

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
February 19, 2014 at 3:00 pm

Present: S. Birliga, Chair; I. Gallant; C. Lee (3:30 pm); M. Lucas.

Staff: G. Darrah, Parks Planning & Design Manager; C. Bell, Planner; and A. Park, Senior Committee Clerk

MINUTES

The minutes of the meeting held on January 22, 2014 will be considered at the next meeting at which a quorum is present.

CASE #2014/005

Application by Bradley Shuya Architect Inc./Saanich Parks Department for the construction of a new Prospect Lake Soccer Clubhouse in Layritz Park, 4454 Markham Street.

Legal: Lot 6, Section 96, Lake District, Plan VIP68477
Planning File: N/A
Planner: Chuck Bell

Mr. Brad Shuya of Bradley Shuya Architect, Mr. Gary Darrah, Parks Planning & Design Manager and Ms. Becky Goodall, Park Planner Designer, attended to present the design plans and respond to questions from the Panel.

The Planner stated that as this application was for an institutional use, it was directed to the Advisory Design Panel by the Director of Planning for a courtesy review.

The applicants stated:

- Saanich has user agreements with a number of not-for-profit sports groups including the Prospect Lake Soccer Association who wish to build this clubhouse; normally the municipality provides the facility, runs it and provides programming; the financial aspects are shared with the club. A long term lease agreement will be negotiated with the Soccer Club for the use of the clubhouse which will remain a municipal asset.
- The clubhouse will be built into a slope situated in a clearing within the Garry oak meadow, avoiding tree roots and rock outcroppings.
- New pathways will be constructed sloping down to the lower level and up to the main floor.
- Some new planting beds are planned; no additional parking is proposed; there will be a short walk from the existing parking lot via a paved path to the field and clubhouse.
- The structure will be a modest, wood framed building with a residential character, with wood trim, hardipanel siding, wood shingling, using earth tones to fit with the natural topography; black trim will highlight windows and deck railings.
- The ground floor contains change rooms, public washrooms and storage while the upper floor will offer a small kitchen, a meeting space, office, washrooms, a concession area and an outdoor deck which overlooks the soccer field.
- Lighting will illuminate the soccer field and exterior of the building during soccer events; they will consider the use of a timer for lighting at other times.
- The limited budget was a factor in the design.

Comments from Panel members:

- Lighting of the exterior should be reviewed from a safety perspective.
- The colour scheme is attractive and offers a residential feeling.
- Siting and designing the building to take advantage of the slope is a good feature.
- The proposed plantings are a concern; the applicant could eliminate the ornamental plants and lawns, replacing them with indigenous, native plantings such as grasses which would result in lower water use and less maintenance.
- The sensible pathway plan will allow for wheelchair access.
- The function of the clubhouse may evolve over time so that public rentals and events could be held; with that in mind, the design of the building could be reviewed for the purpose of public functions.
- The deck may be too narrow.
- The design could emphasize the horizontal lines through a flatter roofline and larger overhangs; the structure would then be more integrated into the landscape.
- The clubhouse will be a good addition to the park.

It was the consensus of the members present that the design of the Prospect Lake Soccer Clubhouse in Layritz Park be accepted and the applicant requested to consider the comments from the Panel.

The meeting adjourned at 3:45 pm

NEXT MEETING

The next scheduled meeting date is March 5, 2014.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary