

AGENDA
ADVISORY DESIGN PANEL
Saanich Municipal Hall, Council Chambers
Via MS Teams
March 16, 2022 at 3 p.m.

In light of the COVID-19 pandemic and to ensure social distancing, this meeting is closed to the public and can be viewed/heard via MS Teams. Please note that MS Teams callers are identified by their phone number which can be viewed on screen by all attendees at the meeting.

1. CALL TO ORDER

2. ADOPTION OF MINUTES

- March 2, 2022

3. 2859 RICHMOND AVENUE

Application by Julian West.

This application is to rezone from RS-6 single family dwelling to a site specific zone to construct a 9 unit townhouse building.

Legal Description: Lot 9, Block 5, Section 26, Victoria District, Plan 1107

Planning File: DPR00890; REZ00702

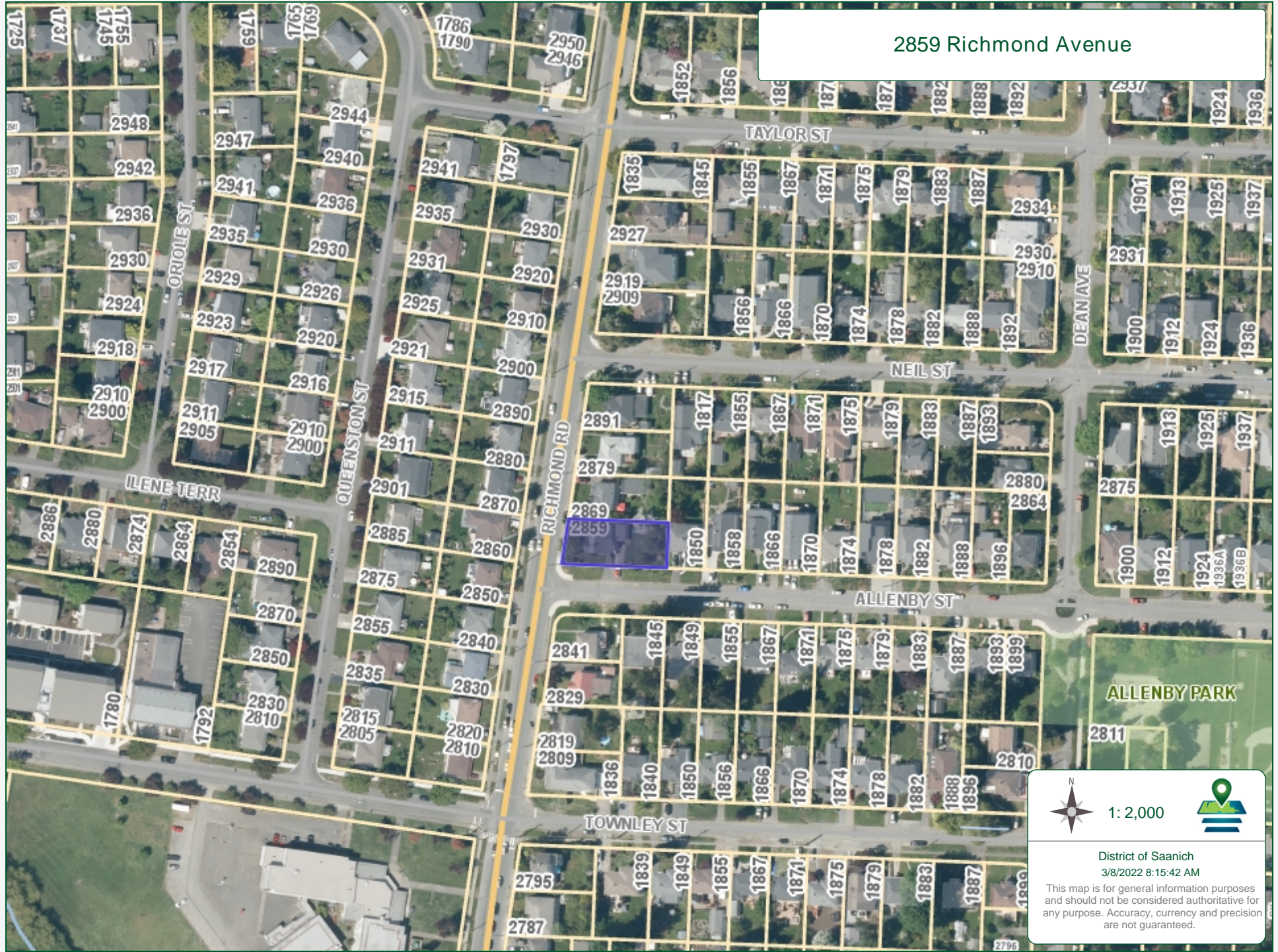
Planning Staff: Lauren Mattiussi, Planner

***Adjournment ***

Next Scheduled Meeting: April 6, 2022 at 3 p.m.

Note: Please confirm your attendance to Nancy Chaggar at nancy.chaggar@saanich.ca

2859 Richmond Avenue



1:2,000



District of Saanich
3/8/2022 8:15:42 AM

This map is for general information purposes and should not be considered authoritative for any purpose. Accuracy, currency and precision are not guaranteed.

MINUTES
ADVISORY DESIGN PANEL
Saanich Municipal Hall, Council Chambers
Via MS Teams
Wednesday March 2, 2022

Chair: Keith Davidoff

Present: Greg Gillespie, Andy Guiry, Illarion Gallant, Jacy Lee, Brad Forth, Nicholas Standeven

Regrets: Janine Wigmore

Guests: Sam Ganong, Applicant;Carolynn Wilson, Architect; Scott Murdoch, Landscape Architect

Staff: Lauren Mattiussi, Planner; Nancy Chaggar, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order at 3:02 p.m.

ADOPTION OF MINUTES

MOVED by G. Gillespie and Seconded by J. Lee: “That the Minutes of the Advisory Design Panel meeting dated February 2, 2022 be adopted.”

CARRIED

MOVED by J. Lee and Seconded by I. Gallant: “That the Minutes of the Advisory Design Panel meeting dated February 16, 2022 be adopted.”

CARRIED

3834 OPHIR STREET

Application by Sam Ganong, Formwell Homes Ltd.

This application is for a development permit to rezone from RS-6 to a site specific zone to construct a 14 unit townhouse development, and to subdivide a portion of the property and rezone this portion to a park zone to allow this to be dedicated to Parks.

Legal Description: Lot H, Section 40, Victoria District, Plan 16992

Planning File: DPR00802

Planner: Lauren Mattiussi, Planner

Comments from the Planner:

- This project is within the neighborhood designation of the Saanich Official Community Plan, and is within the Shelbourne Local Area Plan and the Shelbourne Valley Action Plan (SVAP).
- This property is approximately 200 m from Shelbourne Street, close to commercial services.
- The subject property is a panhandle lot that is part of a cul-de-sac on Louise Place.

