



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE

MEETING HELD

JUNE 15, 2016

ESQUIMALT COUNCIL CHAMBERS

MEMBERS PRESENT:

Jill Singleton
Paul De Greeff,
Robert Schindelka
Cst. Franco Bruschetta
Wendy Kay
Roger Wheelock

REGRETS: Richard Iredale

STAFF LIAISON: Bill Brown, Director, Development Services

STAFF: Karen Hay, Planner

SECRETARY: Pearl Barnard

I. CALL TO ORDER

The meeting was called to order by the Chair, at 3:05 p.m.

II. LATE ITEMS

No late items presented.

III. ADOPTION OF AGENDA

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

IV. ADOPTION OF MINUTES – May 11, 2016 Meeting

Moved by Roger Wheelock, seconded by Wendy Kay: That the minutes of May 11, 2016 be adopted as distributed. **Carried Unanimously.**

V. STAFF REPORTS

DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT

1310 Esquimalt Road

[PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097]

Karen Hay, Planner outlined that the applicant is proposing to open a Red Barn Market in the vacant building located at 1310 Esquimalt Road. The building will be updated with a new façade and signage. Staff are requesting that the Design Review Committee provide comments on whether the proposed signage and new building exterior features such as façade materials, pedestrian weather protection, and lighting are appropriate for this location.

Russ Benwell, Red Barn Market and Philip Chang, Philip YM Chang Architecture were in attendance.

Russ Benwell gave a brief overview of their plan to bring the Red Barn Market to the Esquimalt Community. Mr. Benwell explained that the Red Barn Market had just opened a new location in the Oak Bay area and used the Oak Bay store as a model of what the Esquimalt store would look like. They support island raised, island grown and island made

products and utilize Vancouver Island fresh produce and meats whenever possible. The new store will bring employment to the area and they are very excited to move forward with this project and be part of the Esquimalt community.

Philip Chang and Russ Benwell gave an overview of the proposed changes to the existing building. Mr. Chang explained that the building exterior would be updated with new siding; new signage and the existing store front would be replaced with an automatic bi-part sliding door. There are 18 parking spaces, one dedicated disabled parking spot as well as bicycle parking/storage on site.

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

- Beautiful presentation, wonderful proposal, as a member of the community am excited about Red Barn Market coming to Esquimalt.
- A member commented that they had seen the proposal for the adjacent properties, the new liquor store, the legion project; this will be one more component of all the positive changes at that intersection.
- There were comments on the lack of greenery on the site. One Member commented that it looks beautiful and fresh but there is no greenery on the site. Some suggestions were to add some planters or some form of planting pockets or vines along the wall. Consider adding some planters to the roof top space or narrowing the ramp down to the loading bay to create some greenery on the parking surface area. Another member commented that adding greenery would respect the Development Permit Guidelines that encourages landscaping. Mr. Benwell advised they would consider this, and thought maybe the Admirals Road side might also be an option.
- Another member asked what is the anticipated opening date and hours of operation? Mr. Benwell advised that they plan to start work in September with a completion date of February 2017. The community will dictate the hours of operation. Currently the Vanalman store hours vary between 6am to 9pm, don't foresee anything later than 9pm.
- One member inquired about the future plans for outside café seating and produce stands. The member felt that it should be shown on the current plans. Mr. Benwell advised that they would be interested in putting produce outside and would definitely consider it once they are open and can determine what the community wants.
- An inquiry was made as to whether Esquimalt allows partnership agreements to manage overflow parking. Mr. Brown advised the Parking Bylaw does allow shared parking.
- A concern was raised about the traffic congestion at the site. Pedestrians, customers, people getting in and off the bus with strollers, bicycles and shopping carts all at the front door area. Is there any way to modify the plan to address this? Concerned that it could cause problems in the future.
- A Members asked for clarification on where the bicycle parking is located. Mr. Chang advised that there are two bike spots in front and more down by the loading area. Concerns were expressed with the site circulation; getting buggies, bikes and people around the building corner and to their vehicles. The small car spot is not possible if there is bicycle parking there. If the bike parking is moved by the loading dock then there will be more foot traffic coming up along the side of the building. With cars nosing in against the wall and short parking stalls means people will be walking up the drive aisle of a busy parking lot. Concerned about the constraints in the parking lot.

- A member commented on the variances; thought that the parking variance was not a big issue; it is going to be a business decision that could impact the business. Sign variances are not an issue as the signs are fairly small.
- A member inquired about the south east corner. Mr. Brown clarified that there is a power pole, a traffic light control box, guide wires and maybe a sewer right of way there.
- It was asked whether there would be any security cameras on site. Mr. Benwell advised that staff will be onsite from approximately 4:30am to 9:30pm and there will also be a full security system monitored by Prices Alarms.
- A member commented that when there was a liquor store at this location the parking lot always had spaces and good flow and as people are coming and going quickly so don't have a concern.
- A member commented that the red wall facing Admirals Road was very dominant and inquired if there was any way to minimize the bold impact at that location.

RECOMMENDATION:

MOVED by Roger Wheelock, seconded by Wendy Kay: That the Esquimalt Design Review Committee [DRC] resolves that the application for a Development Permit for 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", for the property at PID 029-072-883, Lot 1, Esquimalt District, Plan EPP28097 [1310 Esquimalt Road] **be forwarded to Council with a recommendation of approval subject to the following conditions:**

1. That the applicant submit a landscape plan for the site; and
2. Provide a circulation plan that addresses the pedestrian paths from the parking lot to the store. **The Motion CARRIED UNANIMOUSLY**

VI. STAFF LIASON STATUS REPORT

1. Council has authorized staff to proceed with a Request for Proposals for the Urban Design Guidelines for Esquimalt Road.
2. The Public Hearing for the West Bay Triangle [468 Head Street] is Monday, June 20th, 2016.
3. The Public Hearing for the Esquimalt Town Square project is Monday, June 27th, 2016.
4. The old Tudor House site is under construction.
5. Next month the Committee could see an application for the English Inn.

VII. NEW BUSINESS

No new business.

VIII. NEXT REGULAR MEETING

Wednesday, July 20, 2016

IX. ADJOURNMENT

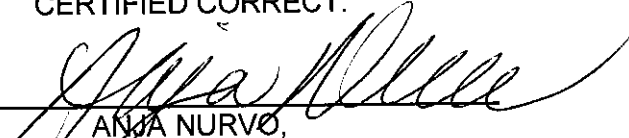
The meeting adjourned at 4:30 p.m.



VICE CHAIR, DESIGN REVIEW COMMITTEE

THIS 20th DAY OF JULY, 2016

CERTIFIED CORRECT:



ANJA NURVO,
CORPORATE OFFICER