

CORPORATION OF THE TOWNSHIP OF ESQUIMALT

DEVELOPMENT VARIANCE PERMIT

NO. DVP00067

Owner: Marco Investments Ltd., Inc. No. BC0734694

Lands: PID 001-122-134, Lot A Section 11 Esquimalt District Plan
VIP42081

Address: 860 Esquimalt Road, Esquimalt, B.C.

Conditions:

1. This Development Variance Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit regulates the development of lands by varying the provisions of Sign Regulation Bylaw, 1996 No. 2252 as follows:

Sign Regulation Bylaw, 1996, No. 2252, - Canopy Signs - Section 9.4.2

(b) Location – An increase to the allowed height of a sign on a canopy from 1.0 meters to 1.6 metres;

Sign Regulation Bylaw, 1996, No. 2252 – Section 6.1 (i) Prohibitions –

A variance to the restriction that no more than 3 types of signs be allowed per business, to allow up to 4 types of signs (canopy, fascia, freestanding and posters) at this location;

Sign Regulation Bylaw, 1996, No. 2252 – Section 6.1 (c) Prohibitions –

A variance to allow 'posters' to be placed on a commercial location, allowing the 3 posters on the West elevation adjacent to the drive thru window;

Sign Regulation Bylaw, 1996, No. 2252 – 9.8.2 (a) Freestanding Signs

– Location – A variance to the requirement that a freestanding sign shall not be located within 30 metres of a residential zone to allow a freestanding sign not less than 19 metres from a residential zone (the building located across Esquimalt Road);

Sign Regulation Bylaw, 1996, No. 2252 – 9.8.2 (b) Freestanding Signs

– **Location** – A variance to the requirement that a freestanding sign shall not be located within 2 metres of any intersecting property lines, to allow a freestanding sign to be located not less than 0.15 metres from an intersecting property line;

Sign Regulation Bylaw, 1996, No. 2252 – 9.8.3 (b) Freestanding Signs

– **Location** – A variance to allow a freestanding sign to exceed the 0.3 ratio of sign area per lineal metre of street frontage to allow a sign area of 0.45 per lineal metre of street frontage [i.e. where the sign area = 13.54 m², and the street frontage = 30.5 m].

3. Approval of this Development Variance Permit has been issued in general accordance with the signage as shown on the architectural drawings and site plan prepared by James Kerr, Architect AIBC, all stamped "Received July 19, 2017", attached hereto as Schedule 'A', the landscaping plan prepared by Lombard North Group, and the 'Conceptual Artwork' prepared by Pattison Sign Group both stamped "Received July 19, 2017" and attached hereto as Schedule 'B'.
4. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
5. This Permit lapses two (2) years after the date it is issued if the holder of the Permit does not substantially start any construction with respect to which the Permit was issued.
6. For the purposes of this Development Variance Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE ____ DAY OF _____, 2016.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS ____ DAY OF _____, 2016.

Director of Development Services

Corporate Officer
Corporation of the Township
of Esquimalt



SITE PHOTOS

PROJECT INFORMATION

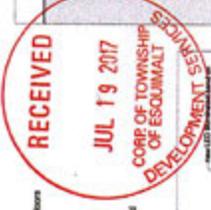
1. Street Address: 800 Esquimalt Road, Victoria BC
2. Property Legal Description: Lot 1 Section 11 Plan 22004 Esquimalt District Metro Investments Ltd.
3. Owner: Metro Investments Ltd.
4. Applicant: Heuson Construction
5. Zoning: C2 Neighbourhood Commercial
6. Site Area: 1882.0m² +/-
7. Existing Building Footprint: 193.0m² Main Floor (as per zoning exhibit)
8. Existing Building Height: 10.7m (per zoning exhibit)
9. Condition: Fair
10. Construction: 21 spaces (including 7 used car spaces)
11. Construction: 1 space (for change)

GENERAL NOTES

1. Refer to A&W Food Services of Canada coloured elevation drawing for this location & current edition of Benchmark Neighbourhood Design Book for further information regarding new exterior and interior signage, graphics, material finishes & panel colours.

