

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**July 8, 2015 at 3:08 pm**

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

Staff: C. Bell, Planner; A. Pickard, Planner; and A. Park, Senior Committee Clerk

---

**MINUTES**

**MOTION: MOVED by A. Beck and Seconded by R. Drane: "That the minutes of the Advisory Design Panel meeting held on June 17, 2015 be adopted.**

**CARRIED**

**CASE #2015/004**

**Application by M. Levin, Praxis Architects Inc. for rezoning and development permit to construct a new Cordova Bay Community Club building at 941 Sutcliffe Road.**

Legal: Lot 1, Section 31, Lake District, Plan 7684  
Planning File: DPR00541; REZ00512  
Planner: Chuck Bell

The Planner briefly outlined the application.

Michael Levin, Praxis Architects Inc., along with Cordova Bay Community Club representatives, Rob Oldfield and Ron Jordan, attended to present the design plans and answer questions from the Panel.

The applicants stated:

- The existing club building will remain and a new pre-made steel building will be erected beside it to house four badminton courts.
- No renovations are proposed to the existing building.
- The main entrance will be situated at the rear corner with double doors facing a pathway to be constructed at the south.
- One door will be situated at the front of the building with access from the parking lot.
- There will not be any washrooms in the new building; players must access the existing building for facilities.
- The exterior will be a pale yellow colour.
- Landscaping is planned with boulders and plantings around an existing ditch to the east of the existing building; the boulders remain in the parking lot at this time as this work was stopped by Saanich; the site is presently overgrown with invasive species.
- They are in discussions with Saanich regarding road dedication and improvements to Sutcliffe Road.
- This is a non-profit club financed by members; the existing building was constructed in the 1940's by volunteers and is in need of renovation. They considered building an entirely new facility but that option was too expensive; this interim measure is therefore being proposed.
- The new building has been designed to accommodate a future extension.

- Badminton will be the main use but there is interest from other sport groups; they expect more income from the four additional badminton courts.
- They intend to landscape the green strip along Sutcliffe Road beside the parking lot but the status of this property is still unclear.
- Compacted gravel is proposed for the parking area in front of the new building.
- A rock pit will provide stormwater management when the existing building is removed.
- The Club is open and used all year.
- Windows are not necessary for a badminton club.
- As this is an interim proposal, the design has shortcomings such as the narrow walkway between the buildings; however, there is a portion of the existing building along the walkway which could be removed which would significantly widen the walkway.
- Neighbours do not support a berm at the Sutcliffe Road frontage and prefer that landscaping be used to screen the site.

Comments from Panel members:

- The existing building has a deteriorated appearance and should be better maintained; the landscape is in poor condition.
- A washroom in the new building would be optimal.
- There is minimal separation between the parking lot and the street; it might be preferable to adjust the parking area to create more of a buffer.
- The landscaping in the vegetated strip along Sutcliffe Road will be important for the streetscape; focus on the frontage of the existing parking lot in order to screen cars from the street.
- The north elevation of the new building is blank; consider moving the smaller entrance door to the north side of the new building to create a better sense of entrance; add articulation and landscaping to enhance this elevation.
- Use more than one colour on the exterior to break up the massing; windows would enhance its appearance.
- The new building is atrocious and will not be pleasing for neighbours.
- Consider covering the entire walkway between the old and new building and, if possible, widen that walkway; lighting of the walkway area will be necessary.
- Consider using two or three colours to break up the massing.
- Move the path further away from the rear of the new building and add landscaping.
- If other user groups will be invited to rent the new facility, consider including larger, garage-type doors to accommodate those uses.