- There is an elevation gain of approximately 6 m from the eastern edge to the western property line.
- The SVAP designates the properties on Louise Place and Ophir Street for redevelopment to 2 to 3 storey townhouses. The properties along Earlston Avenue are not designated for potential redevelopment.
- The current development on the property is a 2 storey single family dwelling located on the portion of the property not included in the panhandle. This portion of the property is approximately 2510 m².
- Onsite landscaping includes large native tree species located along the western property line. All 19 trees will be removed and replaced with 23 trees.
- Staff recommend that the proposal be reviewed under the RT-5 zoning. This zone is applied to proposals with higher density attached housing while respecting adjacent single family dwelling context.
- The zoning allows for lot coverage of 45% while requiring generous yard setbacks and allowable building heights more aligned to low density scale.
- This proposal is for 14 townhouse units in 3 separate blocks labelled as A, B and C. Block A will contain four units, and Blocks B and C will each contain five. The development will cover 42% of the property which does not include the panhandle portion.
- The applicant will be subdividing off the panhandle portion, approximately 339 m², with plans to dedicate this to the District as part of their community contributions.
- A 3 m wide pedestrian pathway is proposed along the western portion of the property with a future goal of connecting Louise Place to Earlston Avenue.
- The main entrance for Block B units face west and are accessible from the pedestrian pathway. This elevation includes an at-grade patio for each unit.
- Block B's side elevation (north) will not include patios and only a few windows.
- The southern elevation of block B faces Louise Place and includes an at-grade patio and an entrance for one of the units.
- Block B's setback to Louise Place is 6.9 m.
- Block A's entrances will face south. This frontage includes at-grade patios, landscape retaining walls, fencing, and access stairs.
- Due to the grades, the heights of units in Block A are slightly staggered, as well as the portions of the units contained below grade.
- Block A's eastern elevation will contain two windows that allow light into the below grade rooms.
- There is nearly a 5 m grade difference from one side of block A to the other. The roofline of these units stays relatively uniform.
- The front entrances of units in Block C face the internal drive aisle.
- The rear elevation of Block C (north) will face the rear yards of properties along Earlston Avenue. This elevation includes a balcony off the main floor of the units, and a staircase providing access to a rear unit entrance.
- Block C has a 3 m grade difference from east to west, and the roofline stays relatively uniform with only a slight change.
- Under RT-5 zoning, this development will require variances for reduced setbacks, building heights, and parking.
- SVAP's policy seeks to reduce the perceived height and bulk by using larger setbacks to reduce massing, and by encouraging designs that incorporate a variation of roof forms. Staff feel that adaptive design where building height steps down with the grade may reduce the perceived height of units. Having a staggered roofline may satisfy this policy.
- Staff is requesting feedback from the Panel as to whether this solution may achieve the SVAP objective.
- Staff feel that the proposed balconies should be smaller to prevent overlooking. Staff also recommend the removal of the Block C stairs within these setbacks for similar reasons as

there is no real need for them.

Comments from applicant:

The applicant, Sam Ganong, provided an introduction to the panel and the following was noted:

- Since the SVAP was adopted, there hasn't been any significant townhouse development in the Shelbourne Valley.
- The applicant is excited for the opportunity to bring a missing middle housing component to this densifying corridor.
- Carolynn Wilson presented to the panel on the architectural design for this project (presentation on file).
- Scott Murdoch presented to the panel on the landscape design for this project (presentation on file).

In response to questions from the Panel, it was noted:

- The grade change is approximately 5% as outlined in the drawings, and not 8% as stated in the presentation.
- There will be a small retaining wall where the driveway is located, and there will be a sloped landscape at the grading.
- The designated park space will be at the corner of Louise Place and Ophir Street.
- Garbage collectors (Alpine) did not foresee any issues with access for garbage collection.
- The exterior design was inspired by another development in the area. The intent is to have a west coast contemporary feel while keeping things clean and limiting the amount of materials used on the exterior to mainly cedar.
- Having a powder room on the main floor is convenient and valuable to buyers.
- Removing the staircases at block C would sacrifice some of the livability of those units. It would be possible to clean up the look to make it less "busy".
- Trying to find landscaping space in the driveway aisle is challenging.
- The non-tagged tree 4 (NT4) is a larger tree and will be retained.

Comments from the Panel:

- This project is suitable and well put together.
- The pedestrian connection seems to bring the scale of the building down to the neighbors on the west.
- The stairway access to the units is limiting for certain demographics.
- This type of housing, classic missing middle housing, is absolutely needed.
- There is an opportunity to maximize closet space in the bedrooms by relocating the hot water tank into the garage or elsewhere within the units.
- It was suggested that the powder room off the living room be removed in order to make the living space larger.
- The landscape plan is nice and well thought out; however, there isn't enough landscaping in the center corridor of the development, specifically between Blocks A and C.
- It is commendable that the applicant is gifting a piece of the land back to Saanich.
- It was recommended to place something on the path to indicate the end of the path.
- The cedar finish on the building may contribute to mold growth over time.

MOVED by B. Forth and Seconded by N. Standeven: "That it be recommended that the design to construct a 14 unit townhouse development, and to subdivide a portion of the property and rezone this portion to a park zone to allow this to be dedicated to Parks, be approved subject to the consideration of:

- a) Adding landscaping in the centre corridor of the drive aisle area;
- b) Relocating the hot water tank from the bedroom closet; and

c) **Reviewing the grading of the internal street to step block C further to the East.”**

The Motion was then Put and CARRIED

The meeting adjourned at 4:21 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY

DRAFT