

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
January 22, 2014 at 3:05 pm

Present: S. Birliga, Chair; P. Danforth; R. Drane; I. Gallant; J. Gauld; D. Musgrove

Staff: N. Findlow, Planning Supervisor; A. Park, Senior Committee Clerk

Guests: J. Schmuck, President, and C. Bartlett, member, Quadra Cedar Hill Community Association

MINUTES:

MOTION: MOVED by D. Musgrove and Seconded by J. Gauld: "That the minutes of the Advisory Design Panel meeting of January 8, 2014 be adopted."

CARRIED

ADP Procedures

The Panel agreed that members who oppose a motion adopted by the Panel, may, if they wish, state for the record their reasons for objecting to the motion. The reasons would be captured in the minutes.

CASE #2014/002

Application by CitySpaces Consulting Ltd. for construction of a four storey, 45 unit supportive housing complex at 3207, 3211, 3217 and 3223 Quadra Street.

Legal: Lot 6, 5, 4 & 3, Section 63, Victoria District, Plan 2333
Planning File: DPR00570
Planner: Chuck Bell/ Neil Findlow

J. Gauld declared that he would not participate in the discussion of this application as he is an employee of the applicant, CitySpaces Consulting , and he left the meeting at 3:10 pm.

Mr. Deane Strongitharm, CitySpaces Consulting Ltd.; Mr. Joe Newell, Joe Newell Architect,: Ms. Kathy Stinson, Executive Director, and Mr. John Crean, Housing Manager, Victoria Cool Aid Society; and Keith Grant, Landscape Architect, attended to present the design plans and respond to questions from the Panel.

The Planning Supervisor stated that no change to the existing RA-3 apartment zoning is required; variances for height, siting, open space and parking will be necessary.

The applicants stated:

- The goal of the Cool Aid Society is to provide housing and health care for the chronically homeless.
- The Cottage Grove project is endorsed by the Coalition to End Homelessness and will house 55+ residents; it will be staffed 24/7 and provide social and health supports.
- Four lots at the corner of Quadra Street and Tolmie Avenue comprise the site; multi-storey multifamily buildings face the site with small businesses at the corner.
- The proposed building will have four storeys, 9 foot ceilings, and include a partial basement area on the south side due to the slope; this will allow for access to loading and the heat treatment and mechanical rooms; 12 parking spaces are planned.
- Residents do not usually own cars; staff generally use alternate modes of transportation.

- The ground floor will have 9 suites, a dining area and kitchen servery, an office and reception area; a total of 42 studio suites and 3 one bedroom adaptable units are planned.
- The floor plans of the units have been articulated to relieve any boxiness and add interest.
- Exterior materials include wood siding, cement panels, aluminum trim and rails, natural stone siding around the entrance and on the basement level, cedar fencing, trellis and decking.
- Exterior amenity spaces include a rear patio, raised garden beds, a deck on the 2nd storey and a small smoking shelter at the northeast corner.
- One Garry oak on the site will be removed as it is unhealthy and hazardous.
- The site will have stepped retaining walls; several boulder walls, and a mixture of concrete, gravel, and permeable pavers for walkways, patios and parking.
- Indigenous species of plants will be added, deciduous trees, a bench at the entrance, and bike parking; a 1.8m high wood fence is planned on the south side, buffered further by five trees; an existing wood fence will be kept and repaired.
- Stormwater will be dealt with on site, with one bioswale and buried infiltration chamber.
- Sufficient light for a variety of plants will be available for the garden beds on east side.
- Leed Gold or equivalent is planned but not for certification.

Comments from Panel members:

- The project is ambitious and offers lots of amenities.
- Hawthorne trees would be preferable to soften the perimeter.
- Residents would benefit from a secure, walking circuit around the building.
- On the northwest side, a gate or fence could be added.
- Some residents may have disabilities and the applicant must ensure there are no mobility barriers; tactile cues could be used in walkways.
- The adaptable units appear larger but have inward opening doors which should be corrected.
- Perhaps an adaptable unit could be created on the main floor as well and a shower added to the adaptable units.
- Parking may be lacking for visitors.
- On the ground floor, one unit's washroom opens onto the hall which could be a problem.
- Bedrooms located next to an elevator shaft might be noisy; the applicant might consider reversing the layout.
- The south elevation is bland and needs relief.
- The project will integrate well with the area.
- The separation between this building and its neighbour might be improved by moving the building closer to Quadra Street.
- Good combination of wood siding and cement panels.
- North and south elevations could be improved; additional glazing might be added.
- One tree south of the garden beds might be removed to increase sunlight.
- Ensure sinks are accessible and there is sufficient room for the wheelchair radius in adaptable suites.
- Bike room may have to accommodate scooters.

MOTION: **MOVED by R. Drane and Seconded by D. Musgrove: "That it be recommended that the design of the complex at 3207, 3211, 3217 and 3223 Quadra Street be accepted and the applicant requested to consider the following:**

- (1) enhancing the north and south elevations;**
- (2) ensuring pathways are accessible;**
- (3) adding a security gate to the path along the north side of the building leading to the rear yard."**

CARRIED

J. Gauld returned to the meeting at 4:15 pm.

CASE # 2014/003

Application by Cascadia Architects Inc. for construction of a single storey physiotherapy clinic at 5325 Cordova Bay Road.

Legal: Lot A, District 33, Lake District, Plan VIP64104
Planning File: DPA00808
Planner: Chuck Bell/ Neil Findlow

Mr. Greg Damant, Cascadia Architects Inc., K. Jawl, Jawl Properties , and S. Murdoch of Murdoch de Greeff, Landscape Architects, attended to present the design plans and respond to questions from the Panel.

The Planning Supervisor stated that the application is to construct a one storey physiotherapy office on a former mini golf site at Matticks Farm. One setback variance will be required. The structure is designed to fit well within the existing environment.

D. Musgrove left the meeting at 4:20 pm.

The applicants stated:

- The treed southeast corner site is currently occupied by two mini golf courses.
- There is a cap on the buildable area remaining on the Matticks Farm site and this structure is designed to fit within the remaining buildable area.
- Constraints of the site, including a sewer easement and mature trees, determined the shape of the building; a triangular area was the natural location and the 463 square metre boomerang shape allows primary tree groupings to be preserved.
- A sinuous, organic form was developed for this discreet building which is respectful of the site and does not interfere with the adjacent trail.
- The long, low, horizontal, west coast form, clad in stone from the site, has a wooden roof floating over the base with clerestory windows and soffits of natural wood.
- They plan to salvage on site plant material for reuse; significant effort has been made to preserve clusters of trees.
- The shady nature of the property is reflected in the plant materials such as rhodos, ferns, and salal. Concrete unipavers and aggregate will mimic materials already on site.
- Shallow raingardens will manage rainwater.
- Lighting designed not to impact nearby residences but still able to enhance visibility and safety of the adjacent trail.
- An access lane over the sewer easement will lead to 12 new parking stalls.

Comments from Panel members:

- The designer is to be complimented; the new building will go well with other buildings on the site.
- An exemplary design with a good lighting plan.
- It is advisable to show disabled parking space on the plans.
- For the parking area, the applicant might consider a hammerhead design instead of a turnaround.
- The glazing on the east end is close to the path– perhaps relocate the path somewhat to avoid this conflict.

- Appreciates the scale of the building which offers a gentle intervention into the space.
- The site will be a challenge during excavation and construction.
- Good plan to salvage plant material; broadleaf evergreens offer good structure in winter.
- Great integration into the landscape and existing buildings.
- The east wing is close to the trail and a buffer is desirable; the angle of the boomerang might be altered.

MOTION: MOVED by J. Gauld and Seconded by P. Danforth: “That it be recommended that the design of the building at 5325 Cordova Bay Road be accepted.”

CARRIED

CASE #2014/004

Application by the University of Victoria for an addition to the Continuing Studies Building at 3800 Finnerty Road.

Legal: Lot 1, Sections 31, 44, 45, 71& 72, Victoria District, Plan VIP57957
Planning File: DVP00351
Planner: Neil Findlow

S. Birliga declared that he would not participate in the discussion of the next application by the University of Victoria (UVic) as he is a consulting architect to the university and he left the Panel at 4:45 pm. R. Drane assumed the Chair. Quorum was lost.

Mr. Neil Connelly, Director, Campus Planning and Sustainability and Mr. David Perry, Capital Development, UVic; C-J. Rupp, Hughes Condon Marler, Architects, attended to present the design plans and respond to questions from the Panel.

The Planning Supervisor advised that the Advisory Design Panel was asked to consider this application on a courtesy basis only. Two variances for parking are requested and this is supported by Planning staff due to the very successful TDM plan put in place for the entire university campus. The proposed addition is lower in height than the existing Continuing Studies building but requires a variance as it is attached.

The applicants stated:

- The application is for an addition to the existing Division of Continuing Studies building for the English language centre which operates the Pathways program for international students.
- These students are able to combine language learning with regular university credits, which helps keep them at UVic.
- 13 new classrooms, language labs, offices and support space with some public space are proposed.
- The addition completes a triangle and is connected on floor by floor basis; the skylit atrium in the middle of the triangle, over what was formerly open space, will be a focal point; the third floor of the existing building will overlook the atrium.
- The site is tight, with the sports fields, admin services building and new athletic facility nearby.
- A south facing exterior plaza is planned.
- Natural shading from trees along with architectural elements, will mitigate late solar gain.
- Most student do not have cars and generally are in homestays.
- The design reflects other new buildings on campus utilizing metal panels and glass curtain walls, with brick as in the original structure.
- All rainwater is to be retained below grade and will utilize the permeable swale.

The Panel members indicated their support for the design.

It was the consensus of the members present that it be recommended that the design of the addition to the Continuing Studies Building at the University of Victoria, 3800 Finnerty Road, be accepted.

The meeting adjourned at 5:05 pm.

NEXT MEETING

The next scheduled meeting date is February 5, 2014.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary