

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**February 4, 2015 at 3:00 pm**

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

Staff: N. Findlow, Planner; A. Pickard, Planner; and L. Merry, Senior Committee Clerk

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**ELECTION OF CHAIR AND VICE-CHAIR**

Chair of the Advisory Design Panel for 2015: Mr. Cory Lee  
Vice-Chair for 2015: Mr. Ron Drane

**MINUTES**

**MOTION: MOVED by R. Drane and Seconded by P. Danforth: "That the minutes of the Advisory Design Panel meeting held on November 19, 2014 be adopted. CARRIED**

**CASE #2015/001**

**Application by Keith Baker, KB Design for a commercial office building at 779 Blackberry Road.**

Legal: Lot C, Section 49, Victoria District, Plan VIP68393  
Planning File: DPA00821; REZ00552  
Planner: Andrea Pickard

K. Baker, KB Design; D. Jadresko, Woodsmere Holdings Corp., and B. Forth, Forsite Landscape Architecture Inc. attended to present the design plans and answer questions from the Panel.

The Planner briefly outlined the proposal advising that the proposed development is one of three properties in a site specific zone. An amendment to the Zoning Bylaw, MFC-CH (Multi-Family Commercial Christmas Hill) zone to increase the permitted density and an amendment to the development permit for form and character is required. Minor variances are required for the number and location of parking stalls, projection of eaves and maneuvering aisle width, which the Planning Department supports.

The applicant stated:

- The proposed development is for a two-storey commercial building with a basement, situated between residential development.
- 14 parking stalls are planned including one parking space for disabled.
- Bicycle storage, change rooms and a shower facility are included in the design.
- The basement will house a file storage facility to eliminate the need for off-site storage.
- The design of the building flows along Blackberry Road and the curved roof is intended to soften the appearance.
- Materials include stucco and cedar tongue-and-groove; signage on the south elevation is unlit.
- There is no capacity in the design for an elevator; all meetings with the public can take place on the first floor.
- The landscape is intended to be consistent with existing landscape in the neighbourhood.
- A rain garden will be situated on the property along Blackberry Road.

- The grade of the site is level except at the front of the building on Douglas Street; a walkway and stairs will be constructed near the bus stop on Douglas Street for access to the property.
- Unisex washrooms will be provided on the first floor.
- Landscaping or fencing will screen the heat pumps.

Comments from Panel members:

- The building design is attractive, modern and pragmatic; the design fits within the context of the neighbourhood.
- A ramp from Douglas Street may assist with access to the property.
- The windows on both floors facing the south side could be lowered to allow occupants to see outside.
- Signage is too prominent, particularly the signage proposed on the south elevation, and could be made to harmonize with the building.
- The sign in the northwest corner detracts from the building design.
- Channel signage may be a better option.
- Future use should be considered and include a bathroom on the second floor and an elevator.
- Although the development presents its back to the street, which is generally undesirable in an urban setting, it works in this location.

**MOTION:**

**MOVED by R. Drane and Seconded by J. Gauld: “That the design of the proposed commercial office building at 779 Blackberry Road be accepted and the applicant be requested to consider the following:**

- 1) Utilizing non-lit channel signage; and**
- 2) Addition of an elevator.”**

**CARRIED**

**CASE #2015/002**

**Application by Wensley Architecture Ltd. for a proposed new food store, commercial retail units and parking structure expansion near the Blanshard Street and Ravine Way intersection as part of Phase 3 at Uptown Shopping Centre; 3440 Saanich Road.**

Legal: Lot A, Section 7 & 9, Victoria District, Plan VIP85149  
Except Part in Plan VIP85154  
Planning File: DPA00827  
Planner: Neil Findlow

B. Weih, Wensley Architecture Ltd., P. Kreuk, Durante Kreuk Ltd., and G. Nagle, Morguard Investments attended to present the design plans and answer questions from the Panel.

The Planner briefing outlined the project and stated an amendment to the Development Permit is requested to construct a food store, commercial retail units and expansion of the parking structure. This replaces the single-tenant anchor building shown on the approved Master Concept Site Plan. Retail and residential development would be the subject of a future Development Permit Amendment application. Variances are required for siting, canopy projections and parking, which the Planning Department supports.

The applicants stated:

- The proposed four-storey addition to the site would house a food store, commercial retail units, and an expansion of the parking structure.
- The food store and commercial retail units would be situated on Level 4 near the Blanshard Street/Ravine Way corner.
- Loading docks will be constructed on Level 1 and utilize the existing truck route into the development.
- Vehicle access to the development will be available from Ravine Way with turning movements at this access restricted to right-in and right-out only.
- The pedestrian entrance to the food store will be from the level 4 parking deck; a vestibule housing an elevator and stairs will be located within the store.
- A ramp accessible from the corner of Ravine Way and Blanshard Street, new stairs from Blanshard Street, and a new elevator at CRU II would provide pedestrian access to Level 4 businesses.
- A glazed elevator enclosure adjacent to the intersection of Ravine Way and Blanshard Street will house a freight elevator; public art would be provided inside the enclosure, visible through the glass.
- Exterior finishes, colour and landscape will be consistent with the existing development.
- A plaza space at the Ravine Way/Blanshard Street corner will include a recirculating water feature.
- The proposed food store will target LEED Gold certification.
- Bicycle parking will be available in various locations throughout the proposed development.

Comments from the Panel:

- Way-finding signage and a passenger drop-off, pick-up area should be considered.
- Access to the development from Blanshard Street would be desirable.
- With the 1<sup>st</sup> and 2<sup>nd</sup> parkade levels being open areas, screening may be necessary along Uptown Boulevard.
- Bollards may assist with safety concerns at the corner of Ravine Way and Blanshard Street.
- An open plaza area in front of the commercial retail units could include a second entry with an elevator and stairs.
- Uptown is not well served by elevators; there needs to be more signage to mark elevators and stairs.
- Rain cover on storefronts would be desirable.
- The blank wall along Blanshard Street is unfriendly.
- The proposed glassed wall at the corner of Ravine Way and Blanshard Street is appreciated and provides an improvement to the view corridor.
- There are concerns with the height and massing of the building.
- The project is good; it is important to keep future opportunities in mind.

**MOTION:**

**MOVED by D. Musgrove and Seconded by I. Gallant: “That the design of the proposed new food store, commercial retail units and parking structure expansion at 3440 Saanich Road be accepted subject to the following recommendations:**

- 1) Building elements on the south elevation of the first and second level of the parkade be screened;**
- 2) A passenger drop off and pick up lay by be constructed at the front of the food store;**
- 3) The development includes enhanced vertical circulation with an elevator and stairs similar to the existing vertical circulation in the central plaza;**
- 4) Rain protection of exterior walkways in front of the commercial retail units be incorporated;**
- 5) Pedestrian access from Ravine Way to Uptown Boulevard be considered during a future phase of construction;**
- 6) Addition of pedestrian amenities at the bus stop on Blanshard Street; and**
- 7) The corner of Ravine Way and Blanshard Street be re-designed to provide an entrance to the food store and an enhanced view corridor.”**

**CARRIED**  
**R. Drane OPPOSED**

The meeting adjourned at 6:20 pm.

**NEXT MEETING**

The next scheduled meeting date is February 18, 2015

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary