



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION AGENDA TUESDAY SEPTEMBER 25, 2018 7:00 P.M. ESQUIMALT COUNCIL CHAMBERS

- I. CALL TO ORDER
- II. LATE ITEMS
- III. ADOPTION OF AGENDA
- IV. ADOPTION OF MINUTES – August 21, 2018
- V. STAFF REPORTS

1) DEVELOPMENT PERMIT

485 Head Street

[PID: 002-376-059, Lot A, Section 11, Esquimalt District, Plan 26678]

Purpose of Application:

The applicant is proposing an accessory building to be used as an art studio on the property which currently zoned West Bay Commercial 2 [C-7A]. The subject property is within the following OCP Development Permit Areas:

The subject property is within 5 OCP Development Permit Areas:

- Development Permit Area No. 1 - Natural Environment
- Development Permit Area No. 2 - Protection of Development From Hazardous Conditions
- Development Permit Area No. 4 - Commercial
- Development Permit Area No. 7- Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8 - Water Conservation

A Development Permit is required before a Building Permit could be issued.

Recommendation:

The Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit , authorizing construction of an accessory building to be used as an art studio as per architectural plans prepared by James Kerr Architect, stamped “Received August 24, 2018” and BC Land Surveyor Site Plan prepared by Glen Mitchell Land Surveying Inc. “Received August 30, 2018”, for the property located at 485 Head Street [PID: 002 – 376-059, Lot A, Section 11, Esquimalt District, Plan 26678] be forwarded to Council with a recommendation **to either approve, or deny the application; including reasons for the chosen recommendation.**

2) DEVELOPMENT PERMIT and DEVELOPMENT VARIANCE PERMIT

955 Craigflower Road

[PID 018-042-104, Lot A, Section 10, Esquimalt District, Plan VIP55645]

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.

Recommendation:

That the Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit and Development Variance Permit permitting multiple rebranding 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.

VI. NEXT REGULAR MEETING

Tuesday, October 16, 2018

VII. ADJOURNMENT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY PLANNING COMMISSION MINUTES OF AUGUST 21, 2018 ESQUIMALT COUNCIL CHAMBERS

PRESENT:	Ken Armour Michael Angrove Fil Ferri Duncan Cavens	Graeme Dempster Marie Fidoe Helen Edley
STAFF:	Bill Brown, Director of Development Services, Staff Liaison	
COUNCIL LIAISONS:	Councillor Tim Morrison Councillor Beth Burton-Krahn	

I. CALL TO ORDER

Ken Armour, Chair, called the Advisory Planning Commission meeting to order at 7:02 p.m.

II. LATE ITEMS

There were no late items.

III. APPROVAL OF THE AGENDA

Moved by Graeme Dempster, seconded by Fil Ferri: That the agenda be approved as circulated. **Carried Unanimously**

IV. ADOPTION OF MINUTES

Moved by Mike Angrove seconded by Fil Ferri: That the minutes of the APC meeting, July 17, 2018 be adopted as circulated. **Carried Unanimously**

V. STAFF REPORTS

1) Rezoning Application 471 Kinver Street

Shawn Adye, Owner, provided an overview of the Rezoning Application for 471 Kinver Street and responded to questions from the Commission.

Commission comments and questions included (*response in italics*):

- Why two houses and not a duplex? *Two small houses are better for the neighbourhood than one large building.*
- Are the proposed houses similar to the two houses around the corner on Wychbury Avenue? *Yes, with some modifications to the exterior – e.g. a deck and the den at the front of the house. Homes with a main floor bedroom allow people to age in place. The den can be used as a bedroom. It is now becoming more and more prevalent to have a main floor bedroom.*
- A streetscape showing how the houses fit into the neighbourhood would have been helpful.
- Are there any windows on the southern edge of the north building? *There is some vegetation and a six foot fence to help with privacy.*

RECOMMENDATION:

Moved by Marie Fidoe, seconded by Graeme Dempster: The application for rezoning, authorizing two new single family dwellings sited in accordance with the surveyor's plan prepared by Glen Mitchell, Land Surveying Inc., and incorporating the height and massing consistent with the architectural plans provided by Hartman's Drafting & Design, both stamped "Received July 9, 2018", for the proposed development to be located at 471 Kinver Street [PID 005-918-545; Parcel A (DD 187668I) of Lots 1 and 2, Section 11, Esquimalt District, Plan 6016] **be forwarded to Council with a recommendation by the Esquimalt Advisory Planning Commission to approve**; as the proposed development is a good fit for the neighbourhood and a good use of the land. **Carried Unanimously**

**2) 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 and responded to questions from the Commission.

Commission comments and questions included (*response in italics*):

- Concern that the landscaping beside Building C could cause visibility issue when backing out. *Will work with the landscape designer to make sure that visibility is not reduced.*
- Clarification was sought on the number of new trees, 35 stated, 45 listed on the green building checklist. *A cedar hedge was added for privacy therefore, the number of new trees had to be reduced. The green checklist will be corrected.*
- Would the lower level be suitable for a suite? *It would be a challenge, the space is too small.*
- Could the buildings be moved closer to Lampson Street to create additional backyard space? *There is not a lot of room to move the buildings closer to Lampson Street.*
- Consider a Housing Agreement to ensure that rentals are not restricted by the strata in the future.
- *Concerns that there is no additional parking space in the driveway. There is a push towards alternative transportation. Speculation is the younger generations who purchase these units will be single car families.*
- The proposal is well thought out. Like the idea of the central area for social space.
- MODO car share is a fabulous idea.
- Like the three bedroom layout and increased density.
- Consider preparing for solar ready.
- Was there any consideration given to increasing the Floor Area Ratio? *If the building was larger you would notice it from Colville Street.*

RECOMMENDATION:

Moved by Mike Angrove, seconded by Helen Edley: The application for 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 by the Esquimalt Advisory Planning Commission to approve**; with the condition that there be a housing agreement that prohibits future Strata

Councils from restricting rentals; as the proposed development fits well within the neighbourhood and it is an appropriate place to increase density. **Carried Unanimously**

VI. NEXT REGULAR MEETING

Tuesday, September 25, 2018

VII. ADJOURNMENT

The meeting adjourned 8:10 p.m.

CERTIFIED CORRECT

CHAIR, ADVISORY PLANNING COMMISSION
THIS 25th DAY OF SEPTEMBER 2018

ANJA NURVO, CORPORATE OFFICER

DRAFT



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

APC Meeting: September 25, 2018

STAFF REPORT

DATE: September 19, 2018

TO: Chair and Members of the Advisory Planning Commission

FROM: Janany Nagulan, Planner 1
Bill Brown, Director of Development Services

**SUBJECT: DEVELOPMENT PERMIT
485 Head Street
[PID: 002-376-059, Lot A, Section 11, Esquimalt District, Plan 26678]**

RECOMMENDATION:

The Esquimalt Advisory Planning Commission recommends to Council that the application for a Development Permit , authorizing construction of an accessory building to be used as an art studio as per architectural plans prepared by James Kerr Architect, stamped "Received August 24, 2018" and BC Land Surveyor Site Plan prepared by Glen Mitchell Land Surveying Inc. "Received August 30, 2018", for the property located at 485 Head Street [PID: 002 – 376-059, Lot A, Section 11, Esquimalt District, Plan 26678] be forwarded to Council with a recommendation **to either approve, or deny the application; including reasons for the chosen recommendation.**

BACKGROUND:

Purpose of the Application

The applicant is proposing an accessory building to be used as an art studio on the property which currently zoned West Bay Commercial 2 [C-7A]. The subject property is within the following OCP Development Permit Areas:

The subject property is within 5 OCP Development Permit Areas:

- Development Permit Area No. 1-Natural Environment
- Development Permit Area No. 2 - Protection of Development From Hazardous Conditions
- Development Permit Area No. 4- Commercial
- Development Permit Area No. 7- Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8- Water Conservation

A Development Permit is required before a Building Permit could be issued.

Context

Applicant: Deborah Douez

Owner: Deborah Douez & Elizabeth Corcoran

Property Size: Metric: 584.7 m² **Imperial:** 6293.68 ft²

Existing Land Use: Tourist Accommodation

Surrounding Land Uses:

North:	Single Family Dwelling
South:	Commercial
East:	Park
West:	Vacant

Existing Zoning: West Bay Commercial 2 [C-7A] (No change required)

Zoning

The proposed development for an accessory building on the site does not require any variances to the Zoning Bylaw, 1992, Bylaw No. 2050.

Official Community Plan

Development Permit Guidelines

The subject property is within 5 OCP Development Permit Areas:

- Development Permit Area No. 1-Natural Environment
- Development Permit Area No. 2 -Protection of Development From Hazardous Conditions
- Development Permit Area No. 4- Commercial
- Development Permit Area No. 7- Energy Conservation and Greenhouse Gas Reduction
- Development Permit Area No. 8- Water Conservation

Outlined below are Development Permit guidelines that are emphasized for the subject property.

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

18.5.1 Lands Free of Development

5. Replacement of, expansion of, densification and intensification of the use of existing buildings within 10 m of the high watermark of the Strait of Juan de Fuca is discouraged and detached accessory dwelling units are strongly discouraged in this location.

7. Consider the use of conservation covenants for areas having high ecosystem conservation values. Property owners are encouraged to work with local land trusts to protect natural features and valuable habitat areas through land covenants.

18.5.2 Natural Features

1. Retain existing healthy native trees, vegetation, rock outcrops and soil wherever possible.
2. Preserve and enhance native tree and shrub clusters that overhang the waters edge as these provide shade, protection and feeding habitat for fish and wildlife.
6. Avoid disturbing, compacting and removing areas of natural soil as this can lead to invasion by unwanted plant species, poor water absorption and poor establishment of new plantings. Use of local natural soil in disturbed and restored areas will support re-establishment of ecosystem functions.

18.5.5 Drainage and Erosion

Measures to control drainage and shoreline erosion. Where it is reasonable:

1. Preserve, restore and enhance treed areas. Trees are the most effective form of absorbent landscaping due to their extensive root zones and their ability to both absorb water from the soil and intercept precipitation on leaves, needles and branches. Consider that native conifers are well adapted to local wet winters.
6. Choose absorbent landscaping materials; leaf mulches, wood chips and good quality top soil, over gravel, pavers and concrete. Provide mulch of organic, locally derived materials; leaf mulch from local tree leaves is most desirable.

OCP Section 19 Development Permit Area No.2- Protection of Development From Hazardous Conditions

19.5 Guidelines

1. No Building intended for occupation of people shall be built within an area directly impacted by a tsunami
2. Tsunami walls, retaining walls, sea walls, and other similar structures located in an area directly impacted by a Tsunami shall be designed to absorb wave energy and deflect residual wave energy away from locations likely to be occupied by people.
3. Use of board form design, landscaping, breaking up large expanses of flat surfaces, and other techniques to add interest in Tsunami wall, sea walls, other similar structures is encouraged.
4. The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.

OCP Section 21 Development Permit Area No. 4 – Commercial

- No applicable guidelines as the proposal is for an existing mixed commercial-residential development

OCP Section 24 Development Permit Area No. 7 – Energy Conservation & Greenhouse Gas Reduction

24.5.1 Siting of buildings and structures

Where it is feasible:

1. Orient buildings to take advantage of site specific climate conditions, in terms of solar access and wind flow; design massing and solar orientation for optimum passive performance.
6. Provide space for significant landscaping including varying heights of trees, shrubs and ground covers.

24.5.2 Form and exterior design of buildings and structures

Where it is feasible:

2. Use roof designs that reduce heat transfer into neighbouring buildings, helping reduce the local heat island effect and the need for cooling of buildings in warmer months.
7. Skylights are discouraged as they decrease insulating values and can interfere with solar panel installation.
11. In exposed marine locations select durable materials that will withstand weather and sea spray, to ensure low maintenance costs and infrequent replacement needs.

24.5.3 Landscaping

Where it is feasible:

3. Conserve native trees, shrubs and soils, thereby saving the cost of importing materials and preserving already sequestered carbon dioxide.
7. As context and space allow, plant trees that will attain a greater mature size, for greater carbon storage; removal of healthy trees is discouraged as the loss of the ecosystem services provided by larger trees will take many years to recover.

24.5.5 Special Features

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

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

- No applicable guidelines as the proposal is for an existing development there are no changes to the water conservation strategy

Comments from Other Departments

Engineering Services: With the preliminary review, the Engineering staff has stated that the proposed accessory building will not have any impact on Engineering aspect of this property.

Community Safety Services (Building Inspection): Project will be subject to review for current BC Building Code and municipal bylaw compliance at the time of a Building Permit application.

Parks Services: Comments not received

Fire Services: No Concerns

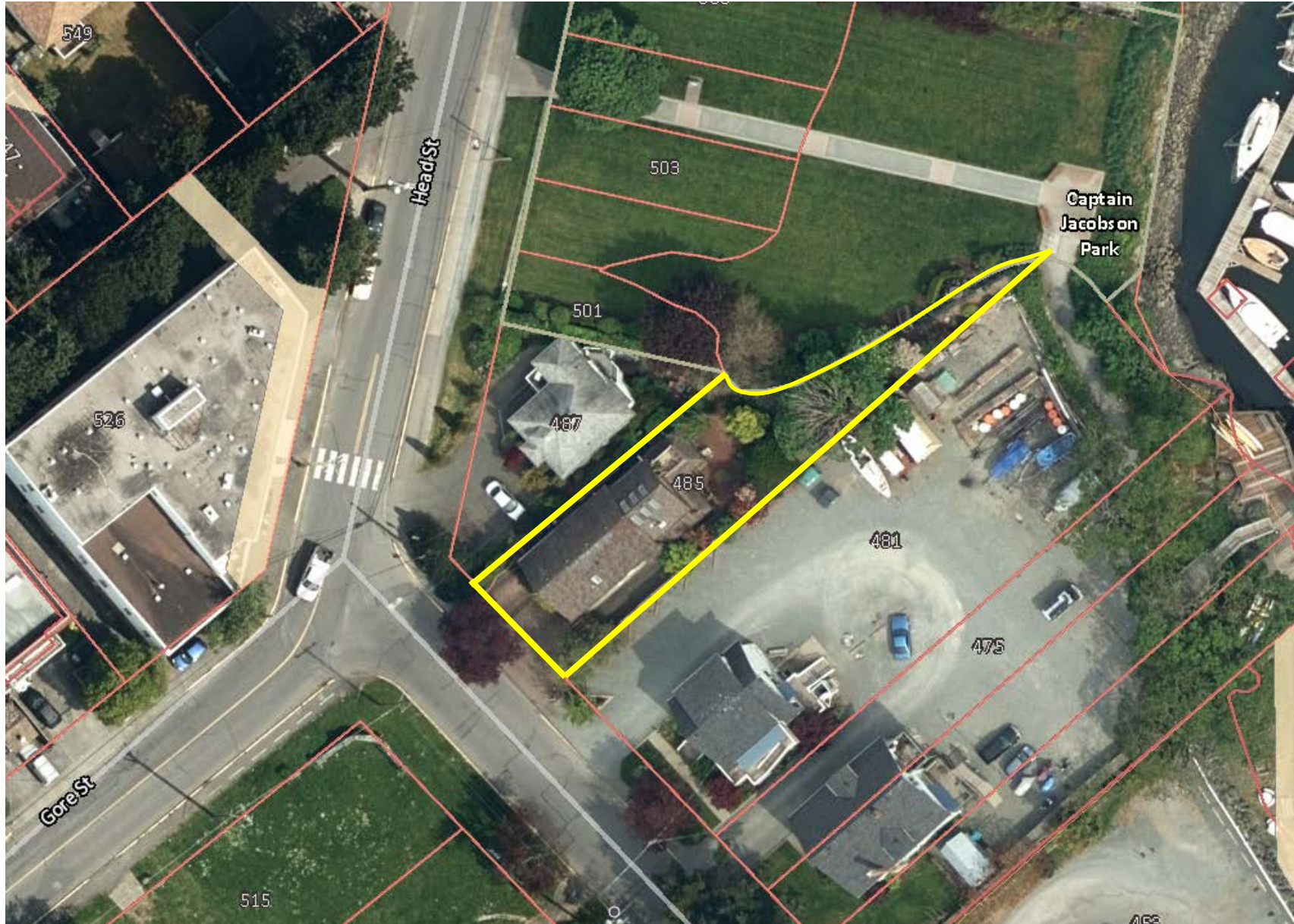
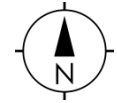
Green Building Features

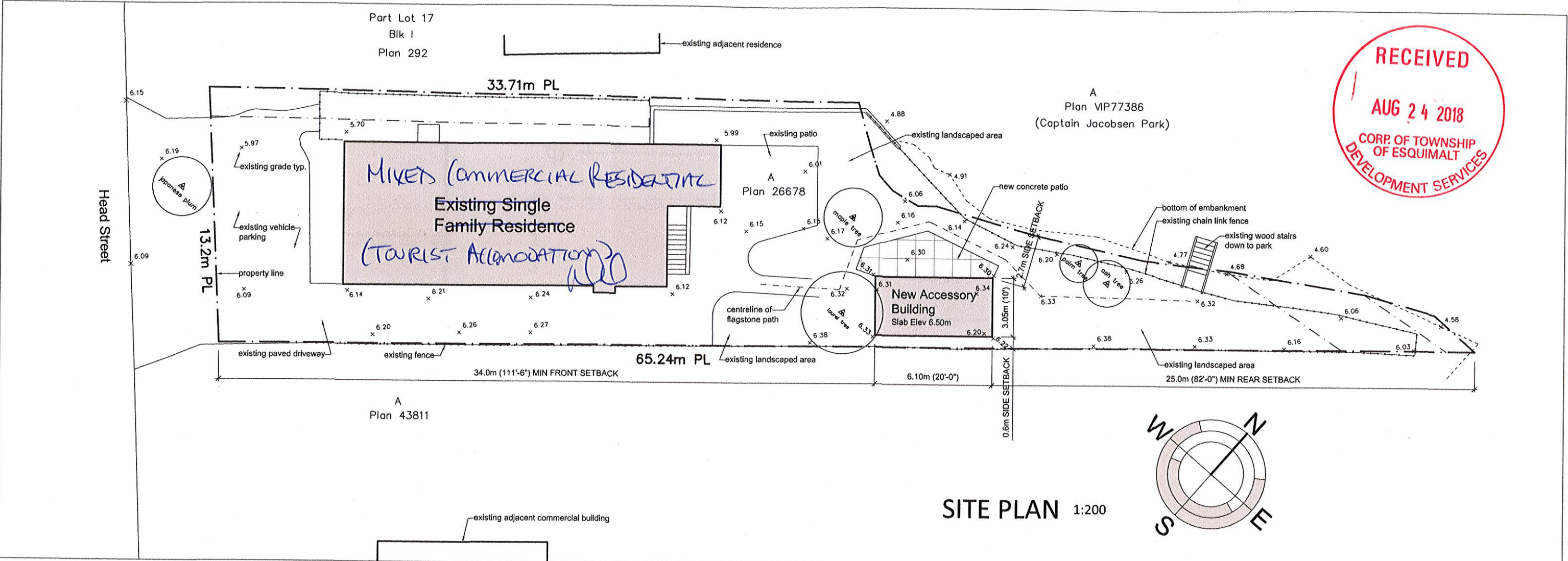
The applicant has completed the Esquimalt Green Building Checklist [attached].

ALTERNATIVES:

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

485 Head Street





SITE PLAN 1:200

GENERAL NOTES

- Existing site information including property lines, easements, buildings, paving, trees and grades is based on survey by Glen Mitchell Land Surveying Inc. dated May 14, 2018.
- The project consists of construction of new accessory building for an art studio related to existing single family dwelling as well as associated services and landscaping.
- All new construction to meet current edition of BC Building Code 2012, related regulations and municipal by-laws. Note new accessory building to be constructed as conditioned space.
- All existing trees and vegetation in close proximity to building are to be protected from damage at all times during construction.

PROJECT INFORMATION

- Street Address: 485 Head Street, Victoria BC
- Legal Description: Lot A, Section 11, Esquimalt District, Plan 26678
- Existing Zoning: C-7A West Bay Commercial 2
- Lot Area: 584.7m²
- New Accessory Building & Site Zoning Data as follows:

	C-7A Requirement	Proposed
Setbacks		
Front	None	34.0m
Side (south)	None	0.6m
Side (north)	None	2.7m
Rear	None	25.0 m

	C-7A Requirement	Proposed
Existing Grade:	As per Zoning definition	6.29m geodetic
Building Height:	11.7m (38.4') max	4.0m (13'-1 1/2")
Gross Floor Area:	None	18.6m ² (200sf)
Lot Coverage:	40% max	25.9%
Principal Building		133.0m ²
Accessory Building		18.6m ²
Total		151.6m ² or 25.9%

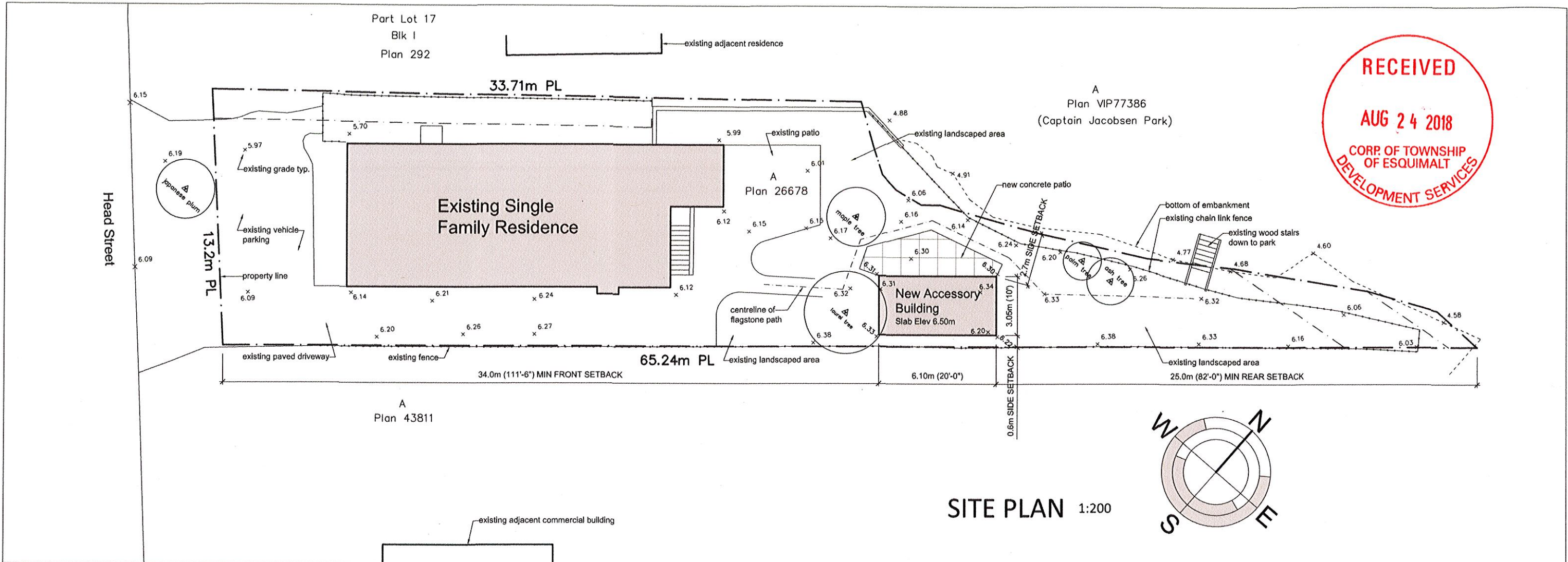
James Kerr Architect
1423 Haultain Street, Victoria, BC 778-432-2996

New Art Studio Accessory Building
485 Head Street, Victoria, BC

24Aug2018 DP Application

Site Plan & Notes

A1



GENERAL NOTES

- Existing site information including property lines, easements, buildings, paving, trees and grades is based on survey by Glen Mitchell Land Surveying Inc. dated May 14, 2018.
- The project consists of construction of new accessory building for an art studio related to existing single family dwelling as well as associated services and landscaping.
- All new construction to meet current edition of BC Building Code 2012, related regulations and municipal by-laws. Note new accessory building to be constructed as conditioned space.
- All existing trees and vegetation in close proximity to building are to be protected from damage at all times during construction.

PROJECT INFORMATION

- Street Address: 485 Head Street, Victoria BC
- Legal Description: Lot A, Section 11, Esquimalt District, Plan 26678
- Existing Zoning: C-7A West Bay Commercial 2
- Lot Area: 584.7m²
- New Accessory Building & Site Zoning Data as follows:

	C-7A Requirement	Proposed
Setbacks		
Front	None	34.0m
Side (south)	None	0.6m
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	C-7A Requirement	Proposed
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Building Height:	11.7m (38.4') max	4.0m (13'-1 1/2")
Gross Floor Area:	None	18.6m ² (200sf)
Lot Coverage:	40% max	25.9%
Principal Building		133.0m ²
Accessory Building		18.6m ²
Total		151.6m ² or 25.9%

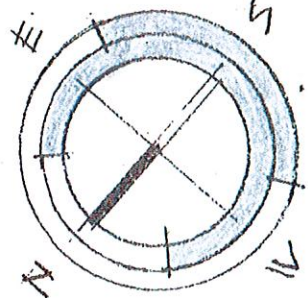
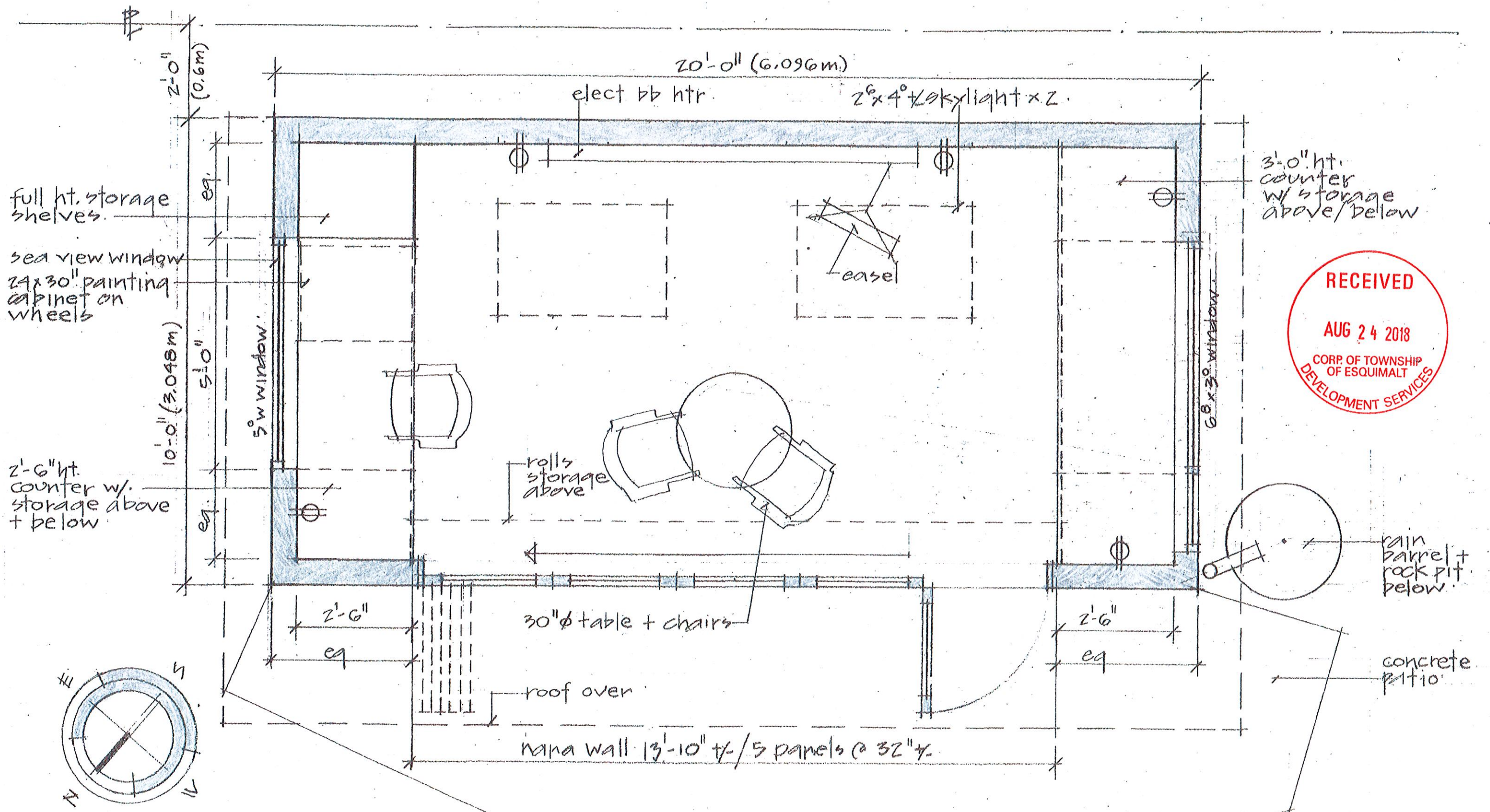
James Kerr Architect
1423 Haultain Street, Victoria, BC 778-432-2996

New Art Studio Accessory Building
485 Head Street, Victoria, BC

24Aug2018	DP Application
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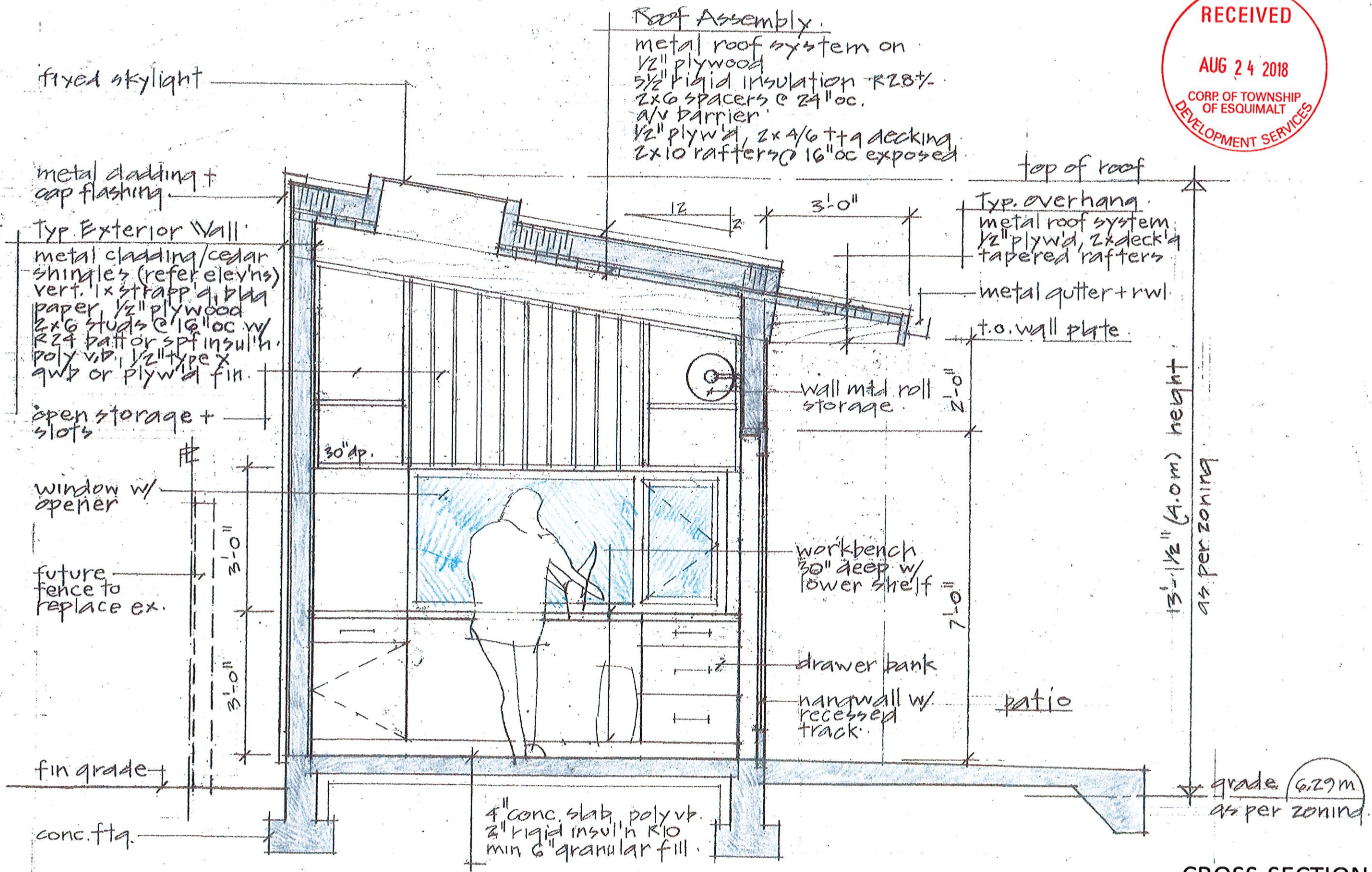
Site Plan & Notes

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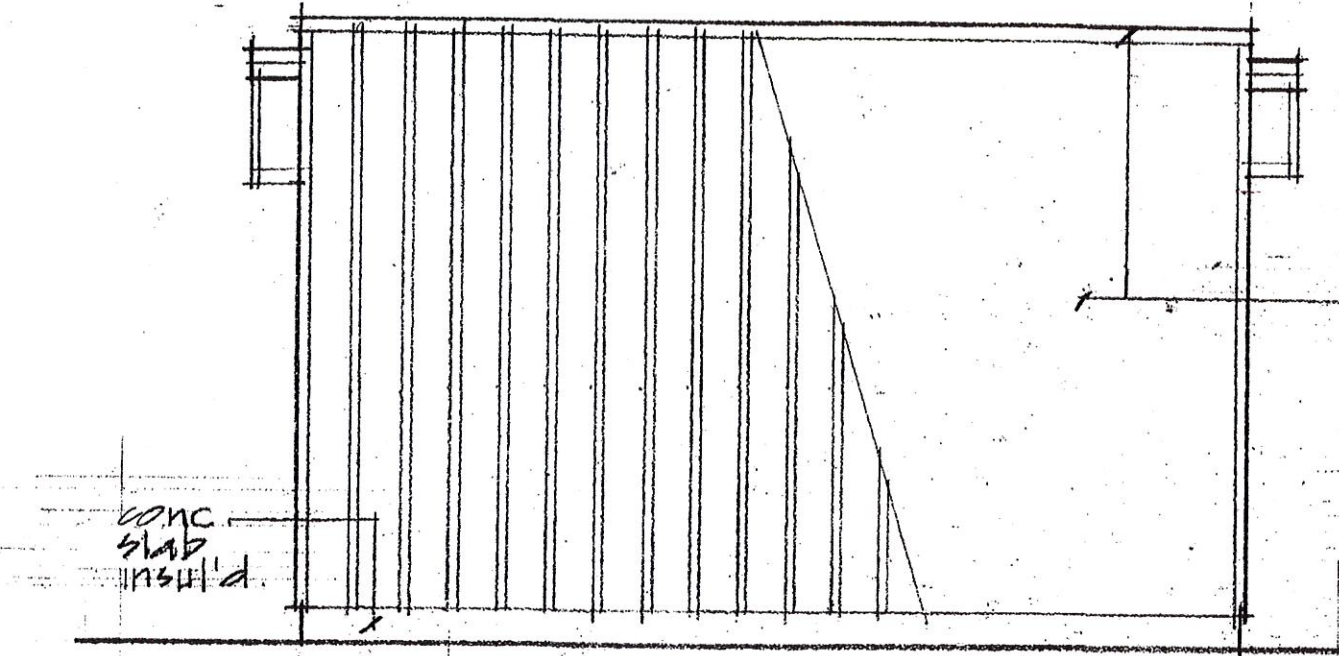


FLOOR PLAN

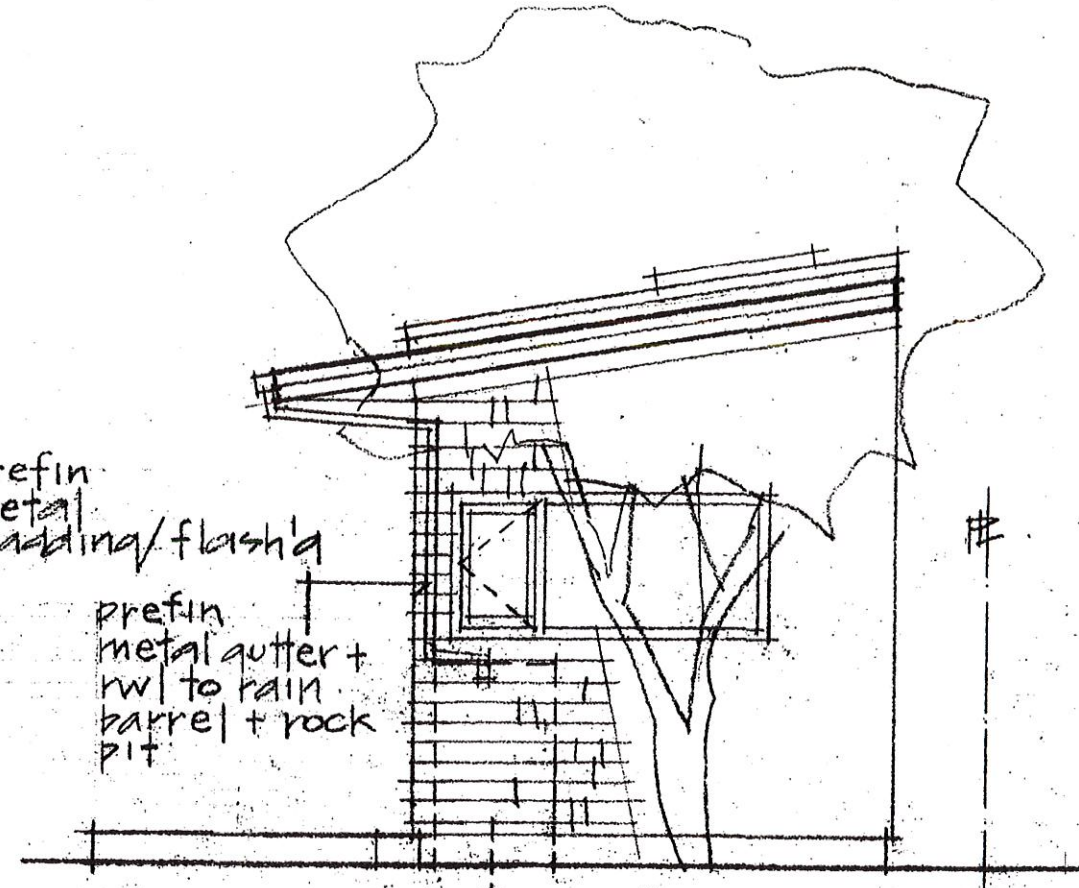
1/2" = 1'-0"



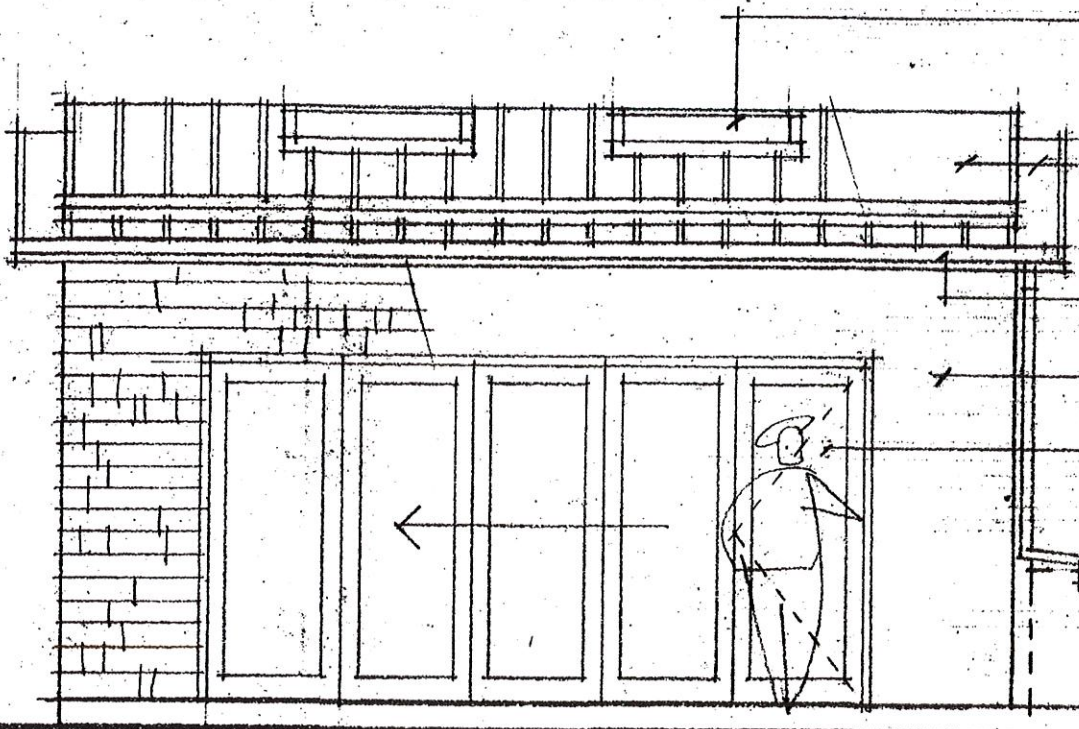
CROSS-SECTION
1/2"=1'-0"



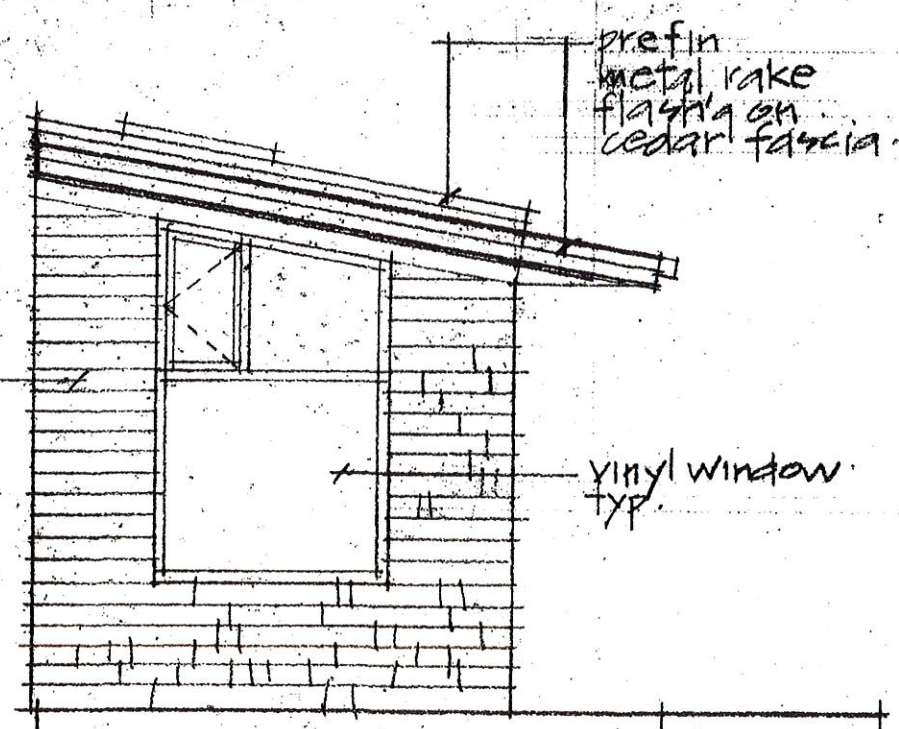
SOUTH



WEST



NORTH ELEV'N



EAST

ELEVATIONS
1/4"=1'-0"

B.C. Land Surveyor's

Sketch Plan of proposed building on:

Lot A, Section 11, Esquimalt District, Plan 26678

PREPARED TO ACCOMPANY BUILDING PERMIT APPLICATION

site area = 584.7 square metres

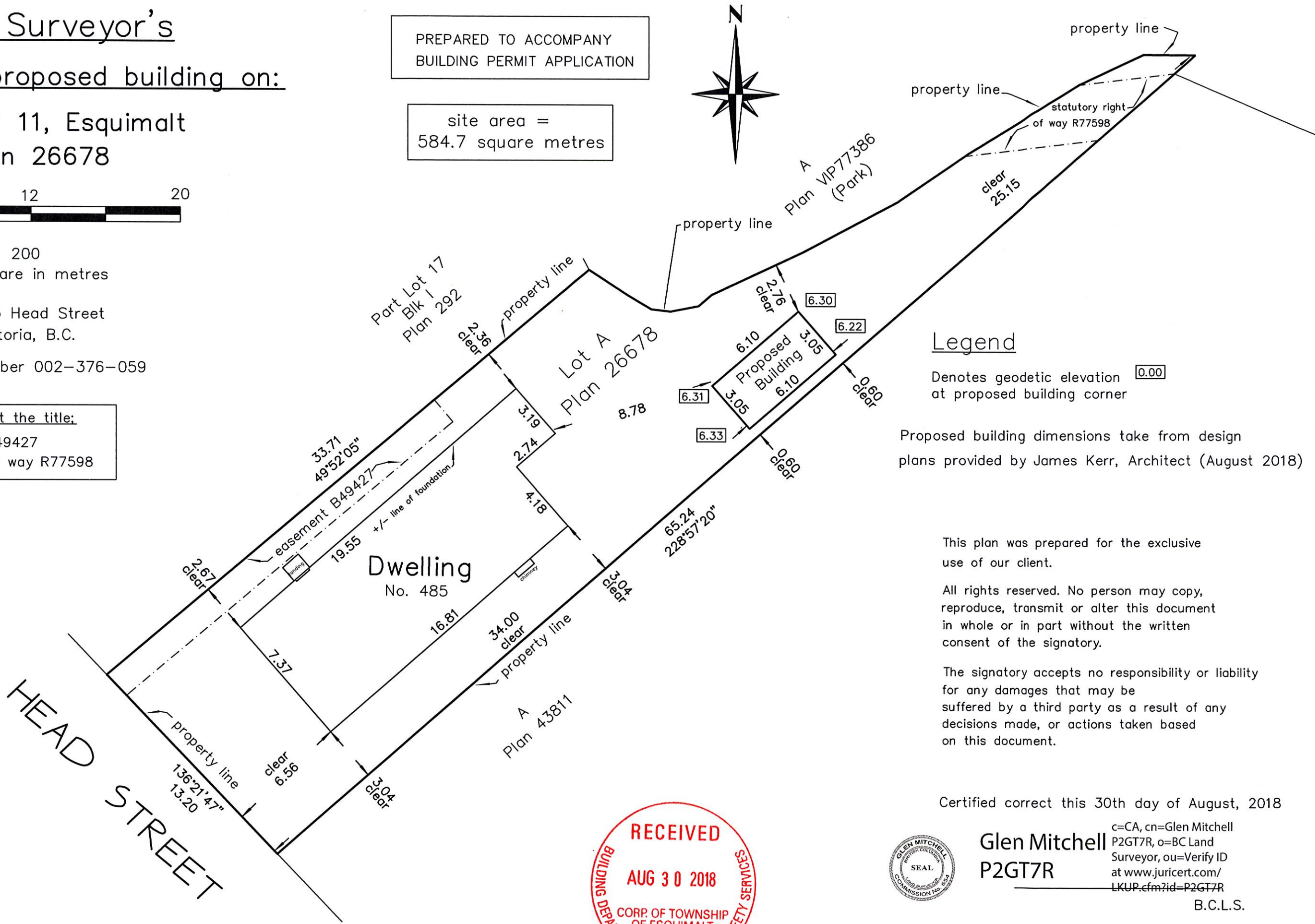


Scale 1: 200
All distances are in metres

Civic address: 485 Head Street
Victoria, B.C.

Parcel Identifier Number 002-376-059

Charged against the title:
easement B49427
statutory right of way R77598



Legend

Denotes geodetic elevation [0.00] at proposed building corner

Proposed building dimensions take from design plans provided by James Kerr, Architect (August 2018)

This plan was prepared for the exclusive use of our client.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the written consent of the signatory.

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.

Certified correct this 30th day of August, 2018

Property dimensions are derived from Land Title Plans and field survey.

Glen Mitchell
Land Surveying Inc.
1030 North Park Street
Victoria, B.C.
V8T 1C6
tel 250-385-1712
email glen @ mitchellsurvey.ca



Glen Mitchell
P2GT7R

c=CA, cn=Glen Mitchell
P2GT7R, o=BC Land
Surveyor, ou=Verify ID
at www.juricert.com/
LKUP.cfm?id=P2GT7R

B.C.L.S.

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GREEN BUILDING CHECKLIST

The purpose of this Checklist is to make property owners and developers aware of specific green features that can be included in new developments to reduce their carbon footprints to help create a more sustainable community.

Creating walkable neighbourhoods, fostering green building technologies, making better use of our limited land base and ensuring that new development is located close to services, shops and transit are some of the means of achieving sustainability.

The Checklist which follows focuses on the use of Green Technologies in new buildings and major renovations. The Checklist is not a report card, it is a tool to help identify how your project can become 'greener' and to demonstrate to Council how your project will help the Township of Esquimalt meet its sustainability goals. It is not expected that each development will include all of the ideas set out in this list but Council is looking for a strong commitment to green development.

There are numerous green design standards, for example, Built Green BC; LEED ND; Living Building Challenge; Green Shores; Sustainable Sites Initiative. Esquimalt is not directing you to follow any particular standard, however, you are strongly encouraged to incorporate as many green features as possible into the design of your project.

As you review this checklist, if you have any questions please contact Development Services at 250.414.7108 for clarification.

**New development is essential to Esquimalt.
We look forward to working with you
to ensure that development is
as green and sustainable as possible.**

Other documents containing references to building and site design and sustainability, which you are advised to review, include:

- Esquimalt's Official Community Plan
- Development Protocol Policy
- Esquimalt's Pedestrian Charter
- Tree Protection Bylaw No. 2664
- A Sustainable Development Strategic Plan for the Township of Esquimalt

Water Management

The intent of the following features is to promote water conservation, re-use water on site, and reduce storm water run-off.

