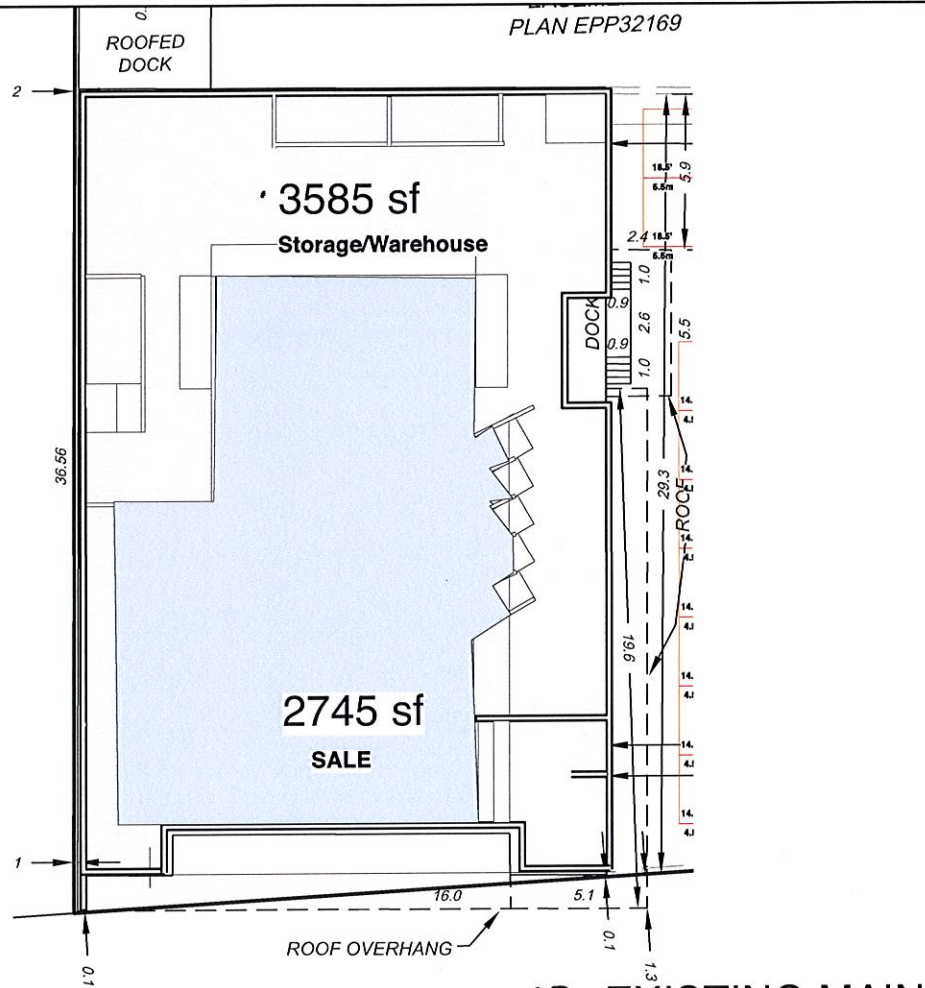
Zoning

CORPORATION OF THE TOWNSHIP OF ESQUIMALT
 ZONING BYLAW 1992 BYLAW NO. 2050 MARCH, 2016

CORE COMMERCIAL (C-3)
 The intent of this Zone is to accommodate commercial establishments usually found in the major commercial Area.

- (1) **Permitted Uses**
 The following Uses and no others are permitted:
 (a) Business and Professional Office
 (b) Financial institution
 (c) Home Occupation
 (d) Hotel
 (e) Mixed commercial-residential subject to Section 48(6)
 (f) Personal Service Establishment
 (g) Retail Store
 (h) Restaurant
 (i) Entertainment and Theatre
 (j) Club House
 (k) Video Store
 (l) Assembly Use
 (m) Group Children's Day Care Centre
- (2) **Prohibited Uses**
 (a) Adult Entertainment Uses
 (b) Adult Motion Picture Studio
 (c) Adult Theatre
 (d) Adult Video Store
 (e) Escort Services
- (3) **Building Height**
 No Building shall exceed a Height of 13 metres.
- (4) **Lot Coverage**
 All Principal Buildings, Accessory Buildings and Structures combined shall not cover more than 80% of the Area of the Parcel for each Storey of a Building that is above the second Storey.
- (5) **Siting Requirements**
 (a) Front Setback: Subject to Section 24 and 28, no front Setback shall be required.
 (b) Side Setback: In cases where a Parcel abuts a residential Use within a residential Zone, no Building shall be located within 3 metres of the common property line.
 (c) Exterior Side Lot Line: Subject to Section 24 and 28, no Exterior Side Yard Setback shall be required.
 (d) Rear Setback: In cases where a Parcel abuts a residential Use within a residential Zone, no Building shall be located within 3 metres of the common property line.
- (6) **Screening and Landscaping**

| PROPOSED | EXISTING CORE COMMERCIAL (C-3) |
|--|--|
| (1) Proposed Use-(Permitted Uses) Retail Store -Main floor Sale 3226 sf 9 sm Storage 3116sf Lower floor storage 6330sf | (1) Proposed Use-(Permitted Uses) Retail Store -Main floor Sale 3226 sf 9 sm Storage 3116sf Lower floor storage 6330sf |
| (3) Building Height No Change to Existing Building well below a Height of 13 metres. | (3) Building Height No Change to Existing Building well below a Height of 13 metres. |
| (4) Lot Coverage No Change All Principal Buildings, Accessory Buildings and Structures combined are not cover more than 80% of the Area of the Parcel for each Storey of a Building that is above the second Storey. | (4) Lot Coverage No Change All Principal Buildings, Accessory Buildings and Structures combined are not cover more than 80% of the Area of the Parcel for each Storey of a Building that is above the second Storey. |
| (5) Siting Requirements (a) Front Setback: no change (b) Side Setback: no change (c) Exterior Side Lot Line: No change (d) Rear Setback: No change | (5) Siting Requirements (a) Front Setback: no change (b) Side Setback: no change (c) Exterior Side Lot Line: No change (d) Rear Setback: No change |
| (6) Screening and Landscaping Screening and Landscaping No Change | (6) Screening and Landscaping Screening and Landscaping No Change |
| (8) Off Street Parking (see Part Stable 1 Parking bylaw 2011) retail@ 1/25 sm 299.7 sm-12 spaces Warehouse@ 1/ 250 sm 9446s(877.5sm)-4spaces Total 16 spaces required | (8) Off Street Parking (see Part Stable 1 Parking bylaw 2011) retail@ 1/25 sm 299.7 sm-12 spaces Warehouse@ 1/ 250 sm 9446s(877.5sm)-4spaces Total 16 spaces required |
| (9) Loading (see Part 6 table 4 Parking bylaw 2011) retail 18 spaces provided Warehouse Total floor area 700-1400 sm-1 required total 18 spaces | (9) Loading (see Part 6 table 4 Parking bylaw 2011) retail 18 spaces provided Warehouse Total floor area 700-1400 sm-1 required total 18 spaces |



PROPOSED LOWER

CODE COMPLIANCE

Building area

Main floor 3226 sf Group E@OL(1/3.7cm)(1/39.82 sf)- **81P**

Storage/warehouse 3116sf Group F2@OL(1/28cm)(1/301.389sf)- **10P**

Lower Floor 6342sf Group F2@OL(1/28cm)(1/301.389sf)- **21P**

Building consider Facing one street

Fire protection, occupant safety and accessibility

Fire separation required

Main Section 3.2.2.55 Group E up to 2 storeys
45 min or be noncombustible construction
Provided "noncombustible construction"

Basement Section 3.2.2.71 Group F Division 2 up to 2 storeys
45 min or be noncombustible construction
Provided "noncombustible construction"

Safety within Floor area

Section 3.3
Means of Egress section 3.3.1.3

Existing requirement

Main floor OL 2924 (E39.82-73.4) 2 exits required

Basement OL 6330 (F301.389-21) 2 egress door is required section 3.4.2.5

Max. travel distance 3.3.1.6
Section 3.4.2.5
Market/Storage/warehouse **30m(98.5')**

Max. Distance between exits
Section 3.4.2.3 max 1/2 diagonal distance of the floor area, but not less than **9m(29.6')**

Fire Protection of Stairway and Moving escalators
Section 3.2.8.2.6. need not to conform to the requirement of 3.2.8.3 to 3.2.8.9

Provided:

- the interconnected floor space consists of the first storey and the storey next above or below it, but not both
- the openings through the floor are used for stairs, escalators or moving walkway.
- The interconnected floor space contains only Group A, Division 1.2 or 3, Group D, Group E, Group F, Division 2 or 3 major occupancies.
- The Building area is not more than one half of the floor area permitted in section 3.2.2.59 and section 3.2.2.69

Group E up to 3 storeys
Table 3.2.2.59 for existing building 2 storeys
max allowable floor area 1200m
Building is permitted to be of combustible construction or noncombustible construction or in combination and
Roof Assembly required 45 min FRR
Floor Assembly required 45 min FS and FRR
All load bearing required FRR 45 min Or be of noncombustible construction
Section 3.2.2.69

Group F divided up to 3 storeys
Table 3.2.2.69 for existing building 2 storeys max allowable floor area 1500 m
Roof Assembly required 45 min FRR
Floor Assembly required 45 min FS and FRR
All load bearing required FRR 45 min Or be of noncombustible construction



ESQUIMALT Red Barn MARKET

Philip yu cheng

4836 Cordova Bay Road
Saanich, B.C., V8L 1X3
Phone 250-638-4836
Cel 250-418-5625

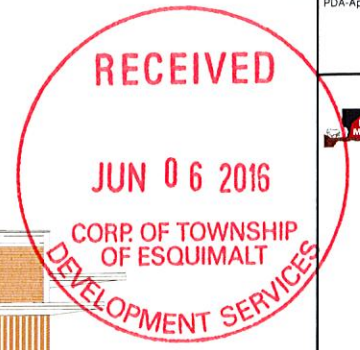
DATE: April 19, 2016.

SCALE: 3/32" = 1'0"

DRAWN: PC

APPROVED BY:

A1.1



ESQUIMALT Red Barn MARKET

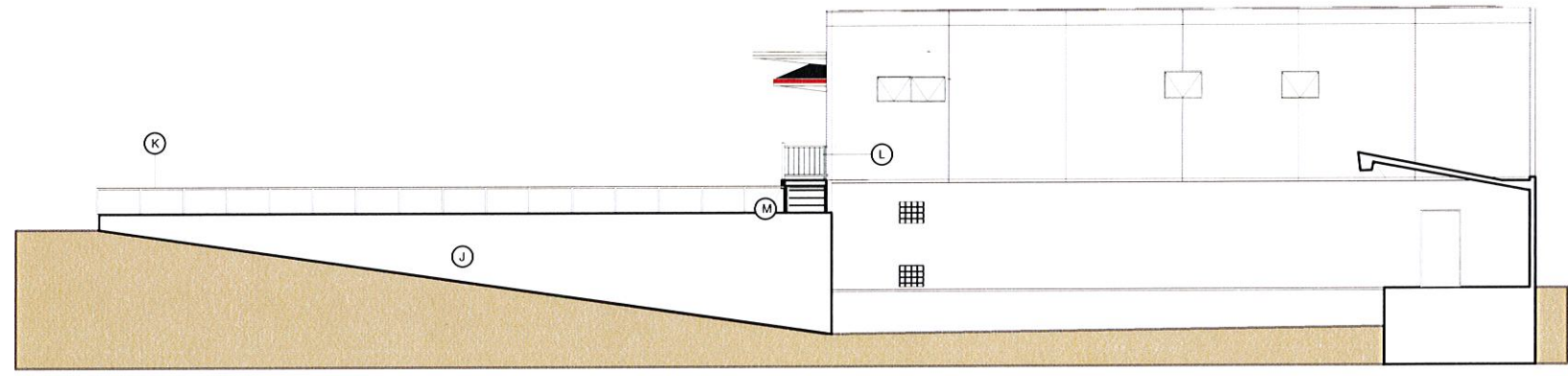
Philip Yim Chang
4635 Cordova Bay Road
Surrey, B.C. V8L 1X3
Phone 250-658-4665
250-418-5825

DATE: April/29/2016
SCALE:
DRAWN: PC
APPROVED BY:

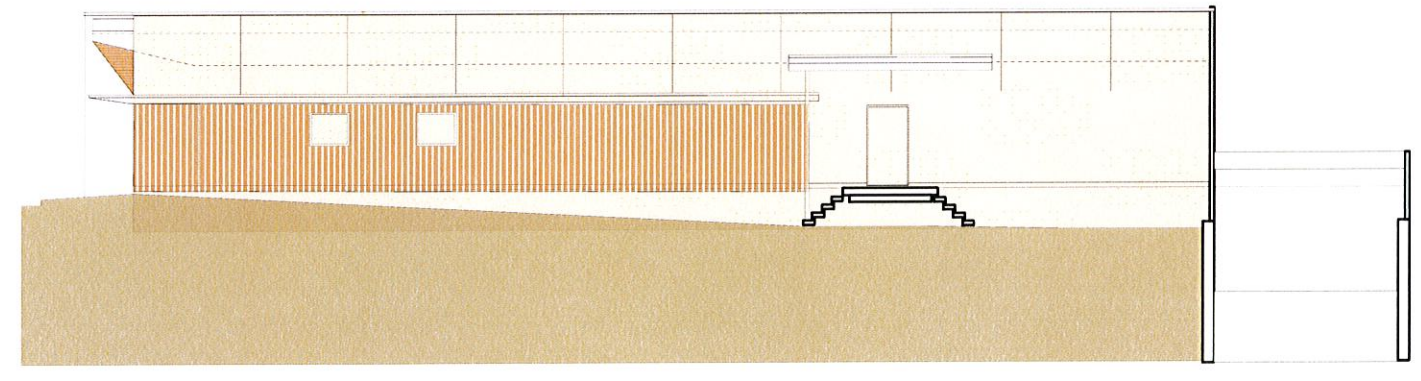
- EXTERIOR FINISHES**
- (A) SIGN A
 - (B) SIGN B
 - (C) SIGN C
 - (D) SIGN D
 - (E) New Awning in metal Frame
 - (F) New 1x4 wood siding (red)
 - (G) New Alum. store front Wind screen
 - (H) New Alum. Slider Entry store front doors(silver)
 - (I) New Red metal Fascia
 - (J) Paint existing with (TYPE 1) colour
 - (K) Paint existing with (TYPE 2) colour
 - (L) New Alum. Railing with Lockable gate
 - (M) New Alum. Stair and Railing



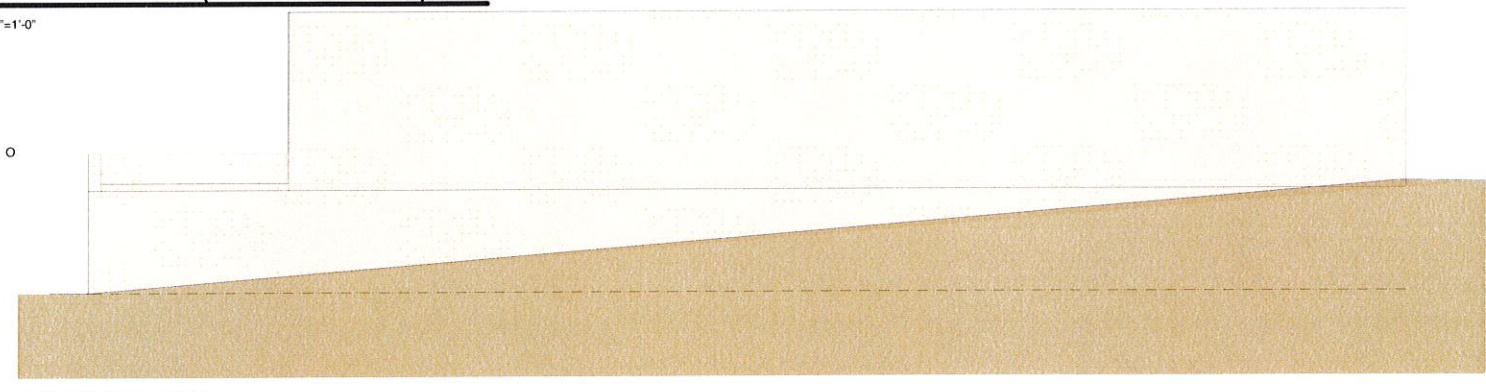
1 SOUTH ELEVATION (ESQUIMALT ROAD)
SCALE 1/8"=1'-0"



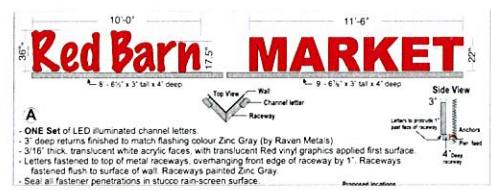
2 NORTH ELEVATION
SCALE 1/8"=1'-0"



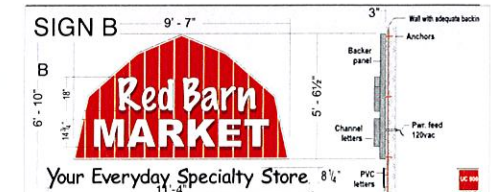
3 EAST ELEVATION (ADMIRALS ROAD)
SCALE 1/8"=1'-0"



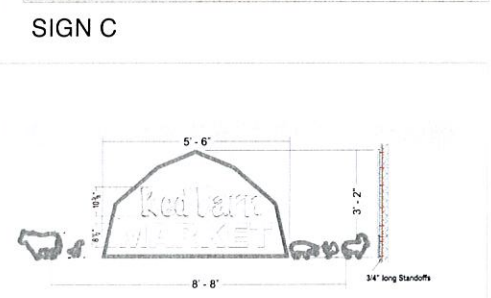
4 WEST ELEVATION
SCALE 1/8"=1'-0"



SIGN A



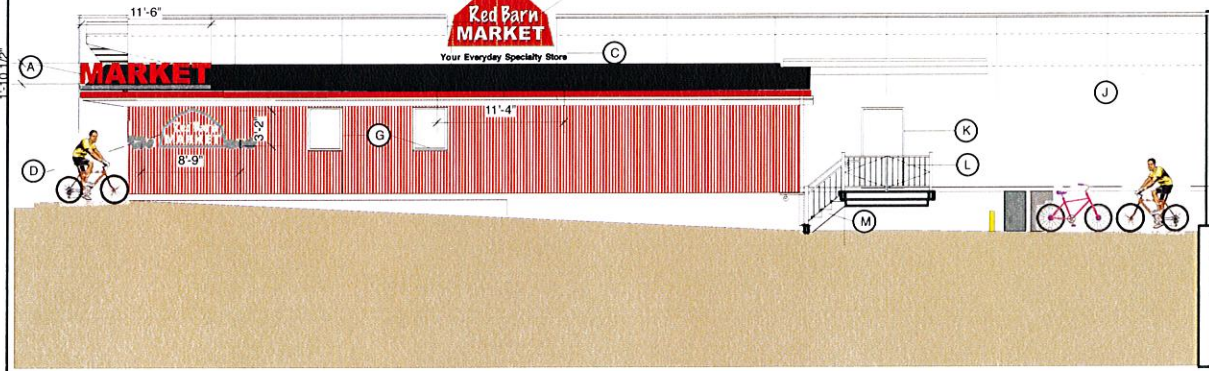
SIGN B



SIGN C

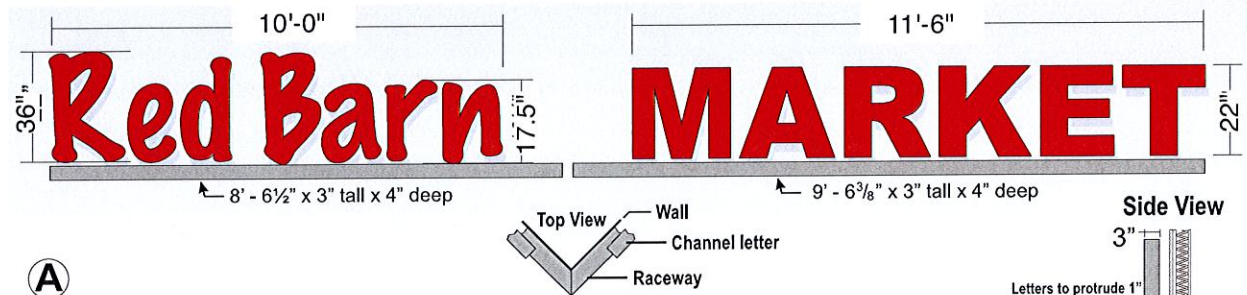
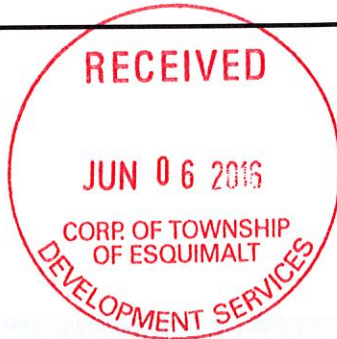


SIGN D

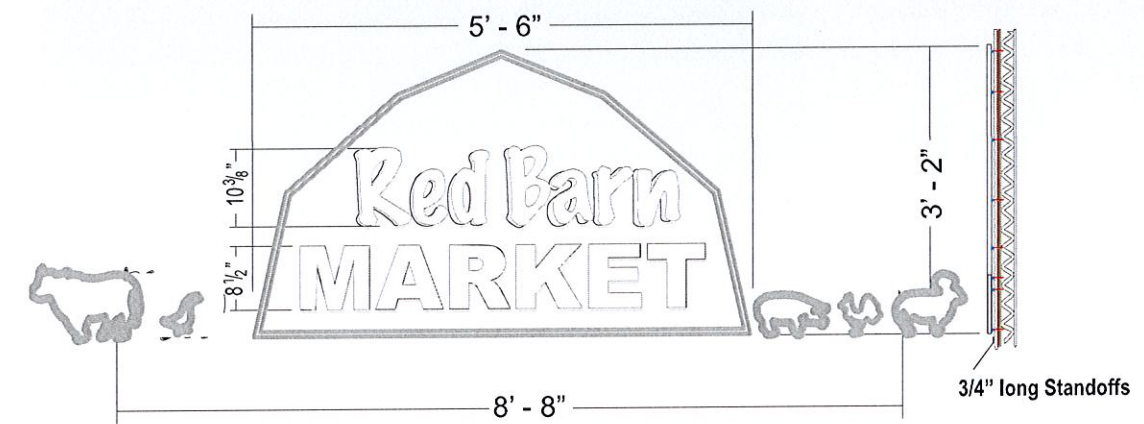


Proposed Exterior Colour Scheme

| | | | |
|-----------------------------------|----------------------|-------------------------------|--------------|
| TYPE 1 COLOUR WHITE BM 2121-30 | TYPE 2 COLOUR RED | Semi Transparent stain RED | PEWTER |
| | | | BLACK AWNING |

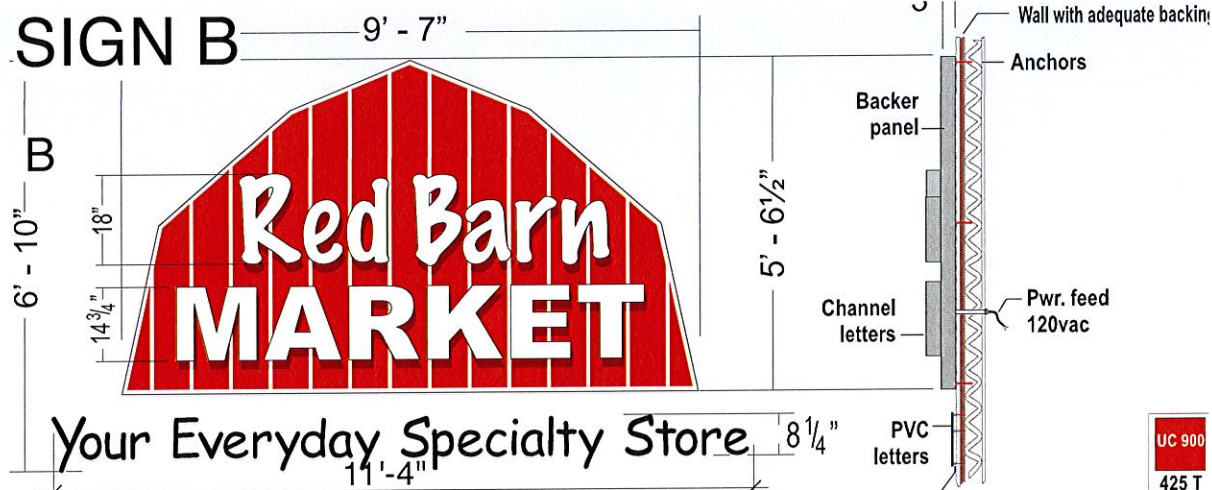


- A**
- ONE Set of LED illuminated channel letters.
 - 3" deep returns finished to match flashing colour Zinc Gray (by Raven Metals)
 - 3/16" thick, translucent white acrylic faces, with translucent Red vinyl graphics applied first surface.
 - Letters fastened to top of metal raceways, overhanging front edge of raceway by 1". Raceways fastened flush to surface of wall. Raceways painted Zinc Gray.



- D**
- ONE Non-illuminated wall display.
 - 1/2" thick White PVC for the Red Barn letters, Outline barn shape, & animals.
 - animals to have vinyl graphics applied to face of shapes.
 - All pin mounted to wall, with 3/4" long standoffs.
 - Seal all fastener penetrations in stucco rain-screen surface .

SIGN A



- C**
- ONE Set of LED illuminated channel letters - (Red Barn MARKET).
 - 3" deep returns finished Zinc Gray to match flashing (by Raven Metals)
 - 3/16" thick, translucent white acrylic faces.
 - Letters fastened flush to backer panel.
 - Backer panel - aluminum tube & angle internal frame with 12 ga. aluminum skin. Painted White with 3" deep returns painted Zinc Gray & applied Red vinyl graphics.
 - Backer panel fastened flush to surface of wall.
 - Your Everyday Specialty Store to be 1/2" thick, non-illuminated PVC letters, pin mounted to surface of wall with 1/2" long standoffs .
 - Seal all fastener penetrations in stucco rain-screen surface.

Colour Sample REQD.

| | |
|------------|--------------|
| UC 900 | Raven Metals |
| 425 T | Zinc Gray |
| Tomato Red | White |

SIGN C

SIGN D

**BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE
OF LOT 1, SUBURBAN LOT 39, ESQUIMALT DISTRICT, PLAN EPP28097.**

P.I.D. 029-072-883



All distances are in metres and decimals thereof, unless otherwise noted.

The intended plot size of this plan is 432mm in width by 280mm in height (B Size) when plotted at a scale of 1:200.

Parcel dimensions shown hereon are derived from Plan EPP28097.

Setbacks are to exterior sheathing and are derived from field survey completed on October 20th, 2015.

This plan was prepared for building inspection purposes and is for the exclusive use of the Songhees Nation Investment Corporation, Inc. No. BC0961948.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

The civic address is:
1310 Esquimalt Road
Esquimalt, BC
V9A 3P6

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

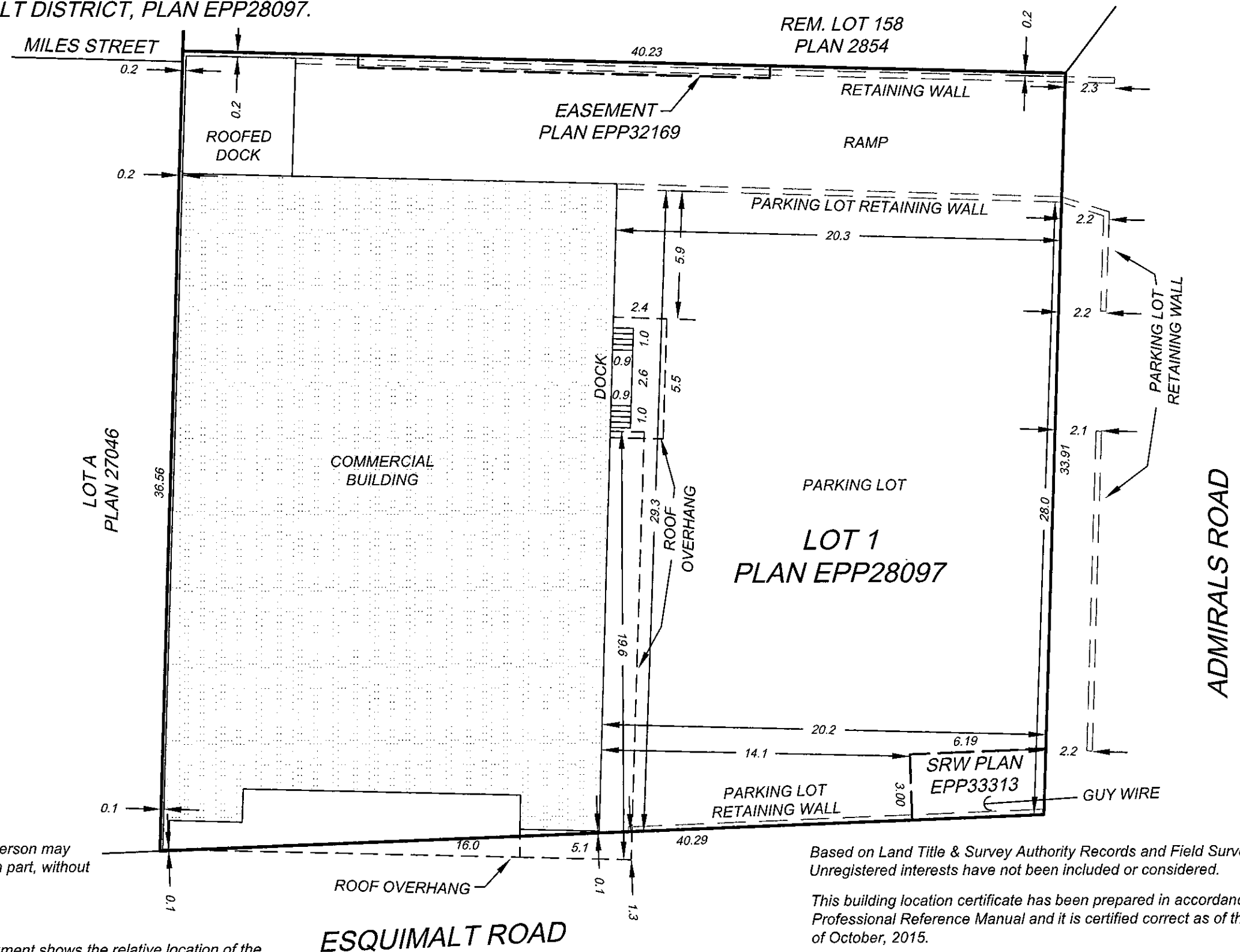
- CA3393392 Statutory Right of Way
- CA3393393 Statutory Right of Way
- CA3437224 Easement
- CA3451928 Undersurface and other Exc & Res
- CA3451929 Covenant

© Polaris Land Surveying Inc., 2015. All rights reserved. No person may copy, reproduce, transmit or alter this document, in whole or in part, without the express written consent of Polaris Land Surveying Inc.

Polaris Land Surveying Inc.
Box 324, #110-174 Wilson Street
Victoria BC V9A 7N7

File: 0599-SONGHEES-PLS1001
Drawing: 0599-BLC.DWG
Date: October 20, 2015

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described hereon. This document shall not be used to define property lines or property corners.



Based on Land Title & Survey Authority Records and Field Survey. Unregistered interests have not been included or considered.

This building location certificate has been prepared in accordance with the Professional Reference Manual and it is certified correct as of the 20th day of October, 2015.

Jordan Elliot Litke, BCLS 905
This document is not valid unless digitally signed.