



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

**DESIGN REVIEW COMMITTEE
AGENDA**

**WEDNESDAY, SEPTEMBER 12, 2018
3:00 P.M.
ESQUIMALT COUNCIL CHAMBERS**

- I. CALL TO ORDER**
- II. LATE ITEMS**
- III. ADOPTION OF AGENDA**
- IV. ADOPTION OF MINUTES – August 8, 2018**
- V. STAFF REPORT**
- VI. DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
955 Craigflower Road
[PID 018-042-104, Lot A, Section 10, Esquimalt District, Plan VIP55645]**

PURPOSE OF APPLICATION:

The applicant is proposing to install new signage above and beside gas pumps at the existing gas station located at 955 Craigflower Road. The proposed signs include fascia signs, freestanding signs, projecting signs and posters. Due to the property being in the following Development Permit Areas:

- Development Permit Area No.1 – Natural Environment
- Development Permit Area No.4 – Commercial
- Development Permit Area No. 7 – Energy Conservation and Green Gas Reduction
- Development Permit Area No. 8 – Water Conservation

A development permit is required. Also due to the signs not meeting the regulations within the Sign Regulations Bylaw a development variance permit is required before they can be installed.

Evaluation of this application should focus on issues respecting the form and character of the proposal in relation to Development Permit Area No. 4 and protection of natural environment, energy conservation and Green House Gas reduction, and water conservation in relation to Development Permit Area No. 1, 7, and 8 respectfully.

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit and Development Variance Permit permitting multiple signs for the existing Esso gas station consistent with plans stamped “Received May 9, 2018” and Site Plans prepared by Fuel Marketing Asset Management – Engineering Services stamped “Received May 9, 2018” and to include the following variance for the property at 955 Craigflower Road [PID 018-042-104, Lot A, Section 10, Esquimalt District, Plan VIP55645] to be forwarded to Council with a recommendation to either approve or deny the application; including reasons for the chosen recommendation.

Sign Regulation Bylaw, 1996, No. 2252, 6.1 (i) – Prohibitions: To increase the requirement of no more than 3 types of signs on a site to allow no more than 4 types of signs on the site, specifically for signage around the existing gas pumps;

Sign Regulation Bylaw, 1996, No. 2252, 9.8.1 –Freestanding Signs - Number Permitted: To increase the requirement to allow the number of free standing signs on site from 1 to 2 freestanding signs, specially to be located beside existing gas pumps;

Sign Regulation Bylaw, 1996, No. 2252, 9.8.2 (a) – Freestanding Signs- Location: A 15 metre decrease to the requirement, to allow for freestanding signs to be located within 30 metre of residential zone, specifically for signs to be located beside existing gas pumps;

Sign Regulation Bylaw, 1996, No. 2252, 9.8.2 (c) – Freestanding Signs- Location: To be exempt from the requirement that all freestanding signs shall be sited in a landscaped area to be at least equal in size to the Sign Area;

Sign Regulation Bylaw, 1996, No. 2252, 9.12.1 – Projecting Signs – Number Permitted: To allow the number of projecting signs from only one per business on a premise, to ten projecting signs per business specifically to be located near existing gas pumps; and

Sign Regulation Bylaw, 1996, No. 2252, 9.12.4 (a) – Projecting Signs- Sign Placement Area: To decrease the minimum placement distance above ground from 2.75m to 1.2m above ground specifically for those signs to be located near the existing gas pumps.

VII. NEXT REGULAR MEETING

October 10, 2018

VIII. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE MINUTES OF AUGUST 8, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Roger Wheelock, Chair Robert Schindelka	Wendy Kay Graeme Verhulst
ABSENT:	Cst. Rae Robirtis, Jill Singleton, Bev Windjack and Ally Dewji	
STAFF:	Bill Brown, Director of Development Services, Staff Liaison Karen Hay, Planner Alex Tang, Planner Janany Nagulan, Planner Pearl Barnard, Recording Secretary	

I. CALL TO ORDER

Roger Wheelock, Chair, called the Design Review Committee meeting to order at 3:02 p.m.

II. LATE ITEMS

No late items

III. APPROVAL OF AGENDA

Moved by Wendy Kay, seconded by Robert Schindelka: That the agenda be approved as circulated. **Carried Unanimously**

IV. ADOPTION OF MINUTES – July 11, 2018

Moved by Wendy Kay, seconded by Graeme Verhulst: That the minutes of July 11, 2018, be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

1) Rezoning Application 939 Colville Road and 825 Lampson Street

Ryan Jabs, Lapis Homes Ltd., provided an overview of the Rezoning Application for 939 Colville Road and 825 Lampson Street, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Nice design and appropriate for the location.
- Encourage as much landscaping on that corner as possible.
- Work with the colour schemes to individualize each unit.
- Would be nice to see more open space on the property.
- Will any mature trees be removed? Yes

RECOMMENDATION:

Moved by Wendy Kay, seconded by Robert Schindelka: The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a rezoning, authorizing ten (10) townhouse dwelling units as sited on the survey plan prepared by Island Land Surveying Ltd. and incorporating the height and massing consistent with the architectural plans provided by T-Square Design, both stamped "Received July 6, 2018", detailing the development proposed to be located at 939 Colville Road [PID 005-752-655, Lot 1, Block 1, Section 10, Esquimalt District, Plan 6277] and 825 Lampson Street [PID 000-017-817, Lot 2,

Block 1, Section 10, Esquimalt District, Plan 6277], **be forwarded to Council with a recommendation for approval** as the height, density, massing and unit size is appropriate and the proposal is consistent with the Official Community Plan. **Carried Unanimously**

**2) Development Permit Application
615 Fernhill Road**

Mikhail Wilkin, Applicant/Owner, provided an overview of the Development Permit Application for 615 Fernhill Road, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- Concern with the bicycle manoeuvrability in the underground bicycle parking spaces.
- A colour board would have been helpful.
- What type of trees will be planted in the public realm to replace the Garry Oak trees? *Staff advised the Parks Department would determine the species.*
- The wall at the end of the driveway looks stark. A decorative wall was suggested. *The wall will not be visible from Fernhill Road.*
- Concern with the screening between the subject property and the adjacent southern property. Consider some vines and plantings along the fence line. *Planting on south perimeter to be determined.*

RECOMMENDATION:

Moved by Robert Schindelka, seconded by Graeme Verhulst: The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of a 10 unit residential apartment building consistent with the architectural plans provided by MJM Architect Inc., the landscape plan by Studio One Creative, and sited in accordance with the BCLS Site Plan provided by Wey Mayenburg Land Surveying Inc., all stamped "Received June 19, 2018", to be located at PID 004-757-742 Lot B, Section 11, Esquimalt District, Plan 12446 [615 Fernhill Road] **be forwarded to Council with a recommendation for approval** as the proposal's form and character is consistent with the Official Community Plan's objectives. **Carried Unanimously**

Bill Brown declared a conflict of interest as he resides within close proximity of the project and left the meeting at 3:44 p.m.

**3) Development Permit Application
669 Constance Avenue**

John Cheng, LWPAC, Jim Partlow, Lombard North Group Inc. and Troy Grant, Standing Stone Developments, provided an overview of the Development Permit Application for 669 Constance Avenue, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- More resolved and pleasing aesthetics since the last review by the Design Review Committee.
- Concerns with the durability, maintenance and longevity of the staircases and entry walkways as the stair system is a huge component of the building.
- What is the rationale for the raised urban garden area in the centre of the building? *To give the area some impact, presence and visual character; provides more interest than a flat green area.* Concerns with the usability of the green space. Members suggested an increase in the amount of greening in the courtyard area.
- What Trees will be planted on the north property line. *Tree species were given*
- Consider a handrail in the common area

RECOMMENDATION:

Moved by Graeme Verhulst seconded by Wendy Kay: The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the form and character of the proposed development of a 83 unit residential apartment building consistent with the architectural plans provided by Lang Wilson Practice in Architecture Culture Inc., the landscape plan by Lombard North Group Inc., and sited in accordance with the McElhanney Consulting Services Ltd., all stamped “Received July 24, 2018”, to be located at PID 030-431-026 Lot 1, Suburban Lots 43 and 44, Esquimalt District, Plan EPP76107 [669 Constance Avenue] **be forwarded to Council with a recommendation for approval** with the following conditions:

The applicant:

1. That some of hardscape in the courtyard area be replaced with green space; and
2. The applicant work with Staff to ensure the ongoing viability, sustainability and durability of the exterior staircases and entry walkways, as the Committee has concerns with long term durability. **Carried Unanimously** The reasons: The proposed building’s form and character are appropriate.

Bill Brown returned to the meeting at 4:50 p.m.

**4) Development Permit Application
520 Comerford Street**

Joe Newell, Joe Newell Architect Inc., provided an overview of the Development Permit Application for 520 Comerford Street, presented a PowerPoint presentation and responded to questions from the Committee.

Committee comments included (*response in italics*):

- The addition of an elevator will make the space more useable.

