



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

ADVISORY DESIGN REVIEW COMMITTEE  
MEETING MINUTES

HELD

JUNE 14, 2017

ESQUIMALT COUNCIL CHAMBERS

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|-------------------------|---|-------------------------------------|
| <b>MEMBERS PRESENT:</b> | Paul De Greeff<br>Roger Wheelock (Chair)<br>Cst. Franco Bruschetta (left the meeting at 4:00pm) | Jill Singleton<br>Robert Schindelka |
| <b>REGRETS:</b>         | Ally Dewji, Richard Iredale and Wendy Kay   |                                     |
| <b>STAFF LIAISON:</b>   | Bill Brown, Director, Development Services  |                                     |
| <b>STAFF:</b>           | Karen Hay, Planner<br>Trevor Parkes, Senior Planner<br>Alex Tang, Planning Technician           |                                     |
| <b>COUNCIL LIAISON:</b> | Councillor Olga Liberchuk<br>Councillor Beth Burton-Krahn                                       |                                     |
| <b>SECRETARY:</b>       | Pearl Barnard   |                                     |

There were 2 members of the public in attendance.

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**I. CALL TO ORDER**

The Chair called the meeting to order at 3:26 p.m.

**II. LATE ITEMS**

Pertaining to Agenda Item V. STAFF REPORTS 1) Development Permit - 860 Esquimalt Road

- Two additional sign renderings

**III. ADOPTION OF AGENDA**

Moved by Jill Singleton, seconded by Robert Schindelka: That the agenda be adopted as circulated. **Carried Unanimously**

**IV. ADOPTION OF MINUTES – March 8, 2017**

Moved by Robert Scindelka, seconded by Jill Singleton: That the minutes of March 8, 2017 be adopted as distributed. **Carried Unanimously**

**V. STAFF REPORT**

**1) DEVELOPMENT PERMIT**

**860 Esquimalt Road**

**[PID 000-132-331 Lot 1 Section 11 Esquimalt District Plan 23904]**

Karen Hay, Planner outlined that the owner is proposing to renovate the building including substantial changes to the exterior of the building with new materials for the façade and new signage. Ms. Hay explained that the multiple proposed signs do not all meet the requirements of the Sign Regulation Bylaw; therefore, a Development Variance Permit will be required before a building permit can be issued.

Ms. Hay also advised that the legal description for 860 Esquimalt Road is incorrect and should read [PID 000-132-331 LOT 1 SECTION 11 ESQUIMALT DISTRICT PLAN 23904]

Jim Kerr, Architect, was in attendance.

Jim Kerr gave a PowerPoint presentation and an overview of the proposed new signage, materials, colours and lighting for the project. Mr. Kerr outlined that there will be some minor changes to the interior of the building, and not a lot of changes are proposed to the landscaping. He also gave a brief history of the property and explained that as part of the A & W Corporate reimagining program, all the A & W restaurants across Canada are being upgraded with new signage, cladding, materials and colours.

The Chair thanked the applicant for the presentation.

**Committee Members had the following questions and comments:**

- A member asked for clarification on the sign variances. Mr. Kerr advised that there are more signs than permitted. Ms. Hay gave an overview of some of the variances; the Sign Bylaw doesn't allow for more than three different signs on any one business, the "Burger Family" sign would be consider a wall sign, therefore, no other signage would be permitted on that portion of the building and the boomerang appears to be a canopy sign, which would be slightly larger and slightly higher than what is permitted. Ms. Hay advised that at this time not all the variances have been determined.
- A Member felt that further consideration should be given to complying with the Sign Bylaw. Suggestion was to scale back the width of the boomerang sign or the amount of sign boards on the frontage of the building.
- A member asked if the total height of the new pylon sign is the same as the existing pylon sign. Mr. Kerr advised he didn't know the exact height. The location and height of the existing sign is being surveyed.
- A member asked if the new design had been implemented anywhere in BC. Mr. Kerr advised that it has been implemented in Alberta, Saskatawan and the Interior. The redesign is relatively late coming to the Island compared to other parts of the Province and Western Canada.
- A member asked about canopies over the doorways. Mr. Kerr advised the side door would have a canopy.
- Will the outdoor tables have umbrellas? Mr. Kerr advised the tables still have the fittings, something to consider.
- A concern was raised that the outdoor tables are not being repainted or refurbished. Landscape plan also needs to address the landscape furnishings.
- The front area could be a nice place for people to congregate but it is not very welcoming and is lacking in soft landscaping.
- Concerns were raised that the site will be nearly 100% impervious surface and hard landscaping, a complete lack of appreciation of how important soft landscaping is in an urban setting. A stark building on a stark piece of pavement. Consider adding some soft landscaping areas where achievable.
- Consider more visual leads or a softer walk to the parking area to make the walk more accessible. Pedestrian circulation for the site needs to be addressed.
- A concern that the landscaping strip areas are being paved over.

**RECOMMENDATION:**

Moved by Paul De Greeff, seconded by Jill Singleton: That the Esquimalt Design Review Committee [DRC] provides the following comments and recommendation to Council and the Director of Development Services, on the exterior alterations and new signage proposed for 860 Esquimalt Road, as illustrated in the architectural drawings prepared by James Kerr, Architect, AIBC, stamped “Received May 29, 2017”, for the property at PID 000-132-331, Lot 1, Section 11, Esquimalt District, Plan 23904 [860 Esquimalt Road]: **Present the application again to the Design Review Committee and address the following:**

1. Improved pedestrian circulation on the site;
2. Provide a landscape plan that addresses the soft landscape areas where further plantings are technically achievable; and
3. Consider further respecting, at least in part, the Sign Bylaw.

**The Motion Carried Unanimously.**

**2) REZONING APPLICATION**

**615 Fernhill Road**

**[PID 004-757-742 Lot B Section 11 Esquimalt District Plan 12446]**

Bill Brown introduced Alex Tang, Planning Technician to the Committee. The Chair welcomed Alex.

Alex Tang outlined that the applicant is requesting to change the zoning from the current RD-1 [Two Family Residential] zoning to a Comprehensive Development Zone [CD] to facilitate a new four storey, residential building containing 10 residential units.

Mikael Wilkin, Owner/Applicant and Michael Moody, MJM Architect Inc. were in attendance.

Michael Moody gave a PowerPoint presentation and an overview of the site plan, building design, setback, elevations and material and colours for the project. Mr. Moody advised that the Garry Oak tree on the site would be removed.

The Chair thanked the applicant for their presentation.

**Committee Members had the following questions and comments:**

- Members felt the proposed development would; enhance the neighbourhood, is an appropriate use for the site, and is consistent with the Official Community Plan.
- A member complemented the applicant on their presentation package; it is very clear and has a lot of good graphics to show the vision.
- A member asked what amenities the proposal would provide to the neighbourhood. Mr. Wilkin feels this development will; improve that section of Fernhill Road, introduce new people to the area and also provide affordable housing which is much needed in the community.
- A concern was raised with the location of the screening between the subject property and the property to the south. Screening needs to be located on the subject property.
- Rendering looks pretty stark for the frontage. Consider additional trees on the road frontage.
- Concerns that one ornamental tree is not a sufficient replacement for the Garry Oak tree. Landscape plan needs to address this.

- Concerns with drainage issues on the permeable pavers. Consider using the permeable pavers to treat rainwater.
- Members had no objection to the reduction of parking.

**RECOMMENDATION:**

Moved by Paul De Greeff, seconded by Jill Singleton: That the Esquimalt Design Review Committee [DRC] recommends that the application for rezoning to permit a new four storey, residential building containing 10 residential units and incorporating siting, height and massing consistent with architectural plans provided by MJM Architect Inc., stamped "Received May 30, 2017" for the property 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 with the following conditions:**

**That the applicant:**

1. Consider adjusting the site plan so that vegetative screening between the subject property and the property to the south can be located on the subject property;
2. Consider tree plantings in the front setback that more closely compensate for the loss of the Garry Oak; and
3. Examine the grading and drainage issues and examine the possibility of using permeable pavers to treat rainwater runoff.

**The reason:** The proposed development will enhance the neighbourhood.

***The Motion Carried Unanimously.***

**VI. STAFF LIASON STATUS REPORT**

1. The Rezoning application for 101 Island Highway: Public Hearing occurred on Monday, June 12<sup>th</sup>.
2. The Triangle Lands south 460/464 Head Street: Public Hearing is scheduled for Monday, June 19<sup>th</sup>.
3. The Esquimalt Town Square project 1235 Esquimalt Road is moving forward.
4. The English Inn project 429 Lampson Street is also moving forward.

**VII. NEW BUSINESS**

The Chair advised that it is Paul De Greeff's last meeting. The Chair and members thanked Paul and wished him good luck.

**VIII. NEXT REGULAR MEETING**

Wednesday, July 12, 2017

**IX. ADJOURNMENT**

On motion the meeting adjourned at 4:50 p.m.