Indoor Water Fixtures

- | | | | | |
|----|--|-----|----|-------------------------------------|
| 12 | Does your project exceed the BC Building Code requirements for public lavatory faucets and have automatic shut offs? | Yes | No | <input checked="" type="checkbox"/> |
| 13 | For commercial buildings, do flushes for urinals exceed BC Building Code requirements? | Yes | No | <input type="checkbox"/> |
| 14 | Does your project use dual flush toilets and do these exceed the BC Building Code requirements? | Yes | No | <input checked="" type="checkbox"/> |
| 15 | Does your project exceed the BC Building Code requirements for maximum flow rates for private showers? | Yes | No | <input type="checkbox"/> |
| 16 | Does your project exceed the BC Building Code requirements for flow rates for kitchen and bathroom faucets? | Yes | No | <input type="checkbox"/> |

n/a

n/a

n/a

Storm Water

- | | | | | | |
|----|--|-----|----|-----|-------------------------------------|
| 17 | If your property has water frontage, are you planning to protect trees and vegetation within 60 metres of the high water mark? [Note: For properties located on the Gorge Waterway, please consult Sections 7.1.2.1 and 9.6 of the Esquimalt Official Community Plan.] | Yes | No | N/A | <input checked="" type="checkbox"/> |
| 18 | Will this project eliminate or reduce inflow and infiltration between storm water and sewer pipes from this property? | Yes | No | N/A | <input checked="" type="checkbox"/> |
| 19 | Will storm water run-off be collected and managed on site (rain gardens, wetlands, or ponds) or used for irrigation or re-circulating outdoor water features? If so, please describe. <u>roof run-off to be retained on site</u> | Yes | No | N/A | <input checked="" type="checkbox"/> |
| 20 | Have you considered storing rain water on site (rain barrels or cisterns) for future irrigation uses? | Yes | No | N/A | <input checked="" type="checkbox"/> |
| 21 | Will surface pollution into storm drains will be mitigated (oil interceptors, bio-swales)? If so, please describe. _____ | Yes | No | N/A | <input checked="" type="checkbox"/> |
| 22 | Will this project have an engineered green roof system or has the structure been designed for a future green roof installation? | Yes | No | N/A | <input checked="" type="checkbox"/> |
| 23 | What percentage of the site will be maintained as naturally permeable surfaces? | | | | <u>97% +/-</u> |

Waste water

- | | | | | | |
|----|--|-----|----|-----|-------------------------------------|
| 24 | For larger projects, has Integrated Resource Management (IRM) been considered (e.g. heat recovery from waste water or onsite waste water treatment)? If so, please describe these. _____ | Yes | No | N/A | <input checked="" type="checkbox"/> |
|----|--|-----|----|-----|-------------------------------------|

Natural Features/Landscaping

The way we manage the landscape can reduce water use, protect our urban forest, restore natural vegetation and help to protect the watershed and receiving bodies of water.

- | | | | | | |
|----|---|-----------|----|-----|-------------------------------------|
| 25 | Are any healthy trees being removed? If so, how many and what species?
<u>1 bay laurel shrub</u> | Yes | No | N/A | <input checked="" type="checkbox"/> |
| | Could your site design be altered to save these trees? | | | | |
| | Have you consulted with our Parks Department regarding their removal? | <u>no</u> | | | |

- 26 Will this project add new trees to the site and increase our urban forest?
If so, how many and what species? 1 palm tree Yes No N/A ✓
- 27 Are trees [existing or new] being used to provide shade in summer or to buffer winds? Yes No N/A ✓
- 28 Will any existing native vegetation on this site be protected?
If so, please describe where and how. ex mature garden Yes No N/A ✓
- 29 Will new landscaped areas incorporate any plant species native to southern Vancouver Island? Yes No N/A ✓
- 30 Will xeriscaping (i.e. the use of drought tolerant plants) be utilized in dry areas? Yes No N/A ✓
- 31 Will high efficiency irrigation systems be installed (e.g. drip irrigation; 'smart' controls)? Yes No N/A ✓
- 32 Have you planned to control invasive species such as Scotch broom, English ivy, Himalayan and evergreen blackberry growing on the property? Yes No N/A ✓
- 33 Will topsoil will be protected and reused on the site? Yes No N/A ✓

Energy Efficiency

Improvements in building technology will reduce energy consumption and in turn lower greenhouse gas [GHG] emissions. These improvements will also reduce future operating costs for building occupants.

- 34 Will the building design be certified by an independent energy auditor/analyst?
If so, what will the rating be? _____ Yes No N/A ✓
- 35 Have you considered passive solar design principles for space heating and cooling or planned for natural day lighting? Yes No N/A ✓
- 36 Does the design and siting of buildings maximize exposure to natural light?
What percentage of interior spaces will be illuminated by sunlight? 100 % Yes No N/A ✓
- 37 Will heating and cooling systems be of enhanced energy efficiency (ie. geothermal, air source heat pump, solar hot water, solar air exchange, etc.).
If so, please describe. _____ If you are considering a heat pump, what measures will you take to mitigate any noise associated with the pump? _____ Yes No N/A ✓
- 38 Has the building been designed to be solar ready? Yes No N/A ✓
- 39 Have you considered using roof mounted photovoltaic panels to convert solar energy to electricity? Yes No N/A ✓
- 40 Do windows exceed the BC Building Code heat transfer coefficient standards? will meet code Yes No N/A ✓
- 41 Are energy efficient appliances being installed in this project?
If so, please describe. _____ Yes No N/A ✓
- 42 Will high efficiency light fixtures be used in this project?
If so, please describe. _____ Yes No N/A ✓
- 43 Will building occupants have control over thermal, ventilation and light levels? Yes No N/A ✓
- 44 Will outdoor areas have automatic lighting [i.e. motion sensors or time set]? Yes No N/A ✓
- 45 Will underground parking areas have automatic lighting? Yes No N/A ✓

Air Quality

The following items are intended to ensure optimal air quality for building occupants by reducing the use of products which give off gases and odours and allowing occupants control over ventilation.

46	Will ventilation systems be protected from contamination during construction and certified clean post construction?	Yes	No	<input checked="" type="checkbox"/> N/A
47	Are you using any natural, non-toxic, water soluble or low-VOC [volatile organic compound] paints, finishes or other products? If so, please describe. <u>paints</u>	<input checked="" type="checkbox"/> Yes	No	N/A
48	Will the building have windows that occupants can open?	<input checked="" type="checkbox"/> Yes	No	N/A
49	Will hard floor surface materials cover more than 75% of the liveable floor area?	<input checked="" type="checkbox"/> Yes	No	N/A
50	Will fresh air intakes be located away from air pollution sources?	<input checked="" type="checkbox"/> Yes	No	N/A

Solid Waste

Reuse and recycling of material reduces the impact on our landfills, lowers transportation costs, extends the life-cycle of products, and reduces the amount of natural resources used to manufacture new products.

51	Will materials be recycled during demolition of existing buildings and structures? If so, please describe. _____	Yes	No	<input checked="" type="checkbox"/> N/A
52	Will materials be recycled during the construction phase? If so, please describe. <u>all waste eq. wood + metals</u>	<input checked="" type="checkbox"/> Yes	No	N/A
53	Does your project provide enhanced waste diversion facilities i.e. on-site recycling for cardboard, bottles, cans and or recyclables or on-site composting?	<input checked="" type="checkbox"/> Yes	No	N/A
54	For new commercial development, are you providing waste and recycling receptacles for customers?	Yes	No	<input checked="" type="checkbox"/> N/A

Green Mobility

The intent is to encourage the use of sustainable transportation modes and walking to reduce our reliance on personal vehicles that burn fossil fuels which contributes to poor air quality.

55	Is pedestrian lighting provided in the pathways through parking and landscaped areas and at the entrances to your building[s]?	Yes	No	<input checked="" type="checkbox"/> N/A
56	For commercial developments, are pedestrians provided with a safe path[s] through the parking areas and across vehicles accesses?	Yes	No	<input checked="" type="checkbox"/> N/A
57	Is access provided for those with assisted mobility devices?	Yes	<input checked="" type="checkbox"/> No	N/A
58	Are accessible bike racks provided for visitors?	Yes	<input checked="" type="checkbox"/> No	N/A
59	Are secure covered bicycle parking and dedicated lockers provided for residents or employees?	Yes	No	<input checked="" type="checkbox"/> N/A
60	Does your development provide residents or employees with any of the following features to reduce personal automobile use [check all that apply]: <input type="checkbox"/> transit passes <input type="checkbox"/> car share memberships <input type="checkbox"/> shared bicycles for short term use <input type="checkbox"/> weather protected bus shelters <input type="checkbox"/> plug-ins for electric vehicles n/a			

Is there something unique or innovative about your project that has not been addressed by this Checklist? If so, please add extra pages to describe it.



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

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

APC Meeting: September 25, 2018

STAFF REPORT

DATE: September 19, 2018

TO: Chair and Members of the Advisory Planning Commission

FROM: Janany Nagulan, Planner 1
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 Advisory Planning Commission recommends to Council that the application for a Development Permit and Development Variance Permit permitting multiple rebranding 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.

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.

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/ Convenience Store

South: Two Family Small Lot Residential & Single Family Residential

East: Golf Course

West: 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 Community 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.