RECOMMENDATION:

Moved by Wendy Kay, seconded by Robert Schindelka: The Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit authorizing the construction of a elevator and hoistway inside the existing office building on the property are consistent with the architectural plans provided by Joe Newell Architect Inc. and sited in the Land Surveyor’s Site Plan prepared by J.E. Anderson & Associates all stamped “Received July 20, 2018”; to be located at 520 Comerford Street, [PID: 023-885-718, Strata Lot 1 Suburban Lot 40 Esquimalt District Strata Plan VIS4397 Together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1], **be forwarded to Council with a recommendation for approval** as the proposal is respecting the form and character in relation to the neighbouring properties. **Carried Unanimously**

VIII. NEXT REGULAR MEETING

Wednesday, September 12, 2018

IX. ADJOURNMENT

The meeting adjourned at approximately 5:10 p.m.

CERTIFIED CORRECT



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: September 12, 2018

STAFF REPORT

DATE: September 6, 2018

TO: Chair and Members of the Design Review Committee

FROM: Janany Nagulan, Planner
Bill Brown, Director of Development Services

**SUBJECT: DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT
955 Craigflower Road
[PID 018-042-104, Lot A, Section 10, Esquimalt District, Plan
VIP55645]**

RECOMMENDATION:

That the Esquimalt Design Review Committee [DRC] recommends to Council that the application for a Development Permit and Development Variance Permit permitting multiple signs for the existing Esso gas station consistent with plans stamped "Received May 9, 2018" and Site Plans prepared by Fuel Marketing Asset Management – Engineering Services stamped "Received May 9, 2018" and to include the following variance for the property at 955 Craigflower Road [PID 018-042-104, Lot A, Section 10, Esquimalt District, Plan VIP55645] to be forwarded to Council with a recommendation to either approve or deny the application; including reasons for the chosen recommendation.

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BACKGROUND:

Purpose of the Application

The applicant is proposing to install new signage above and beside gas pumps at the existing gas station located at 955 Craigflower Road. The proposed signs include fascia signs, freestanding signs, projecting signs and posters. Due to the property being in the following Development Permit Areas:

- Development Permit Area No.1 – Natural Environment
- Development Permit Area No.4 – Commercial
- Development Permit Area No. 7 – Energy Conservation and Green Gas Reduction
- Development Permit Area No. 8 – Water Conservation

A development permit is required. Also due to the signs not meeting the regulations within the Sign Regulations Bylaw a development variance permit is required before they can be installed.

Evaluation of this application should focus on issues respecting the form and character of the proposal in relation to Development Permit Area No. 4 and protection of natural environment, energy conservation and Green House Gas reduction, and water conservation in relation to Development Permit Area No. 1, 7, and 8 respectfully.

Context

Applicant: Joey Matwychuk

Owner: Jason Belt, 7-Eleven Canada Inc.

Property Size: Metric: 2867.43 m² Imperial: 30864 ft²

Existing Land Use: Gas Service Station/ Convenience Store

Surrounding Land Uses:

North: Gas Service Station
South: Two Family Small Lot Residential & Single Family Residential
West: Golf Course
East: Single Family Residential

Present OCP: Designation: Neighbourhood Commercial Mix-Use
Proposed OCP Designation: Neighbourhood Commercial Mix-Use
Zoning: C-4 [Service Station Commercial]

Development Permit Guidelines

The property is within the following Development Permit Areas:

- Development Permit Area No.1 – Natural Environment
- Development Permit Area No.4 – Commercial
- Development Permit Area No. 7 – Energy Conservation and Green Gas Reduction
- Development Permit Area No. 8 – Water Conservation

The guidelines of these Development Permit Areas are contained within the Esquimalt Official Community Plan Bylaw, 2018, No.2922.

The following is a list of Official Plan Guidelines to consider in evaluating this application.

OCP Section 18 Development Permit Area No. 1 – Natural Environment

- No applicable guidelines as the proposal is for an existing development with no changes to the Natural Environment

OCP Section 21 Development Permit Area No. 4 – Commercial

- No applicable guidelines as the proposal is for an existing development with no changes to the commercial area

OCP Section 24 Development Permit Area No. 7 – Energy Conservation & Green**24.5.5 Special Features**

Where it is feasible:

1. Select building materials that have been shown to have a high level of durability for the use intended.
3. Select local regionally manufactured building products whenever possible to reduce transportation costs.
5. Choose materials that have a high likelihood of reuse or recycling at the end of life.

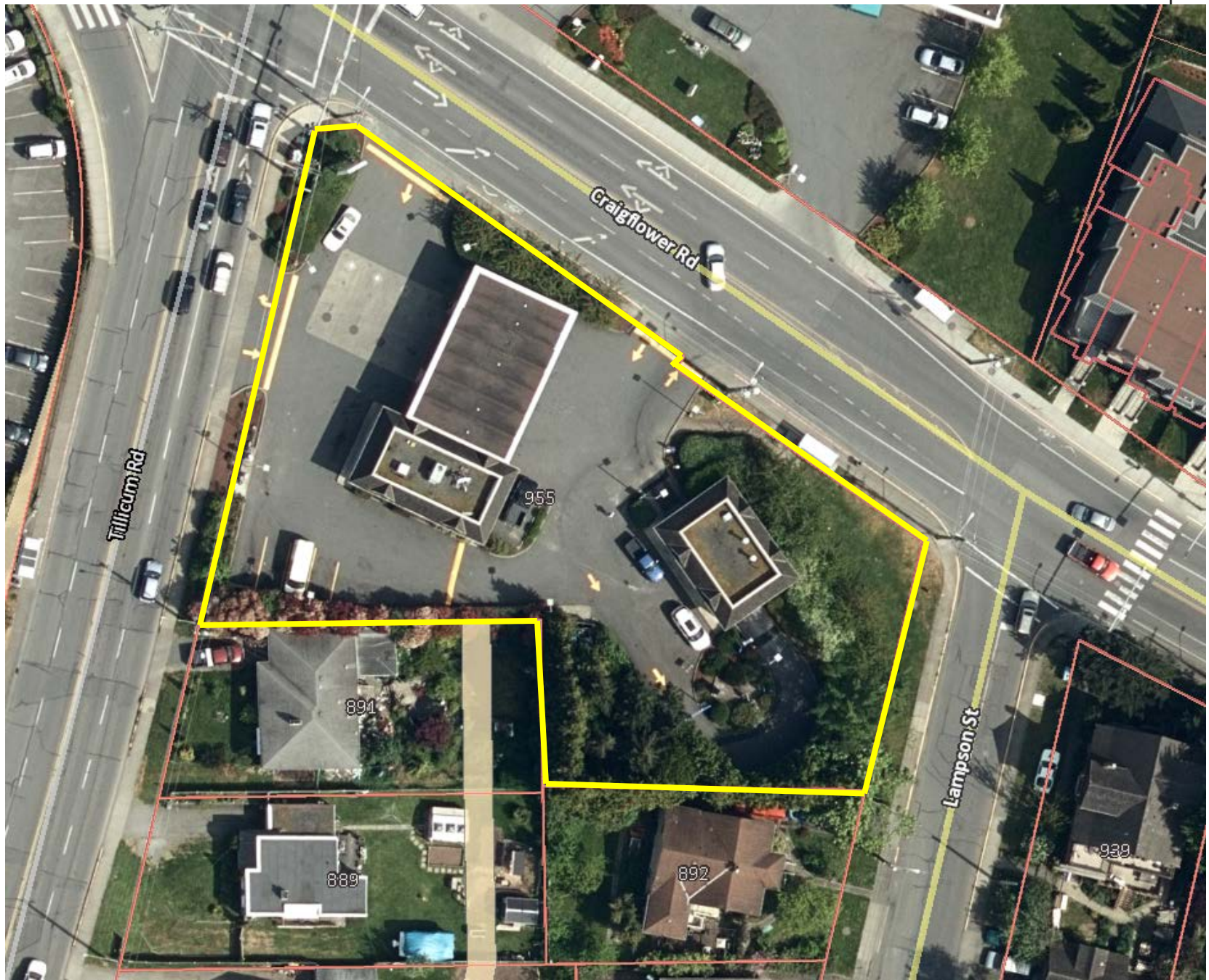
OCP Section 25 Development Permit Area No. 8 – Water Conservation

- No applicable guideline as the proposal is for an existing development where there are no changes to the landscaping.

ALTERNATIVES:

1. Forward the application for a Development Permit and Development Variance Permit to Council with a **recommendation of approval including reasons for the recommendation.**
2. Forward the application for a Development Permit and Development Variance Permit to Council with a **recommendation of denial including reasons for the recommendation.**

955 Craigflower Road

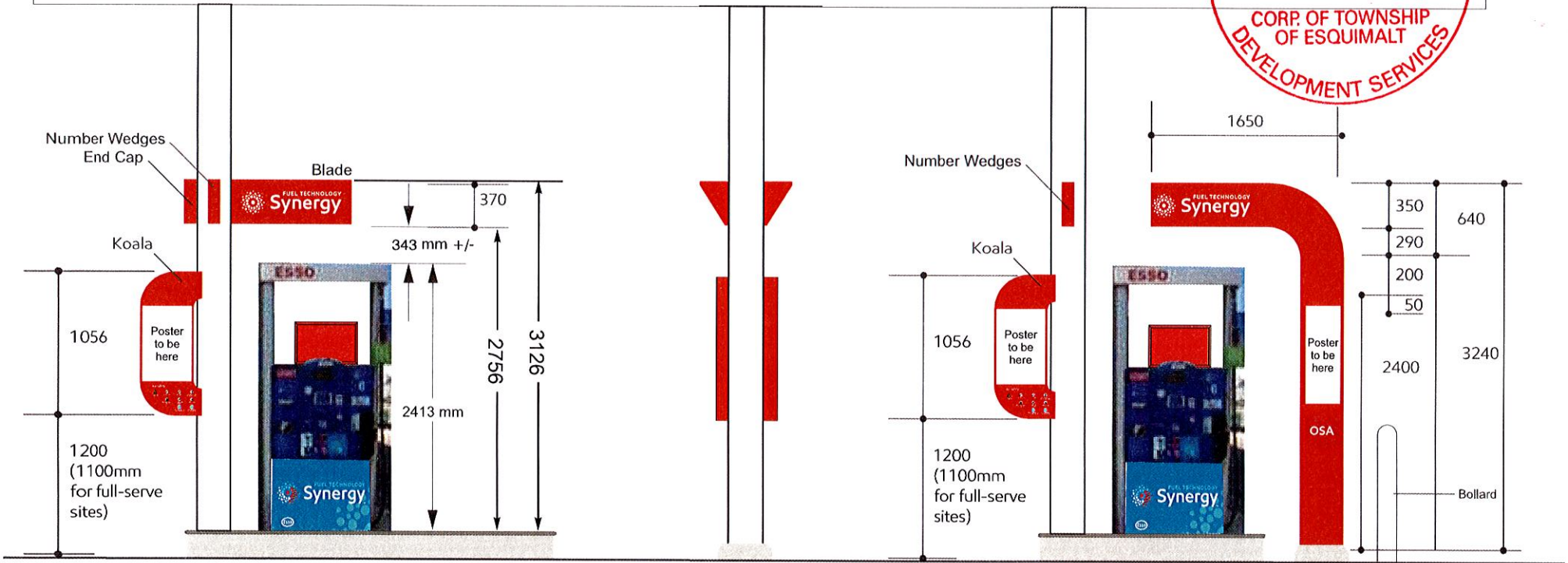


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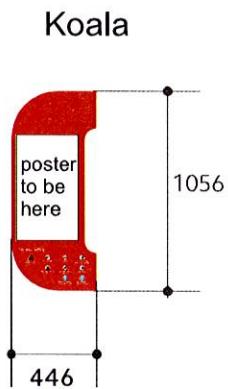
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DEVELOPMENT SERVICES



Koala and Blade side elevation

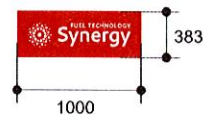
Number Wedges and
Koala rear elevation

Wave and Koala side elevation

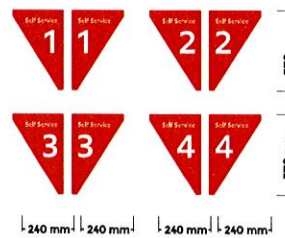


955 Craigflower Road

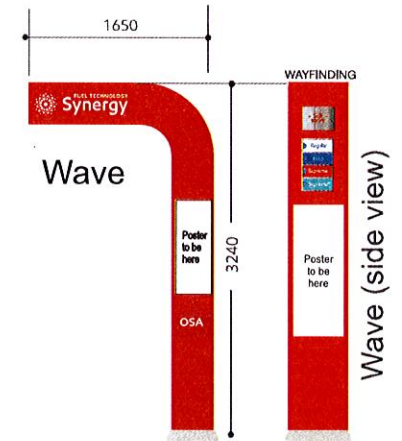
Blade with logo



Pump number wedges



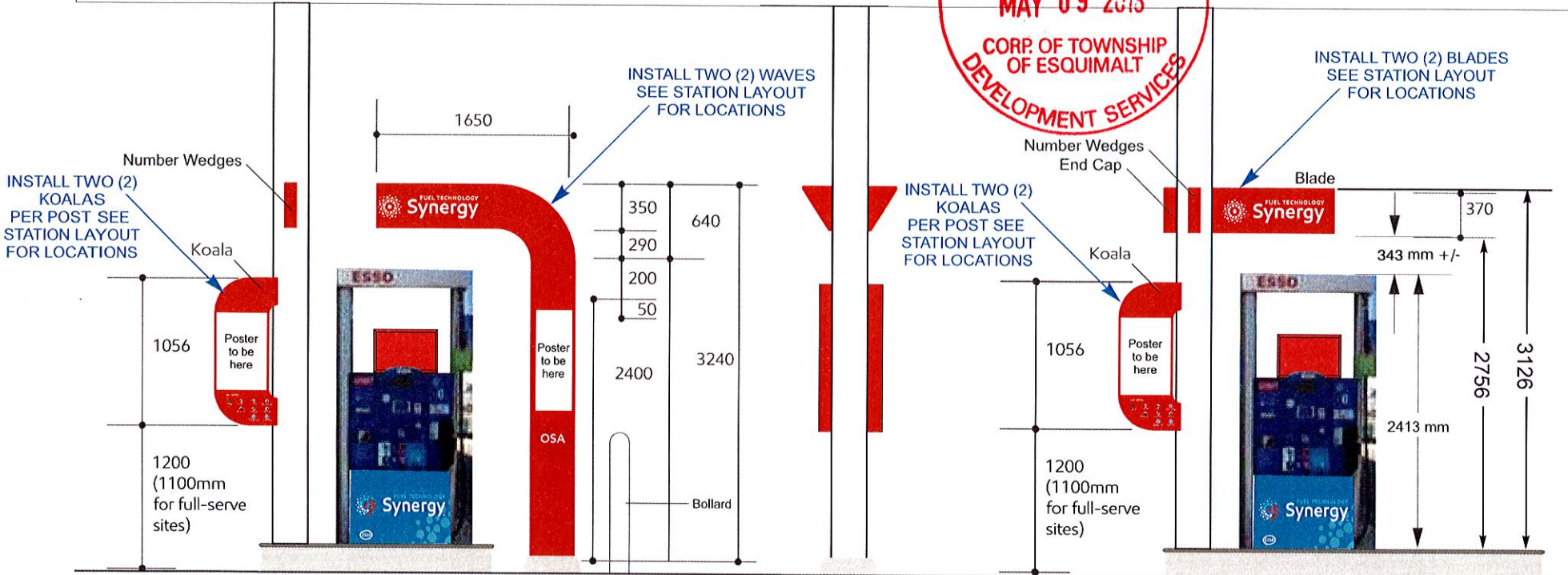
Examples of gas pump signage.



Lot A, Section 10 Esquimalt District, Plan VIP55645

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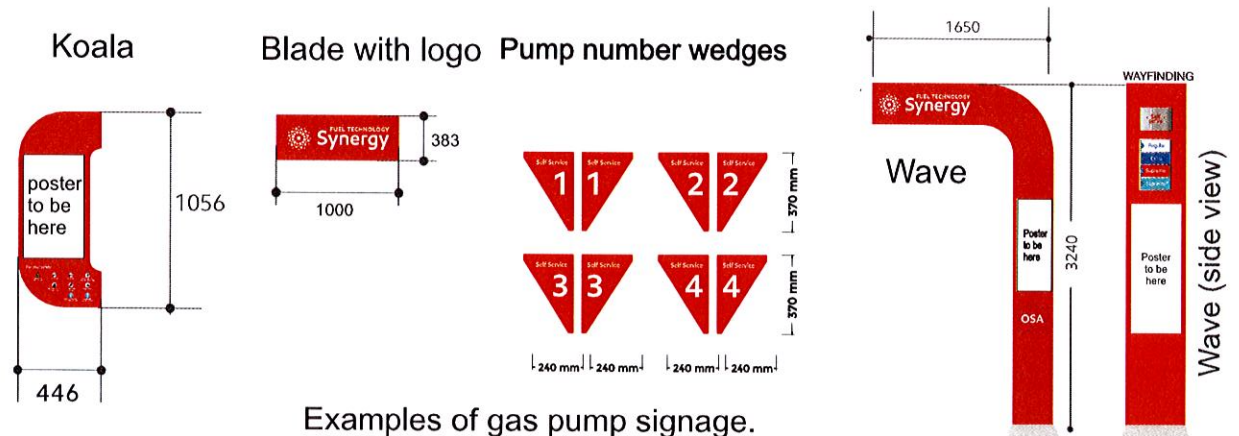


Wave and Koala side elevation

Number Wedges and Koala rear elevation

Koala and Blade side elevation

955 Craigflower Road
Lot A, Section 10 Esquimalt District,
Plan VIP55645

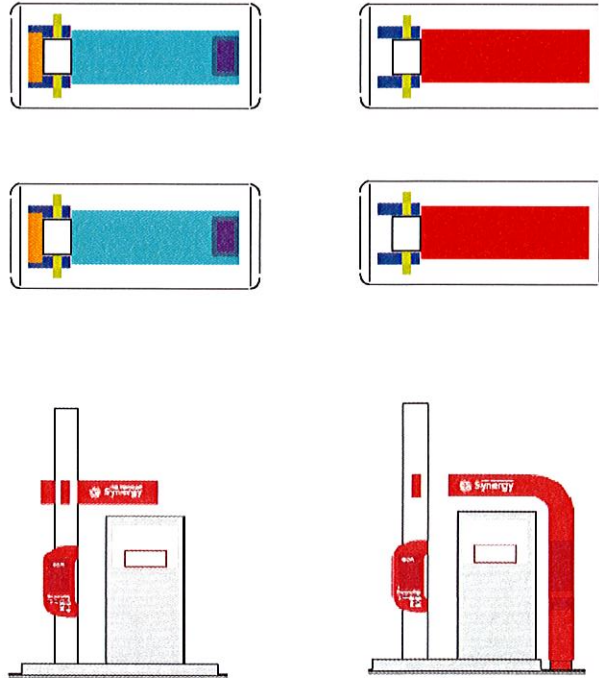
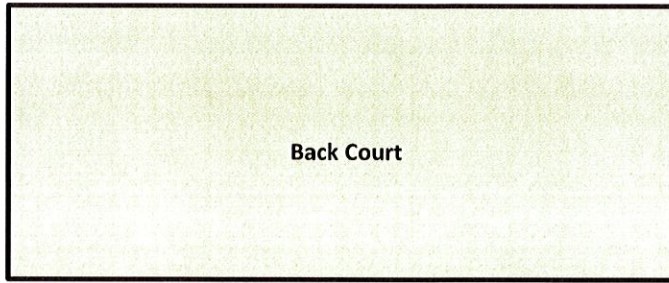


Examples of gas pump signage.

STATION LAYOUT PROPOSAL



- 2 - Wave
- 2 - Blade
- 8 - Koala
- 8 - pump # wedges



Notes: Re-allocate bollards during installation.

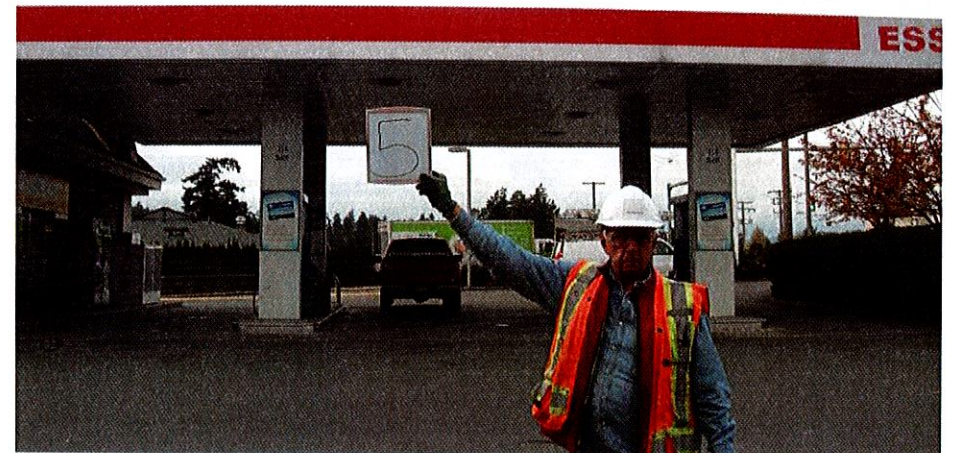
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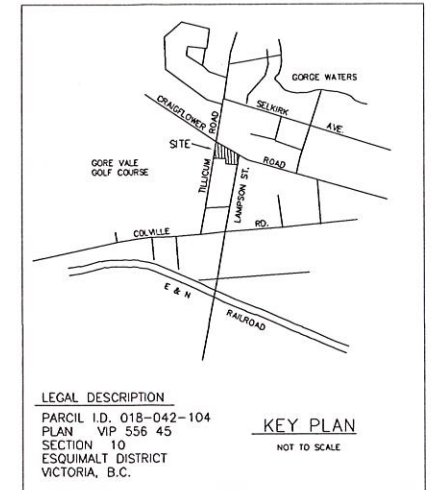
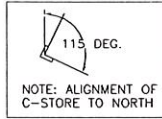
Pump number wedges

955 Craigflower Road
 Lot A, Section 10 Esquimalt District, Plan VIP55645

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confidential
Steve Nguyen
7-Eleven
Aug 31, 2015 17:08



955 Craigflower Road
Lot A, Section 10
Esquimalt District, Plan VIP55645

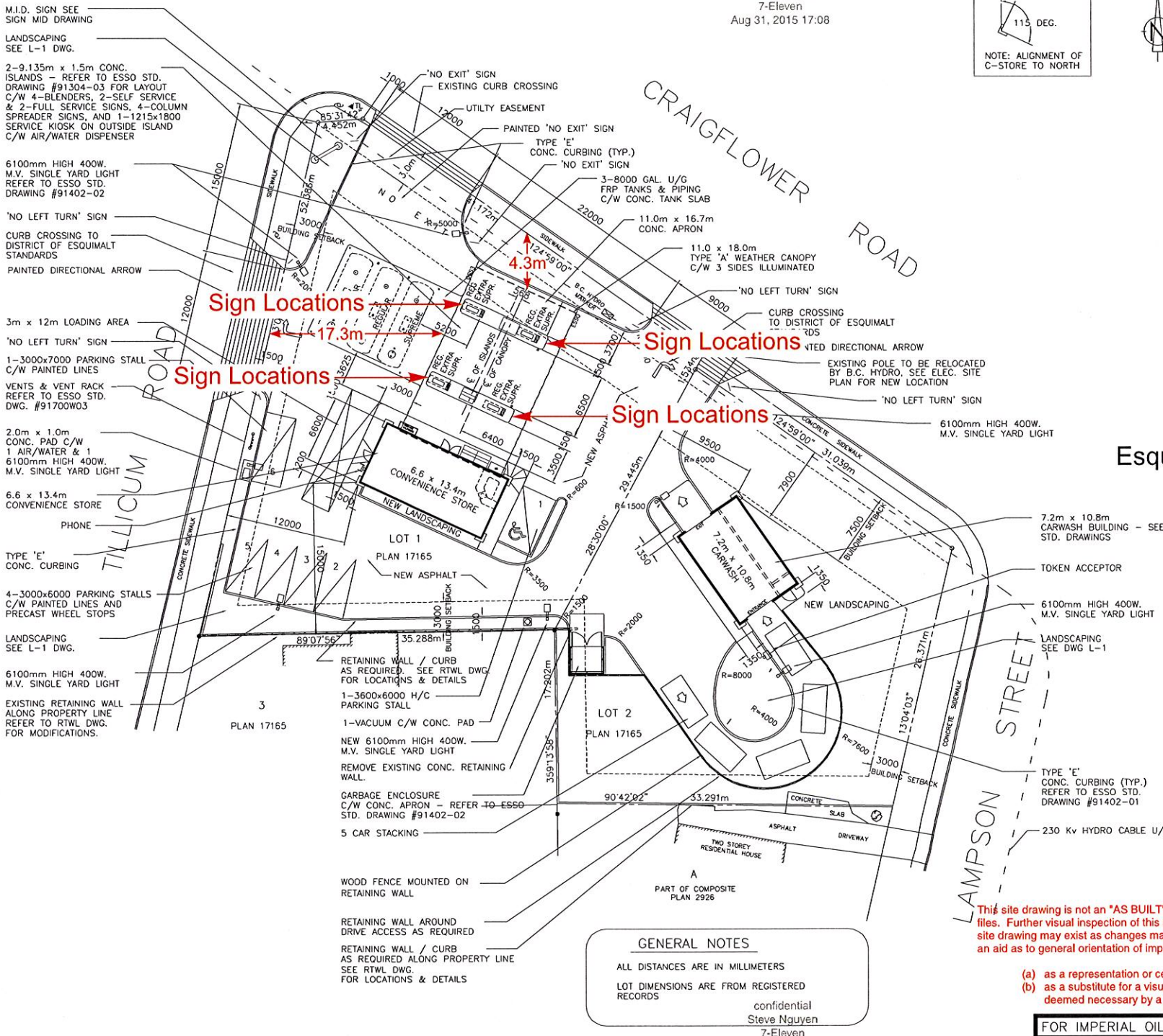


Date	Revision	Description
08/11/09	1	AS BUILT (PER SITE SIGN MARKINGS)
03/07/07	2	REV. AS PER CIVIL RECORD
03/09/06	3	REVISED FOR BLOCK REPAIR
03/09/06	4	ISSUED FOR CONSTRUCTION
03/09/06	5	REV. RELOCATED
03/09/06	6	REV. RELOCATED
03/09/06	7	REV. RELOCATED
03/09/06	8	REV. RELOCATED
03/09/06	9	REV. RELOCATED

BY	Title/Title	Date	Scale	MO	NO	Rev/Per	Scale	MO	NO	Rev/Per
SN	Site Plan	92/12/22	1:400							

SP# No.	SP#	SP#
88002306	02A	
99A5465	02A	

Proposition	Sheet/Total	Rev. No./Rev.
00	009	09



This site drawing is not an "AS BUILT" plan, but reflects a depiction of the site as resident in Imperial Oil's files. Further visual inspection of this site may be available from various internet sources. Variations to this site drawing may exist as changes may have been made or be made in the future. This is intended only as an aid as to general orientation of improvements on the site and cannot be relied upon in any way, including:

(a) as a representation or certification of current actual conditions; or
(b) as a substitute for a visual site inspection of this site, legal survey, or other due diligenceAutoCAD deemed necessary by a bidder or purchaser.

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