MATERIAL FINISH LEGEND

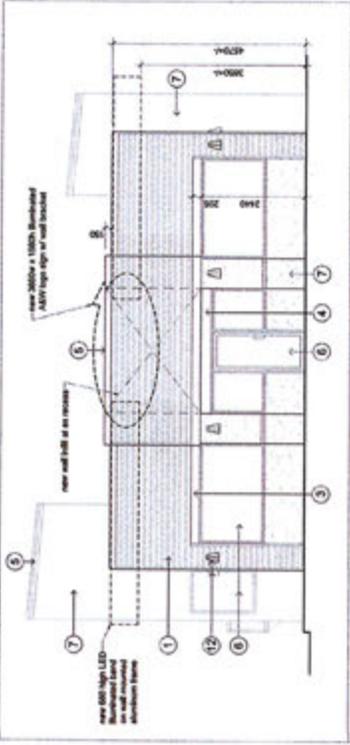
1. New prefinished 20ga ribbed steel cladding, Vicwest CL 6020RT Cambridge White
2. New fire-rated lobby, Macquarie Custom prefabricated Chastnut Brown, 127mm esp.
3. New fire-rated 20ga steel roof, Vicwest Metro Brown
4. New clear anodized aluminum finish slates
5. New prefinished 20ga steel cladding to match existing
6. Existing clear anodized aluminum storefront windows & doors
7. Existing steel to be replaced
8. Existing steel door & frame to be replaced
9. Existing hollow to be replaced
10. Existing steel paneling to be removed, replaced & reinstated
11. Existing light fixture to be removed, replaced & reinstated
12. New light fixture to replace existing



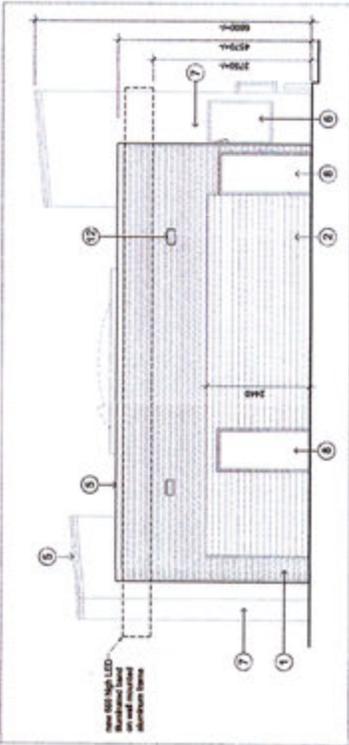
THIS IS SCHEDULE 'A' OF DEVELOPMENT VARIANCE PERMIT NO. DVP00067

CORPORATE OFFICER

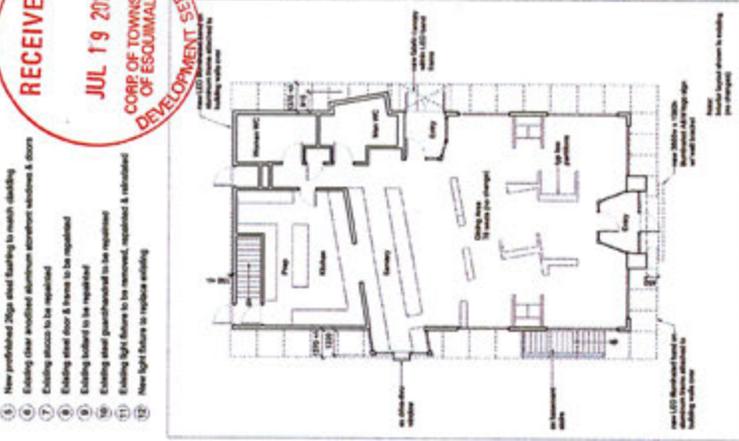
COPYRIGHT RESERVED
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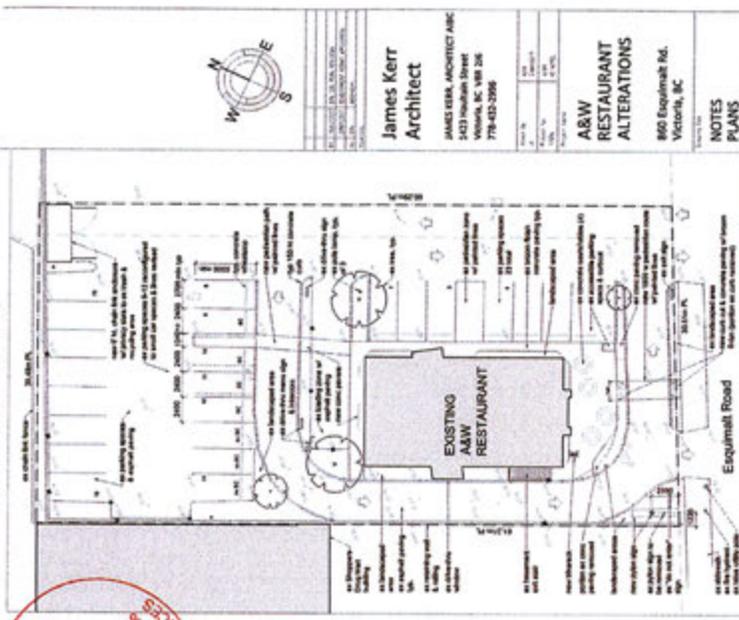
SOUTH ELEVATION