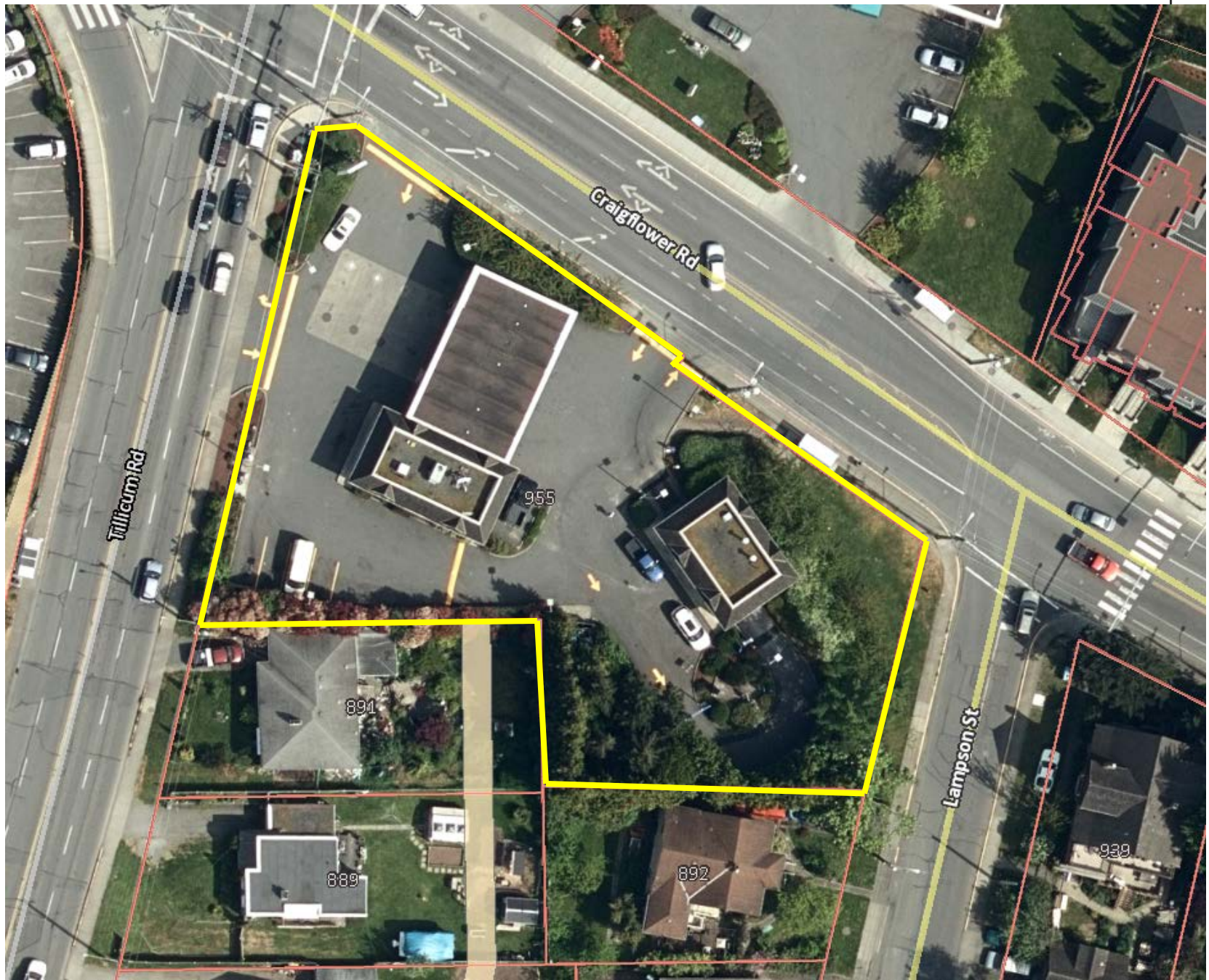
Public Notification

As this is a development variance permit application, should it proceed to Council, a notice will be mailed to tenants and owners of properties within 50 metres (164 feet) of the subject property.

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

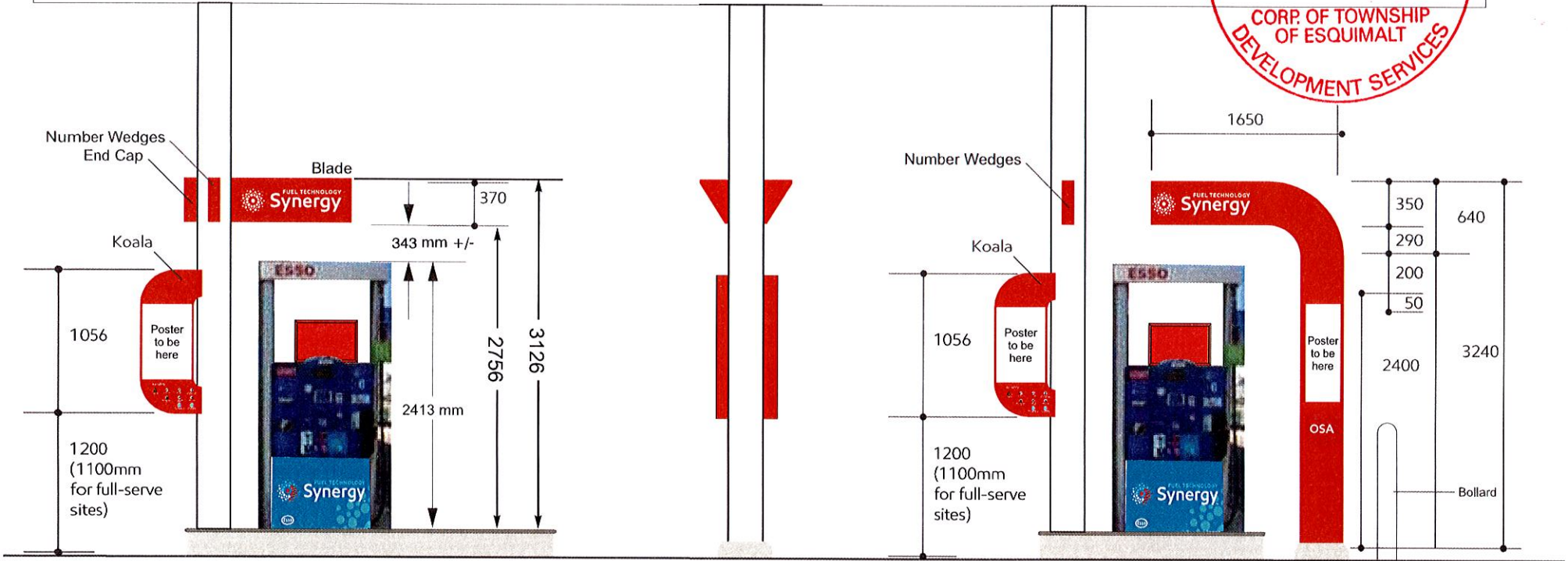


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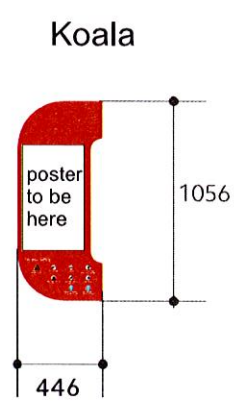
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Koala and Blade side elevation

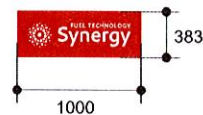
Number Wedges and Koala rear elevation

Wave and Koala side elevation

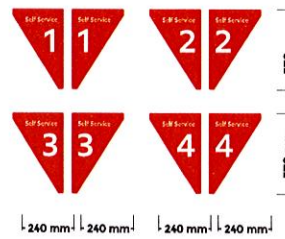


955 Craigflower Road

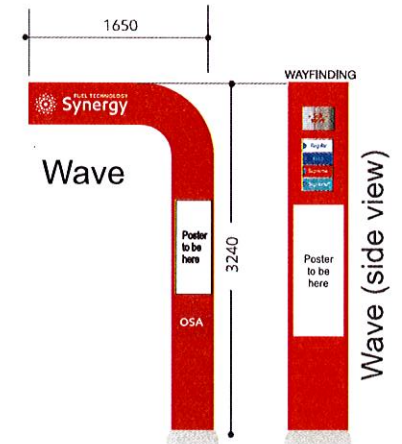
Blade with logo



Pump number wedges



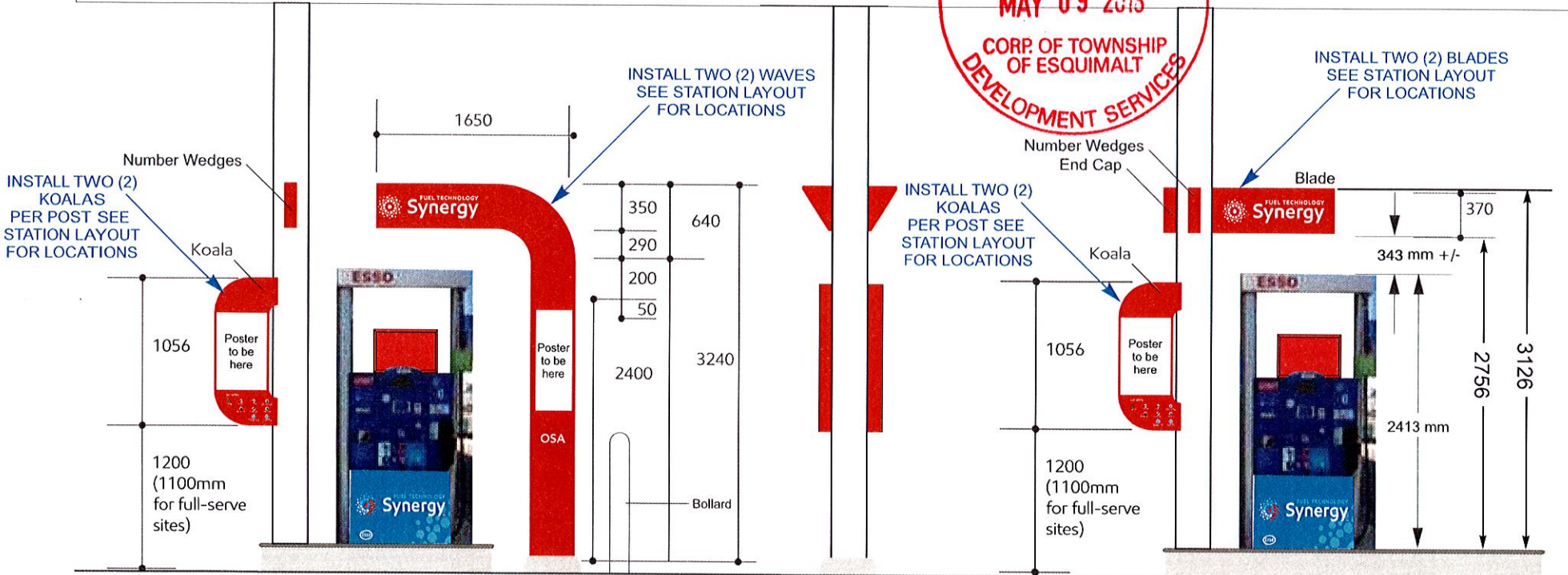
Examples of gas pump signage.



Lot A, Section 10 Esquimalt District, Plan VIP55645

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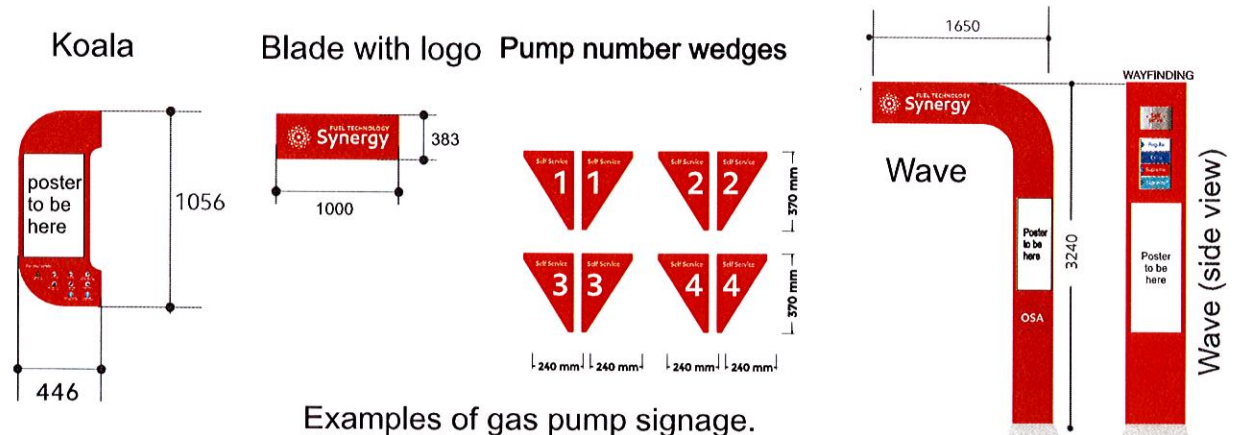


Wave and Koala side elevation

Number Wedges and Koala rear elevation

Koala and Blade side elevation

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

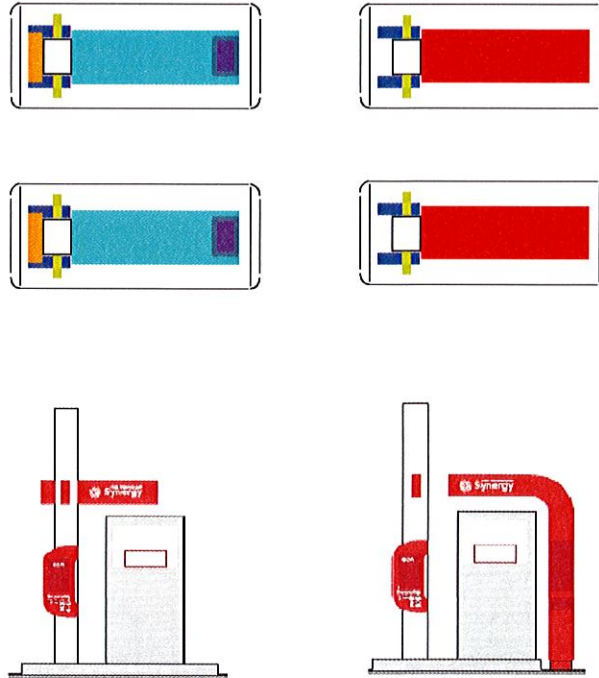
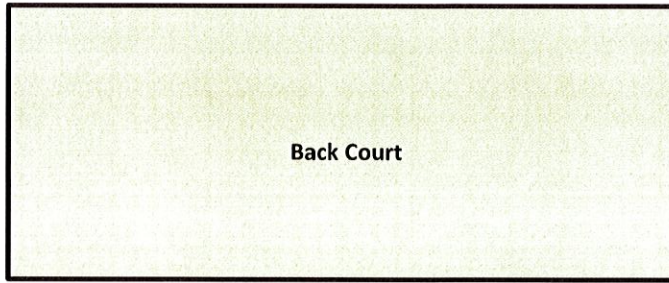


Examples of gas pump signage.

STATION LAYOUT PROPOSAL



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



Notes: Re-allocate bollards during installation.

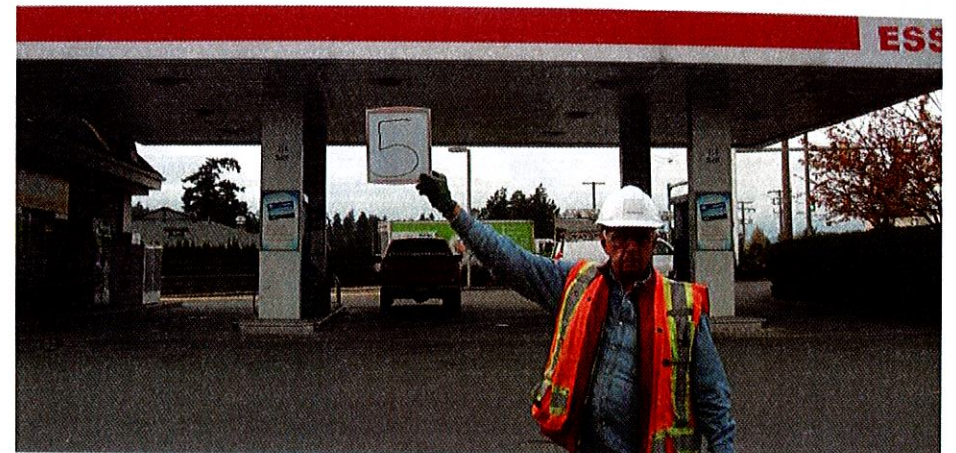
Examples of gas pump signage.



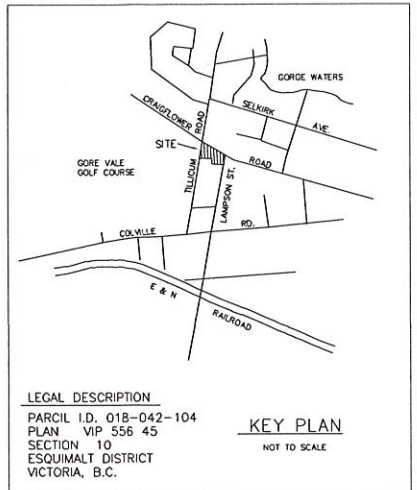
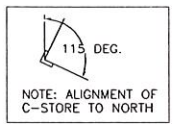
Pump number wedges

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



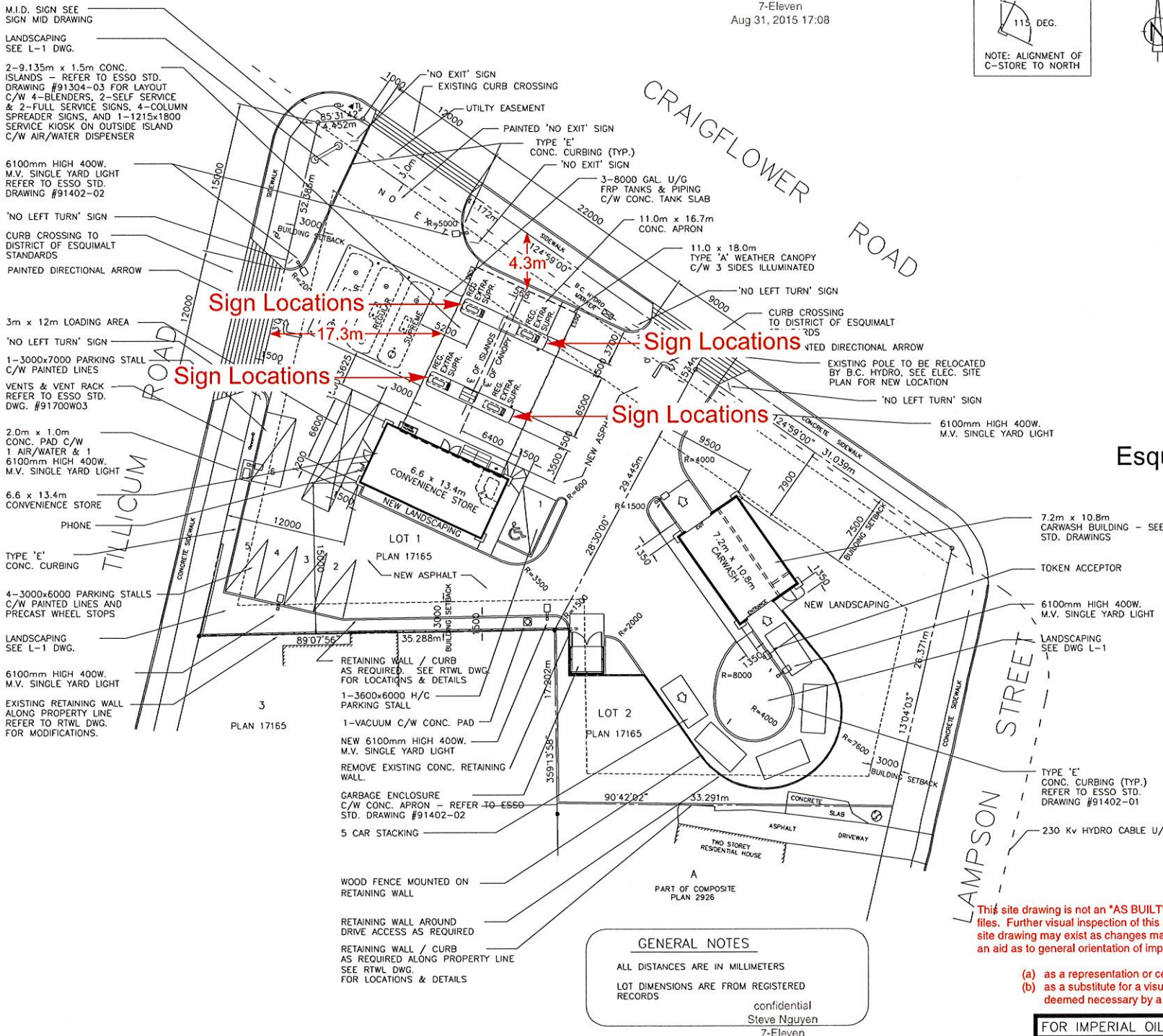
Date	Revision	Description
08/11/09	1	AS BUILT (PER SITE SIGN MARKINGS)
03/07/07	2	REV. AS PER CIVIL RECORD
03/09/06	3	ISSUED FOR CONSTRUCTION
03/09/06	4	REVISED FOR BLOCK REPAIR
03/09/06	5	ISSUED FOR CONSTRUCTION
03/09/06	6	REV. RELOCATED
03/09/06	7	REV. HONOR EXISTING SIGN
03/09/06	8	REV. HONOR U/G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

BY	Title/Title	Date	Scale	MO	NO	Rev/Per	Scale	MO	NO	Rev/Per	Scale	MO	NO	Rev/Per
ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND
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Project/Sheet	Scale	Date	Scale	MO	NO	Rev/Per	Scale	MO	NO	Rev/Per	Scale	MO	NO	Rev/Per
Project/Sheet: 955 CRAIGFLOWER ROAD & TILLICUM ROAD ESQUIMALT, BRITISH COLUMBIA	Scale: 1:400	Date: 92/12/22	Scale: 1:100	MO	NO	Rev/Per	Scale: 1:100	MO	NO	Rev/Per	Scale: 1:100	MO	NO	Rev/Per
Site Plan														
Scale: 1:200	Scale: 1:100	Date: 92/12/22	Scale: 1:100	MO	NO	Rev/Per	Scale: 1:100	MO	NO	Rev/Per	Scale: 1:100	MO	NO	Rev/Per

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

Proposition	Sheet/Total	Rev. No./Rev.
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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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