

AGENDA
ADVISORY DESIGN PANEL
Held virtually via MS Teams
July 5, 2023 at 2:00 p.m.

This meeting will be held virtually and can be viewed/heard via MS Teams, please see the [Agendas & Minutes](#) page for a link to the meeting.

1. CALL TO ORDER

2. ADOPTION OF MINUTES

- June 7, 2023 (amended) and June 21, 2023

3. 4126, 4128 and 4130 Glanford Avenue

Application by Glanford Ventures Corporation.

This application is to construct a 28-townhouse development.

Legal Description: Lot 1, Section 82, Victoria District, Plan 10415; LOT 2 SECTION 82, VICTORIA DISTRICT PLAN 10415; and that part of block "A" SECTION 82, VICTORIA DISTRICT PLAN 1449 lying to the east of a straight boundary joining points on the northerly and southerly boundaries of said block distant 187' and 187' respectively from the northeast and southeast.

Planning File: DPR00969

Planning Staff: Chuck Bell, Planner

***Adjournment ***

Next Scheduled Meeting: July 19, 2023

Note: Please confirm your attendance to Kirsten Brazier at Kirsten.Brazier@Saanich.ca

DISTRICT OF SAANICH
MINUTES OF THE ADVISORY DESIGN PANEL
Via MS Teams
WEDNESDAY, JUNE 7, 2023 at 2:00 p.m.

Chair: Greg Gillespie
Members: Brad Forth; Will Kryzmowski; Jacy Lee; Kimberly Simpson
Regrets: Andy Guiry
Staff: Chuck Bell, Planner; Kirsten Brazier, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order at 2:01 p.m.

ADOPTION OF MINUTES

MOVED by J. Lee and Seconded by W. Kryzmowski, "That the Minutes of the Advisory Design Panel meeting dated May 17, 2023 be adopted."

CARRIED

992 GORGE ROAD

Application by 992 Gorge Road Holdings

This application is to construct a 58-unit townhouse development.

Legal Description: That part of Lot 11 of Section 21, Victoria District Plan 44895 lying to the southeast of a boundary parallel to and perpendicularly distant 120 feet from the southeast boundary of said lot and to the south west of a straight boundary extending at right angles to said south east boundary from a point thereon distant 280 feet from the most southerly corner of said lot.

Planning File: DPR00788
Planning Staff: Chuck Bell, Planner

Comments from the Planner:

- This application is to rezone from RA-1 and RS-6 zone to a new site-specific zone. A new zone is required as the proposed density is higher than the existing zones can accommodate.
- The site is located within the Tillicum Local Area Plan. Of the seven parcels, only one of the lots is designated as a multi-family site.
- Within the Official Community Plan (OCP), appropriate use in this neighbourhood has been identified as low-rise townhomes, apartments, and mixed-use buildings up to four stories.
- Variances are required for parking (116 required, 91 proposed), visitor parking (18 required, 11 proposed), side lot lines, rear yard setback, interior side yard setback, building height, and accessory structure setback.

Comments from the applicant:

- The site is close to Pearkes Recreation Centre, bus routes and other amenities.
- This area has been identified as a 15-minute community in the draft OCP.

- Four community information sessions co-hosted by the Gorge Tillicum Community Association and many “kitchen table” conversations have taken place.
- A major pivot in the design took place as a result of community consultation, and the project has pivoted away from a higher density design.
- The project now consists of 2-to-4-bedroom townhomes over three stories.
- This design concept includes 48 tree plantings, which is a gain of 33 new trees on site. This exceeds Saanich’s no net loss canopy policy.
- Key features include a craftsman style design to fit within the neighbourhood, rock walls and front stoops with stairs that exit on to the street level.
- The development includes two vehicle access points from Rockwell Avenue and common central mews with greenspace.
- Private patios at ground level will be built for all units.
- Eleven onsite visitor parking spaces and two accessible parking stalls are planned.
- Frontage improvements along Gorge and Rockwell Avenue include additional trees, accessible sidewalks, and boulevard insets to accommodate on-street parking.
- The central mews form the core of the building site and provide outdoor access for all residents. Communal nodes with bench seating and outdoor dining tables have been included. Permeable pathways help to distinguish between private and public spaces in the mews.
- Colour blocking has been used to give each home character. All buildings on site will be composed of two distinct colour palettes.
- The building along the back at Rockwell Avenue has been broken into steps to match the grade and keep the upper level consistent.
- Every unit has at least one parking stall with bike racks and two to three bathrooms with full laundry on the upper floor.

In response to questions, the applicant stated:

- The design was refined in consultation with neighbours and has undergone incremental changes to be the project that is submitted today.
- Garbage collection will be via a side loading waste vehicle on Rockwell Avenue. Bins in private garages ensure that each home is responsible for their own garbage collection.
- Pedestrian pathways inside the development have been designed to be an cohesive space for pedestrians, cyclists, and vehicles.
- Pedestrian circulation zones will be indicated using paving materials.
- The frontage on Rockwell is to have a continuous landscaped boulevard in order to have more street trees.

SUMMARY**Comments from the Panel:**

- The significant density drop from the initial design is appreciated.
- The materiality of the project is very good overall.
- The bathrooms in units 2 & 3 could be switched around.
- A staging area for the garbage bins would be a more appropriate solution.
- The pedestrian network of how people access the mews and get to the front door of units could be reconsidered and improved upon.
- Visitor parking could be relocated to clear up the pedestrian network.
- The entries along Buildings K & J could be improved.
- Consideration for the greenspace in the drive aisles was suggested.
- This design is a good use of the land. It was helpful to understand the change from the higher density.

- The flex spaces on the lower level offer some options for the owners.
- Building A, west elevation, looks somewhat monotone. Some of the end caps could be improved, and additional glazing would assist to break this up.
- Additional plantings in the drive aisles would be a welcomed.
- Consideration could be given to a retaining wall with guard rail or a planter step-down at the back of Building K.

MOVED by W. Kryzmowski and Seconded by B. Forth, “That it be recommended that the application to construct a 58-townhouse development at 992 Gorge Road be approved, subject to

- **Consideration to resolving conflicts between visitor stalls and pedestrian networks;**
- **Reconsideration of the layout of Level 2, Building K to relocate the bathroom closer to the second and third bedrooms;**
- **Reconsideration of the rear layouts of Building K in relation to the neighbouring property line; and**
- **Increasing greenery to the two east to west drive aisles.”**

CARRIED

2249 MCCOY ROAD

Application by Joe Newell Architect Inc.

This application is to construct a 119-unit multi-family apartment building in two buildings.

Legal Description: Lot 1, Section 71, Victoria District, Plan 26980.
Planning File: DPR00960
Planning Staff: Chuck Bell, Planner

Comments from the Planner:

- This project is located in Gordon Head Local Area. An OCP amendment would be required.
- These buildings would be a below rental market development.
- Variances for parking, visitor parking, road width, and a landscape bond have been requested.

Comments from the applicant:

- This is a Capital Regional Housing Corporation (CRHC) project.
- A Tenant Relocation policy is currently in place for this lot. Tenants would have the right to first refusal of the new development.
- This redevelopment would provide 119 apartments contained in two buildings and adds to the affordable housing stock.
- The buildings currently meet Step 3 of the Building Code.
- This development is in walking distance to Tuscany Village and University Heights Plaza.
- Two lines of trees are located on the east and west property lines and the large mature trees on the neighbouring property will be retained. The site is surrounded by greenspace on three sides.

- A courtyard would be located between the two buildings.
- Units on the main floor facing onto McCoy have front doors facing the street.
- A playground and raised garden beds reflect the family and community-orientated nature of this development.
- Visitor parking is on site as well there is a staging area for garbage collection.
- Modo cars and two additional charging stations will be located on McCoy.
- A turnaround for vehicles has been included at the end of McCoy.
- A total of 61 parking stalls as well as bike, electric bike and scooter parking have been designated to the parking level.
- There are two elevators for each building.
- Studio and one-bedroom suites have Juliet balconies while the two and three-bedroom units have full balconies.
- Suite plans meet the Saanich Adaptability, BC Housing and Canada Mortgage and Housing Corporation Universal Design requirements.
- The elevation facing McCoy Road uses bay windows to create Juliet balconies.
- An effort has been made to maximize greenspace within the limitations of the site to add mature plantings.
- A terraced area with benches will overlook the greenspace. An amenity patio and raised garden plots are planned for the McKenzie building.
- Trees will be planted along McCoy Road.

In response to questions from the Panel, the applicant stated:

- The family units were provided with balconies to accommodate the needs of additional family members.
- The designated wheelchair accessible units are only in one-bedroom units; however, all units have a bedroom with a three-foot wide door.
- The perimeter is open on McCoy and the McKenzie facing side would have a fence with a gate for access.
- Saanich requested that the garbage pick up be located onsite rather than on the street.