NORTH ELEVATION



MAIN FLOOR PLAN



SITE PLAN



James Kerr Architect
 JAMES KERR ARCHITECT A&C
 5433 Main Street
 Victoria, BC V8B 2K6
 779-432-2396

A&W RESTAURANT ALTERATIONS
 800 Esquimalt Rd.,
 Victoria, BC

NOTES
 PLANS
 ELEVATIONS
 AI RI

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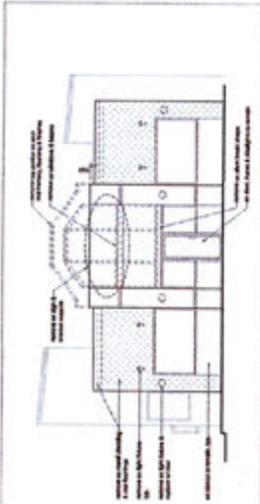
CORPORATE OFFICER

MATERIAL FINISH LEGEND

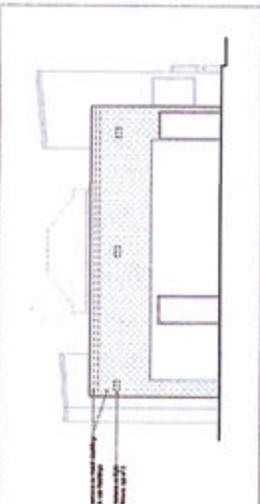
- 1 New prefabricated 24ga galvalume steel cladding, Viscoat CL 802598 Cambridge White
- 2 New 8-in.-concrete ceiling, Hardystone Custommill precast/finished Chestnut Brown, 127mm exposure
- 3 New prefabricated 24ga steel band, Viscoat Matrix Brown
- 4 New clear anodized aluminum break sashes
- 5 New prefabricated 24ga steel fluting to match cladding
- 6 Existing clear anodized aluminum storefront windows & doors
- 7 Existing masonry to be repaired
- 8 Existing steel door & frame to be repaired
- 9 Existing masonry to be repaired
- 10 Existing steel door & frame to be repaired
- 11 Existing light fixtures to be removed, repaired & reinstalled
- 12 New light fixtures to replace existing



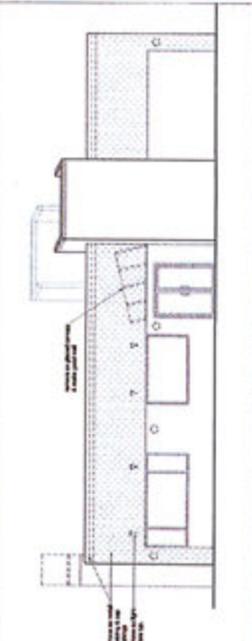
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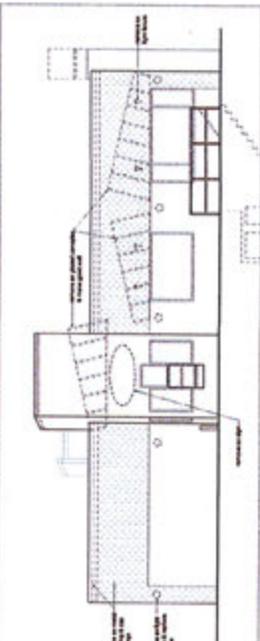
SOUTH ELEVATION DEMO



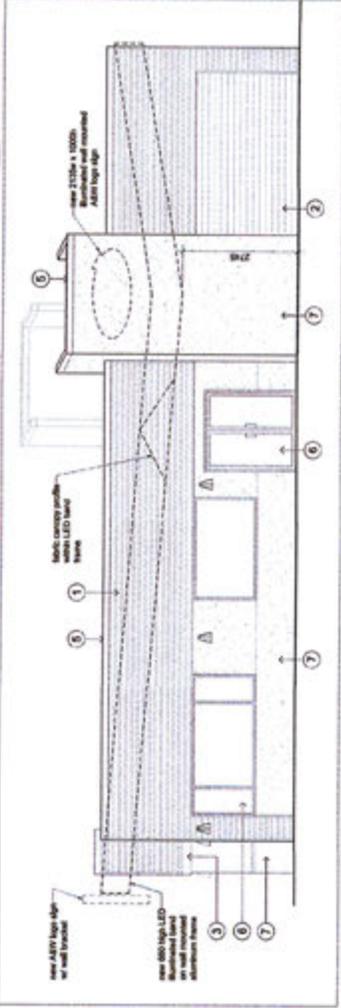
NORTH ELEVATION DEMO



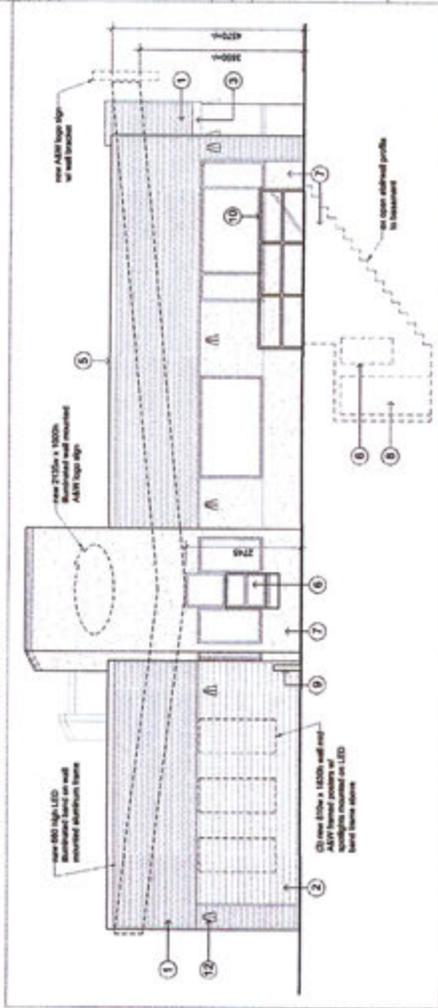
EAST ELEVATION DEMO



WEST ELEVATION DEMO



EAST ELEVATION 1:50



WEST ELEVATION 1:50

**James Kerr
Architect**

JAMES KERR, ARCHITECT AIBC
1431 Southside Street
Victoria, BC V8B 2K6
778-432-2996

**A&W
RESTAURANT
ALTERATIONS**
840 Esplanade Rd.
Victoria, BC

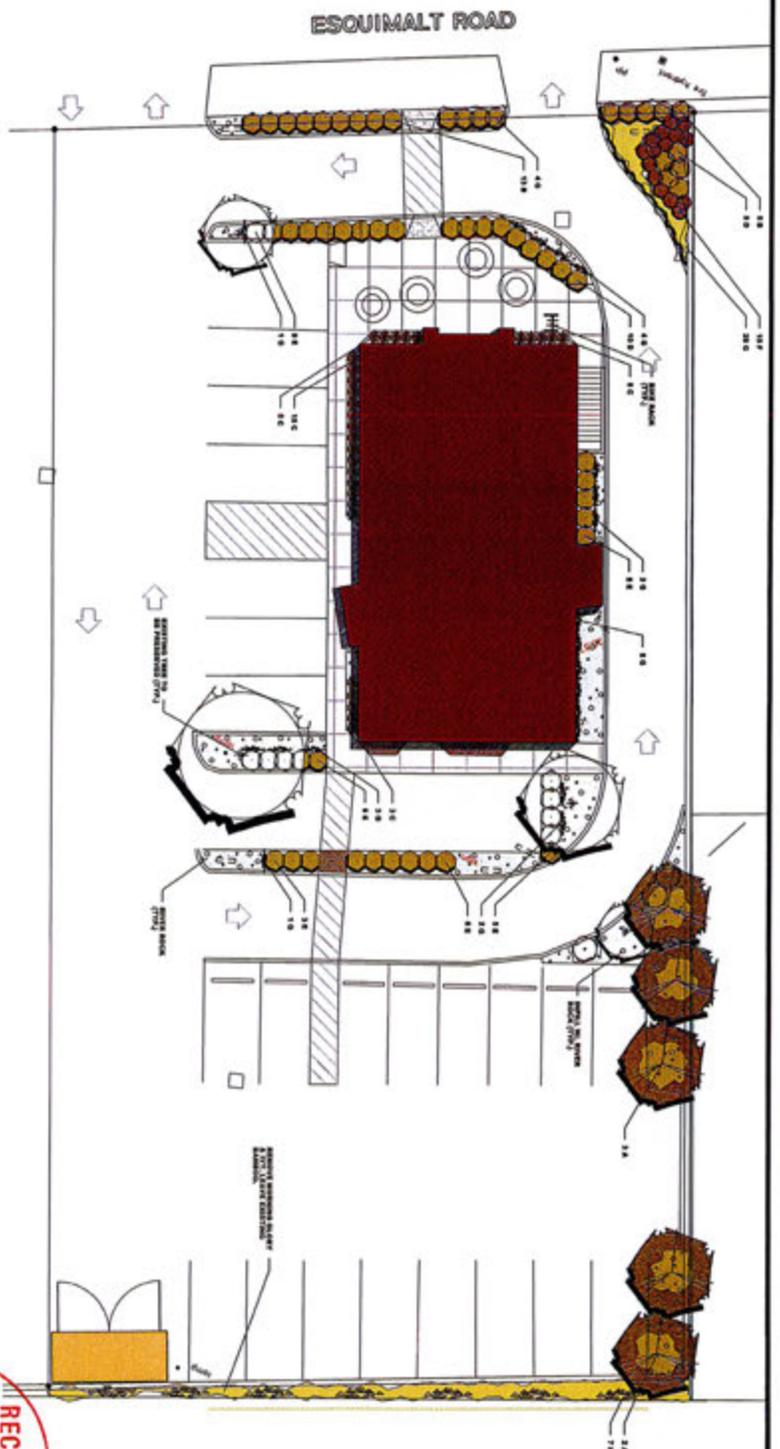
**ELEVATIONS
DEMOLITION INFO**

A2

1 - 800


A&W 860 ESQUIMALT
 VICTORIA, B.C.

PLANTING PLAN

PLANT LIST

PLANT	SYMBOL	COMMON NAME	SIZE	QUANTITY	COMMENTS
1	(Symbol)	PLANTING	1.2 M	1	PLANTING
2	(Symbol)	PLANTING	1.2 M	1	PLANTING
3	(Symbol)	PLANTING	1.2 M	1	PLANTING
4	(Symbol)	PLANTING	1.2 M	1	PLANTING
5	(Symbol)	PLANTING	1.2 M	1	PLANTING
6	(Symbol)	PLANTING	1.2 M	1	PLANTING
7	(Symbol)	PLANTING	1.2 M	1	PLANTING
8	(Symbol)	PLANTING	1.2 M	1	PLANTING
9	(Symbol)	PLANTING	1.2 M	1	PLANTING
10	(Symbol)	PLANTING	1.2 M	1	PLANTING
11	(Symbol)	PLANTING	1.2 M	1	PLANTING
12	(Symbol)	PLANTING	1.2 M	1	PLANTING
13	(Symbol)	PLANTING	1.2 M	1	PLANTING
14	(Symbol)	PLANTING	1.2 M	1	PLANTING

NOTES

- 1. ALL PLANTING TO BE PROVIDED BY THE CONTRACTOR.
- 2. ALL PLANTING TO BE PROVIDED BY THE CONTRACTOR.
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- 13. ALL PLANTING TO BE PROVIDED BY THE CONTRACTOR.
- 14. ALL PLANTING TO BE PROVIDED BY THE CONTRACTOR.

RECEIVED
 JUL 19 2017
 CORP OF TOWNSHIP
 OF ESQUIMALT
 DEVELOPMENT SERVICES

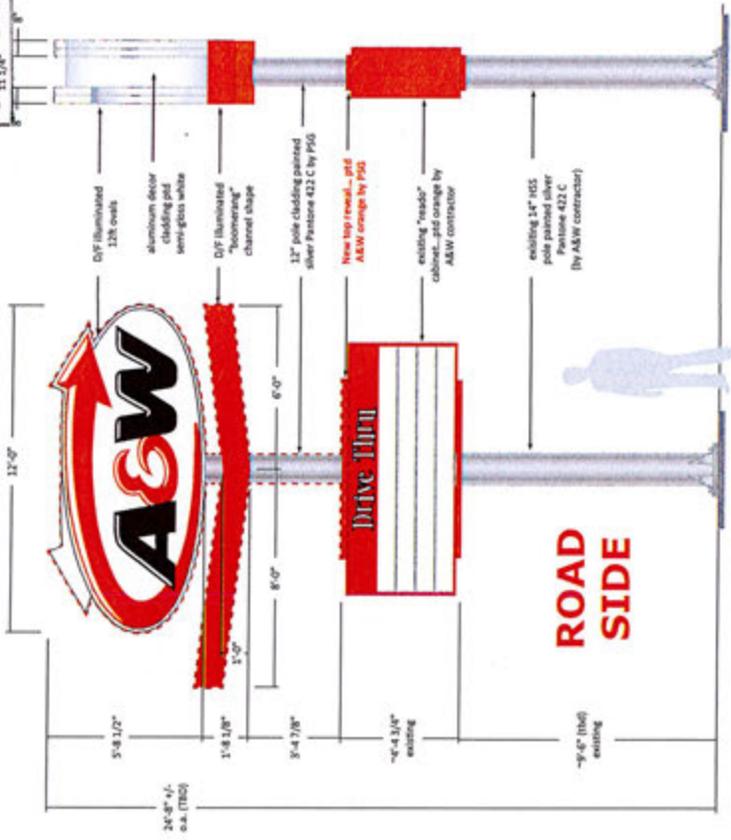
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 PERMIT NO DVP00067

CORPORATE OFFICER

THIS IS SCHEDULE 'B' OF
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PERMIT NO. DVPO0067

CORPORATE OFFICER

RECEIVED
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CORP. OF TOWNSHIP
OF ESQUIMALT
DEVELOPMENT SERVICES



ELECTRICAL INFORMATION:

- 12' 0" Long Cabinets 1.1 Amps each.
- Boomerang 3 Amps
- Total Load 6.2 Amps / 120V
- Use one (2) 15A circuit.

NOTE: FINAL HOOK-UP BY OTHERS

Area (outline): 72.9 sq ft. +/-
Approx. Weight: 777 lbs +/-

Specifications

- Supply & install pylon retro-fit**
- Logo Cabinet:
 - Lexan Faces c/w 1st surface vinyl
 - Cabinet painted white
 - Retainers painted white
 - Agilight Daylight White LED's Existing voltage TBC by installer.
 - Existing post, 14" standard pipe painted silver by A&W contractor
 - New post cladding (1671), supplied and painted silver by PSG
 - Logo Cladding: Painted semi gloss white
 - Bases are existing
 - Anchor Bolts are existing
 - New top reveal req'd - painted to match Pantone 165 C

Colours

- White: White semi-gloss paint
- White: White Lexan
- Silver: Silver paint to match PMS 422 C
- Orange: 3M 3630-44 Orange vinyl
- Orange: paint to match PMS 165 C orange
- Red: 3M 3630-43 Lt. Tomato Red vinyl
- Brown: 3M 3630-59 Dark Brown vinyl

- Reado Cabinet:**
- Existing - cabinet and retainers painted to match Pantone 165 C (by A&W contractor)

NOTE: FINAL CONNECTION BY OTHERS

Project ID
RS1-15357

Date: 08-04-2016
Scale: 3/16"=1'-0"
Sales: R. Sigoun
Designer: DF1

Rev. #:
Revision Note:

Master artwork
 Conceptual artwork

Information Required:

Electrical Requirements

120V 240V
 Other

Package needs to be approved prior to customer approval

Customer Approval
Date

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A&W
A&W
Various Locations

Sign Item Page #
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