**MOTION:**

**MOVED by J. Gauld and Seconded by D. Musgrove: "That consideration of the application for a new community club building at 941 Sutcliffe Road be postponed in order to allow the applicant to provide revised design drawings containing the following changes:**

- **Use of colour and patterns to break up the massing of the new building;**
- **Improved entrance identification and entry experience including a covered walkway that would meet CPTED requirements;**
- **Bicycle and disabled access on the driveway;**
- **Landscape strips between the parking lot and street;**
- **Relocating the front door of the new building for better access to the washroom facilities.**

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

## **CASE #2015/007**

### **Application by WSP Canada Inc. for discharge of a Land Use Contract, rezoning and development permit in order to redevelop the BC Hydro Operational Facility at 4400 West Saanich Road.**

Legal: Lot B, Section 8-A, Lake District, Plan VIP71164  
Planning File: DPR00596; REZ00555  
Planner: Andrea Pickard

The Planner briefly outlined the application.

Kres Brzica, WSP Canada Inc., S. Kokalova, BC Hydro consultant, Allan Nakaska and Sherri Han, Kasian Architecture Ltd. and J. Lommerse, LADR Landscape Architects, attended to present the design plans and respond to questions from the Panel.

The applicants stated:

- The project is comprised of a new 7000 sq. metre, two-storey main building to house the Headquarters Emergency Operations Centre, pre-engineered structures for a fleet services building, material storage and parking.
- The two existing buildings on the 14 acre site will be removed and the new construction phased to allow work to continue from the site which serves both Hydro and its contractors.
- An existing Land Use Contract is to be discharged and rezoning to P-2 and P-4 is proposed; the green space owned by Hydro and leased to Saanich will remain as it is.
- The single access road into the site will be widened; creating an additional entrance was not possible.
- Some pre-engineered structures will be used for storage functions.
- A new one lane emergency access from Viewmont Avenue will be constructed north of the existing tennis courts in the greenspace.
- The main building has a contemporary design with the front entrance set back under the second storey; materials include wood cladding and soffits, a glass curtain wall with ventilating windows, metal panels, aluminum panels, and a playful colour palette.
- Horizontal industrial siding is proposed at the rear.
- Landscaping design has been focused on the front of the new building, which is the only area of the site seen from the road; low maintenance plantings, boulders, bike racks for staff & visitors, a staff outdoor patio, will offer a cleaner tidier entrance.
- 48 trees are to be removed and 70 trees will be planted - some on the periphery and around the building and facing adjacent buildings, to soften the yard area.
- New metal fencing is proposed to secure the staff parking area at the front of the building.
- Existing chain link fence around the site will remain.
- A series of infiltration swales around the site are proposed to collect surface water.
- Pedestrian connections to the adjacent mall are proposed.
- BC Hydro does not support a green roof but the design has included a light-coloured roof.
- The BC Hydro recycling and garbage program is extensive.

Comments from Panel Members:

- Having only one road access to the site is an unfortunate limitation.
- Creating more green spaces in large parking areas would be preferable, projecting an environmentally sensitive image.

- Use different pavement than asphalt in entrance area such as concrete with colour and pattern.
- Try to break up large asphalt areas and add accents if possible
- The clean lines of the building are attractive but, from the plans, it appears the entrance could be emphasized more to have more prominence.
- The one meter landscape strips in the parking lot may not be viable and could be consolidated.
- Wheelchair access to the site from West Saanich Road would be difficult with visitors having to use the roadway; it would be advisable to provide better pedestrian access.
- There will be a vehicular pinch point at the entrance with traffic from the Royal Oak Shopping mall.
- A green roof could be considered.
- More colour and features could be added on the east and west elevations as well.
- The emergency generator could be relocated further from the adjacent neighbours.

**MOTION:**

**MOVED by J. Gauld and Seconded by R. Drane: That the design of the BC Hydro facility at 4400 West Saanich Road be accepted and the applicant requested to consider creating a pedestrian access from West Saanich Road into the new facility.**

**CARRIED**

The meeting adjourned at 5:05 pm.

**NEXT MEETING**

The next scheduled meeting date is July 22, 2015.

\_\_\_\_\_  
CHAIR

I hereby certify these Minutes are accurate.

\_\_\_\_\_  
Committee Secretary