SUMMARY

Comments from the Panel:

- Community garden spaces could be relocated to a space on the lot with less shade.
- The remaining ground floor units in Building 2 would benefit from a patio.
- For some suites on the upper floors that do not have balconies, a Juliet balcony could be a consideration.
- The variety of layouts and accessible units are appreciated. The affordable units are much needed.
- Ground floor units should have meaningful attachments to the landscape, and patios should be usable as an entry.
- Relocating the bike rooms to the ground floor would provide easier access for residents with children and cargo bikes.
- The Tenant Relocation program is a welcome addition.
- Consideration could be given to enclosing the garbage and recycling area further.
- Planters or bollards added between the drive aisle to the paved courtyard could be considered.
- Overall, the landscape appears to be hard; additional plantings and planter boxes would break up the hard surface.
- Flex or storage space in the larger units are good additions.
- Exterior architectural features help to break up the boxy design of the buildings.

MOVED by J. Lee and Seconded by W. Kryzmowski; “That it be recommended that the application to construct a 119-unit multi-family apartment building in two buildings at 2249 Mc Coy Road be approved, subject to the following considerations;

- **The garden beds are to be relocated to a sunnier area;**
- **Increasing the number of patios and upper decks where possible;**
- **Increasing the number of accessible suites in the one and two bedroom homes;**
- **The addition of landscape planters in the courtyard;**
- **Providing patio access for all ground level suites; and**
- **Relocating the bike parking to be at grade to accommodate cargo or family bikes.”**

CARRIED

The meeting adjourned at 4:29 p.m.

.....
CHAIR

I hereby certify these Minutes are accurate.

.....
COMMITTEE SECRETARY

DISTRICT OF SAANICH
MINUTES OF THE ADVISORY DESIGN PANEL
Via MS Teams
WEDNESDAY, JUNE 21, 2023 at 2:00 p.m.

Chair: Greg Gillespie
Members: Brad Forth; Andy Guiry; Will Kryzmowski; Jacy Lee; Kimberly Simpson
Regrets:
Staff: Gina Lyons, Planner; Kirsten Brazier, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order at 2:01 p.m.

ADOPTION OF MINUTES

MOVED by A. Guiry and Seconded by W. Kryzmowski, “That the Minutes of the Advisory Design Panel meeting dated June 7, 2023 be adopted.”

MOTION RESCINDED

The June 7 minutes were amended. The panel will consider adoption at their next meeting.

1805 Feltham Road

Application by Aryze Developments.

This application is to construct a 5 storey, 98-unit apartment building with below grade parking.

Legal Description: Lot 1, Section 58, Victoria District, Plan 34089
Lot 11, Section 58, Victoria District, Plan VIP66313
Lot 1, Section 58, Victoria District, Plan 6378,
Except part in Plan VIP66313
Planning File: DPR00990
Planning Staff: Gina Lyons, Planner

Comments from the Planner:

- This application is to construct a five-story mixed-use (utility and residential) development with 91 residential units over below grade parking
- Located in the Gordon Head local area, in the Fairburn Neighbourhood and approximately 750m from Feltham Village at the intersection of Feltham Road and Shelbourne Avenue.
- The Official Community Plan (OCP) identifies this site as a neighbourhood. The OCP contains up to four stories in height. The draft OCP does not propose any changes to the subject sites designation or maximum development height.
- Gordon Head Local Area Plan contains policy to consider multi-family rezoning for multi-family housing only where significantly more community amenities are provided than would be the case with traditional single-family subdivision. Amenities could include, but are not limited to open space preservation, protection of vegetation and natural features, enhanced pedestrian circulation, and/or innovation in housing form. Multi-family developments must respect the scale of adjacent uses and the environmental character of Gordon Head.

- A district owned pedestrian connection bisects the parcel. Staff are requiring that a pedestrian connection be included in the proposed development.
- Comments are requested on massing and height, has the development responded adequately to the existing single-family residences, the proposed pathway as a public pathway, and general form, character, and site planning.

Comments from the applicant:

- The site will hold telecommunications infrastructure and have rental housing.
- The project has been staggered to create outdoor amenity spaces and to preserve the pedestrian pathway connection.
- Density has been concentrated along the Feltham side of the build and decreases the project moves back into the neighbourhood.
- The added steps in the building allow for large trees to be retained.
- A variety of outdoor greenspaces have been included in the design. A range of designs for sunny and rain garden spaces have been envisioned.
- The design allows daylight to enter from two sides. The living and bedroom spaces have been staggered to address overlook between the suites
- The pathway design has been updated to reflect staff comments. The bridge has undergone some refinements to ensure this path feels like an active public space.
- The height of the bridge has been closely considered.
- The site is a steep slope which has been taken into consideration on the site, especially along Feltham.
- The scale, texture, and warmth of materials have been considered in the exterior materials.
- The building is five stories with 91 homes, and is a mix of studio, one bedroom, two bedroom and three-bedroom units. Building will be to Step Code Three.
- Underground parking and bike storage reflect the Active Transportation Plan.
- The landscape has been designed in to “rooms” to create a variety of spaces.
- The two existing trees on the southeast have been integrated into the landscape design. A sharp grade from the adjacent pedestrian pathway provides sunny lawn area. A grove of trees will be planted to the west.
- Drought tolerant low maintenance shrubs and pollinators will be planted along with native plant and perennials.
- The space between the public and private areas will be defined by the landscape.
- Two large rain gardens area are planned for the east and west of the project.
- There are two main plaza areas, one on the ground floor and one on the rooftop. The main floor is an extension of the rain garden. A large rooftop patio has been planned.

In response to questions, the applicant stated:

- The level of care and attention given to all aspects of this project is evident.
- The existing apartment zoning was used to establish the setbacks. These were then balanced out with what was needed to provide the courtyard areas.
- The plantings for the pathway will provide an area between the public and private spaces. An opportunity exists to provide fencing if required. The design has some flexibility to close off in the future should that change become necessary.
- The gravel pathway is to provide residents with access to the patios.
- A parking variance is being requested. 139 stalls are required, and the applicant is proposing 62 stalls.
- Distance between the two buildings (Blocks One and Three) with the three-bedroom units are 28 feet. The windows are staggered.

- On level two there is a bridge that connects across to the suites from the parking area. The only suites without this connection are at the back of the main level.
- The height of the trees in Zone Four at maturity would be approximately 3m tall. These trees would not provide screening for the upper floors.
- Family orientated bike parking is located in the underground.
- There is no at grade egress directly from L1. There are two exit stairs within the 6m requirement.
- The acoustic treatment to abate the noise from the generator room is being worked on in consultation with the Telus team. Acoustic baffles will be installed.
- The pad-mounted transformer on Feltham would have an evergreen screening.
- The fuel tank would be buried underground.

SUMMARY

Comments from the Panel:

- The addition of fencing to the private areas is need for this project.
- The staggered buildings and the larger suites with corner units are appreciated.
- Exposure of the semi-public spaces may discourage residents from using the areas as they are currently designed. A barrier that would help to separate this to maintain the private resident spaces should be considered.
- The last unit should be connected to the exterior.
- The setback to the neighbouring buildings could be reconsidered.
- The exterior materials at the ground level appears to be lacking.
- Consider putting the bike parking at grade. The arranging of bike parking could be more accessible, especially family orientated bike parking.
- The outdoor open spaces could have a better connectivity to the building. All ground floor patios should have steps out.
- The three-bedroom unit on the northwest side on the courtyard would be well served by having an exit directly to the outside.
- The roof top area could be better utilized, i.e., artificial turf for outdoor yoga, outdoor play areas. It is currently under programmed.
- A fence to visually define the private spaces would be a good addition.
- Consideration of a loading area to allow for resident move in was suggested.
- Delineation between public and private space in the outdoor areas would be appreciated.
- The close proximity between the overlook of three-bedroom units is a concern.
- Consideration of having the bike parking with direct access to the outside would be appreciated.
- The requested parking variance is significant. If the project is encouraging the use of bikes, further consideration to improving the bike parking is needed.
- Lack of landscape programming is concerning, as well as the lack of a car share and transit component.
- In reviewing the shadow study, the shading to the neighbouring single-family homes is minimal.
- The landscape plan has been designed to retain as many trees as possible.
- The massing and layouts of the building are appreciated.
- The staggered setbacks give a nice variation to the property line.
- The breezeway with the glazing is a nice addition.
- The retention of some of the existing trees is appreciated.

MOVED by B. Forth and Seconded by L. Lee, “That it be recommended that the application to construct a 58-townhouse development at 1805 Feltham Road be approved, subject to the following;

- **Consideration of the requirement on the public trail to ensure that semi-public spaces are for the benefit of the residents;**
- **Increasing programming of the rooftop and outdoor spaces for activity spaces with equitable access for all units;**
- **Improve ground level connectivity to the exterior patios and outdoor amenity spaces;**
- **Further consideration of a significant increase in family bike parking on the main level with exterior access;**
- **Further consideration of enhanced Transportation Demand Measurements measures and community benefits; and**
- **Re-evaluation of the materiality of the lower level of the building.”**

CARRIED

MEETING FORMAT DISCUSSION

- A discussion to review the meeting format for ADP.
- Meetings are to mirror the Council Procedure Bylaw.

The meeting adjourned at 4:09 p.m.

.....
CHAIR

I hereby certify these Minutes are accurate.

.....
COMMITTEE SECRETARY