

V. STAFF REPORTS

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

Purpose of the Application

Karen Hay, Planner outlined that the property owners are proposing a Red Barn Market retail grocery store in the existing building. The Red Barn Market has distinctive branding in the form of signage for 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 requires a Development Permit. As some of the signage proposed does not comply with Sign Regulation Bylaw, 1996, No. 2252; a Development Variance Permit is required before the Development Permit and the Sign Permit can be issued. In addition, the building's parking is non-conforming to Parking Bylaw, 1992, No. 2011 requirements; therefore, a parking variance is required before the Development Permit can be issued.

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

Russ Benwell, Peter Hansen and Philip Chang provided a PowerPoint presentation and gave a brief overview of the proposed changes to the existing building. Mr. Benwell explained that they had just opened a store in the Oak Bay area and used it as an example of what the Esquimalt store would look like. The building exterior would be updated with new siding; new signage and the existing storefront will be replaced with a new automatic sliding door. The Red Barn Market is locally owned and operated and their philosophy is; island raised, island grown, island made and they utilize Vancouver Island fresh products whenever possible. They support community initiatives, local farmers and growers and also bring employment opportunities to the area.

APC Comments and Questions:

Chair thanked the applicant for their presentation.

- Members commented that they are very excited about the Red Barn coming to Esquimalt.
- A concern was raised about the amount of signage for the site. It is a very busy intersection and the signage could cause distraction. Mr. Hansen advised that the sign is consistent with the Red Barn Market's overall brand recognition it is there for foot traffic and it is not a very big sign. Another member commented that since the sign has only three words; they didn't think it would be a big distraction for drivers. Another member commented that they thought the signs were reasonable and very tasteful.
- A member asked if the shopping carts would be locked. Mr. Benwell advised that the shopping carts would be locked or brought inside at night.
- What is your long-term goal? Mr. Hansen advised they had signed a 25-year lease.
- A member asked for clarification on the traffic flow for the site. Mr. Chang advised that vehicles can enter or exit either at Esquimalt or Admirals Road. He also commented that at certain times of the day the traffic backs up along Admirals Road so having the option to enter or exit from either Esquimalt or Admirals Road is an advantage for drivers.

- One member asked if there was scooter or motorcycle parking. Mr. Benwell advised that there is not a designated spot at this time. A member suggested that there might be an opportunity to add a spot in the North West corner by the loading dock.

RECOMMENDATION:

Moved by Graeme Dempster, seconded by Berdine Jonker that The Esquimalt Advisory Planning Commission [APC] recommends to Council that the application for a Development Variance Permit authorizing the parking layout and signage as shown on the site plan and 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] be forwarded to Council with a **recommendation of approval**;

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.

For the following reason:

1. Signage is tasteful and appropriate for the site and
2. The number of parking spaces provided is not that much different than what the bylaw requires and that lack of parking should not be an issue as there is a high amount of foot and bus traffic, and a considerable number of high density units all within easy walking distance. **The Motion CARRIED UNANIMOUSLY**

(2) DEVELOPMENT PERMIT

851 Coles Street

[PID 029-788-315, Lot 2, Section 10 Esquimalt District, Plan EPP58729]

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the Comprehensive Development District No. 94 [CD-94] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. Accordingly, the applicant is seeking approval of Development Permit No. DP000071 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must also be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township's Official Community Plan. The building design is consistent with that presented as part of the rezoning application. The only material change to the overall design is a revised basement access on the north side of the proposed dwelling.

Rus Collins, Zebra Design was in attendance.

Rus Collins, Zebra Design presented the application. He outlined that the proposed dwelling is the same as presented previously. A colour board with a rendering was passed around.

APC Comments and Questions:

Chair thanked the applicant.

- Member asked Staff about the bend in the driveway and inquired why the driveway couldn't come out in a straight line from the garage. Mr. Parkes advised that it was designed this way to ensure a right angle merge with the curb face at Cole Street. He then explained that municipalities use Master Municipal Construction Drawing Standards as their base for best practice. The Engineering Department had concerns with the site lines if the driveway was to extend as a straight line from the garage.
- Members thought that the proposal would increase density and was an attractive and desirable addition to the neighbourhood.

RECOMMENDATION:

Moved by Lorne Argyle, seconded by Graeme Dempster that The Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on architectural plans and the landscape plan provided by Zebra Design, both stamped "Received June 9, 2016", and sited as detailed on the survey plan prepared by Powell and Associates BC Land Surveyors, stamped "Received May 20, 2016" and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped "Received May 26, 2016" for the proposed development located at PID 029-788-315, Lot 2, Section 10 Esquimalt District, Plan EPP58729 [851 Coles Street], be forwarded to Council with a **recommendation of approval as the form and character is consistent with the Township's policies and is an attractive and desirable addition to the local neighbourhood. The Motion CARRIED UNANIMOUSLY**

(3) DEVELOPMENT PERMIT

1110 Craigflower Road

[PID 029-494-192, Lot 2, Section 10, Esquimalt District, Plan EPP43153]

Purpose of the Application

Trevor Parkes, Staff Liaison outlined that the Comprehensive Development District No. 85 [CD-85] is located within Development Permit Area No. 5 – Enhance Design Control Residential. The Official Community Plan requires property owners with lands located within Development Permit Areas to obtain a Development Permit prior to a Building Permit being considered for the subject property. The applicant is seeking approval of Development Permit No. DP000017 for the form and character of the proposed single family infill home as well as the associated landscaping and hardscaping. The proposed design must be reviewed for compliance with the design guidelines contained in Section 9.9 of the Township's Official Community Plan. Mr. Parkes stated that while the landscape plan provided seems somewhat generic in appearance, this particular project does have some unique stormwater management criteria for the site. There are rain gardens for storm-water collection located at both the southeast corner of the building, adjacent to the front entrance garden, and at the northwest corner of the building to capture some of the stormwater on the property before it is discharged to the rear of the property into the park.

Tom Leahy, Drakensburg Development Corporation, Ravinder Gill, Owner and Rus Collins, Zebra Design were in attendance.

Rus Collins, Zebra Design presented the application. He outlined that the design is the same as proposed in the rezoning stage of this project. A colour board was passed around.

APC Comments and Questions:

Chair thanked the applicant.

- The Chair commented that some of the new members hadn't seen the plans before as the rezoning was completed before their appointment.
- A member asked if the adjacent lot had been completed. Mr. Parkes advised that the first home has been constructed and the majority of the landscaping has been installed.
- A Member commented that they are looking forward to seeing this project complete as the second house is the critical piece to the completion of the development.

RECOMMENDATION:

Moved by Berdine Jonker, seconded by Lorne Argyle that The Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit limiting the form and character of development to that shown on the architectural plans and the landscape plan provided by Zebra Design, both stamped, "Received May 20, 2016", and sited as detailed on the survey plan prepared by Alan Powell representing Powell and Associates BC Land Surveyors, stamped "Received May 20, 2016" and including exterior windows, cladding and colours consistent with the Colour Board provided by Zebra Design stamped "Received May 20, 2016" for the proposed development located at PID 029-494-192, Lot 2, Section 10, Esquimalt District, Plan EPP43153 [1110 Craigflower Road], be forwarded to Council with a **recommendation of approval as the proposal is well designed and attractive and the form and character is critical to completing the streetscape as it complements the existing adjacent home. The Motion CARRIED UNANIMOUSLY**

VI. STAFF LIAISON

741 Admirals Road: [DVP and Covenant Discharge to allow a 12th unit and associated parking relaxations] APC recommended approval to Council on May 18th. Council considered the application on June 13th and approved the DVP and covenant discharge.

925 Esquimalt Road: [DVP to allow a new steel roof on a MFR building] APC recommended approval to Council on May 18th. Council considered the application on June 13th and approved the DVP.

1038 Colville Road: [DP to allow Infill SFD] APC recommended approval to Council on May 18th. State of Title Certificates have recently been provided by the applicant and the DP is scheduled to be presented to Council on July 4, 2016.

1040 Colville Road: [DP to allow Infill SFD] APC recommended approval to Council on May 18th. State of Title Certificates have recently been provided by the applicant and the DP is scheduled to be presented to Council on July 4, 2016.

527 Fraser Street: [DVP to allow change room at the Fraser Street Adventure Park] APC recommended approval of the application on April 19th. The DVP had not been forward to Council as there is a title issue that has temporarily prevented registration of the new consolidated legal title at LTSA. As construction of the Fraser Street Adventure Park is pending, staff have altered the approach to this file and will present an amended DVP to Council addressing setback issues relevant to the existing parcel located 535 Fraser Street on July 4, 2016.

616/620 Lampson Street: [12 unit TH] The Public Hearing occurred March 7, 2016 and Council read the bylaw a third time. Adoption of the amendment bylaw remains outstanding pending the registration of a S.219 covenant that is the responsibility of the applicant.

826 Esquimalt Road: [DP to allow a 6 Storey, 30 unit MFR] DRC reviewed the application for Development Permit on April 13, 2016. DRC requested the applicant amend the design and return the revised plan to DRC for review. Applicant returned to DRC on May 11, 2016 with amendments to the parking garage design. DRC recommended design changes that would impact the number of parking spaces in an effort to lower the parking garage into the ground further than proposed. The applicant reviewed design options to satisfy DRC comments and upon consideration of the impacts, requested the application move on to Council for consideration.

Council considered the application on June 13, 2016 and, while noting the concerns of DRC, Council approved the Development Permit. Preliminary site preparation has already begun at the property.

468 Head Street [West Bay Triangle]: [Rezoning for 6 Storey, 73 unit commercial mixed use] Presented to the APC on January 19, 2016 and forwarded to Council with a recommendation for approval. Application was presented to DRC on February 10, 2016. The DRC generally liked the application, but raised concerns relating to how the design would integrate with the future development to be located on the two properties to the southeast, adjacent to the Head St and Lyall St Intersection. Application returned to DRC on May 11, 2016 with modest changes and the applicant provided site plan and mass renderings for the "Marina Residences" proposed to be located at 460 and 464 Head Street. These plans allowed DRC to understand the expected relationship of the current proposal to the concepts for the adjacent site thereby satisfying their concerns. DRC recommended approval of the application. The amendment bylaw was presented to Council on Monday, May 16th and it was read a 1st and 2nd time. Public Hearing occurred on June 20, 2016 and Bylaw No.2873 was read a third time. Staff have been directed to work with the applicant to address outstanding legal issues and once completed return the bylaw to Council for consideration of adoption.

Esquimalt Town Square: A Memorandum of Understanding has signed with Aragon Investments to be the Township's development partner for the Esquimalt Town Square project. An OCP amendment and rezoning application was presented to DRC on May 11th 2016. DRC forwarded the applications to Council with a recommendation of approval. APC considered the application on May 18, 2016 and also forwarded the applications to Council with a recommendation of approval. Amendment bylaws were presented to Council on May 30th and Council read bylaws a first and second time and directed staff to schedule a Public Hearing. The Public Hearing is scheduled for June 27, 2016.

Official Community Plan Review: OCP public consultation session entitled the **Looking Forward Forum** occurred on May 4, 2016 at the Esquimalt Recreation Centre. The purpose of the **Looking Forward Forum** was to collect public input on the development of new OCP policies reflecting resident's current opinions on relevant issues. The event was very well attended. The OCP Survey closed on May 31st and staff are collating the information received and will report findings back to Council.

533 Admirals Road: [Liquor store, parking lot and temporary community garden] Building Permit is issued and *construction has begun!*

VII. COUNCIL LIAISON

Councilor Morrison commented that:

- The application for the Development Variance Permit, 500 Park Place (Public Safety Building) was removed from the agenda, as it is an internal application where the Township of Esquimalt is the landowner. Council has decided that these types of applications will go straight to Council.
- The Great Canadian Gaming Corporation who also owns the View Royal Casino just announced today that they have purchased the Esquimalt Bingo.

Councilor Low commented that:

- On June 13th Council passed a motion to create a task force on Housing Policies.

VIII. INPUT FROM APC TO STAFF

None

IX. NEW BUSINESS

X. NEXT REGULAR MEETING

Tuesday, July 19, 2016

XI. ADJOURNMENT

On motion the meeting adjourned at 8:05 P.M.

CERTIFIED CORRECT:



CHAIR, ADVISORY PLANNING COMMISSION

THIS DAY OF JULY 19, 2016



ANJA NURVO,
CORPORATE OFFICER