

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**November 16, 2016 at 3:00 pm**

Present: Cory Lee, Acting Chair; Eric Barker; Art Beck; Sorin Birliga; Illarion Gallant  
Staff: Andrea Pickard, Planner; Penny Masse, Senior Committee Clerk  
Regrets: Ron Drane; Pat Danforth; John Gauld

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**MOVED by A. Beck and seconded by S. Birliga: "That the minutes of the Advisory Design Panel meeting held on October 05, 2016 be adopted as circulated."**

**CARRIED**

**CASE #2016/011**

**Application by Ross Roy, Stantec Architecture Ltd., for a Development Permit to construct a new 2-storey commercial building for bank use at 3959 Shelbourne Street. Variances are requested.**

Legal(s): Lot K (DD C22006), Block 2, Section 57, Victoria District, Plan 901-A Except that Part in Plan 49121  
Planning File(s): DPR00647  
Planner: Andrea Pickard

Roy Ross, Stantec Architecture Ltd.; and Ralph Huizinga, Gerry Boutin and Alex Ratte, First Capital Realty attended to present design plans and answer questions from the Panel.

**Comments from the Planner:**

- The subject property is currently vacant, is 1,578 m<sup>2</sup> in size and is zoned C-2S (General Commercial Shelbourne); this proposal does not require a rezoning application.
- A land dedication of 2.38 m along Shelbourne Street is to be provided.
- Variances requested are as follows:
  - To reduce the front yard setback (Shelbourne Street) from 3.75 m to 1 m;
  - To reduce the side yard setback (Petrocan) from 3.0 m to 2.5 m;
  - To reduce a landscape strip adjacent to an Apartment Zone from 1.75 m to 1.5 m on one portion and 0 m on another;
  - To reduce on-site tree retention from 14 to 2 (5 trees proposed for the boulevard);
  - To reduce the total number of required parking spaces 49 to 20;
  - To increase the maximum percentage of parking spaces designated for small cars from 30% to 35%;
  - To allow parking within 5.5 m of access;
  - To reduce the required number of loading areas from 1 to 0;
  - To reduce the setback for the accessory bike locker space from 3 m to 1 m; and
  - To vary the Sign Bylaw to allow for 2 signs per building face.

**Comments from the owner and applicant:**

- CIBC has a hard date with which to move out of their current location, federal regulations regarding bank relocations are very strict; therefore, the timeline is constrained.
- CIBC development formulas have regulations and prototypes that all provinces adhere to; they provide the building, exterior core and shell plans and the applicant provides the best and most efficient site coverage.

- The transit shelter amenity on Shelbourne Street had to be located far enough away from the building so as to satisfy CIBC and designed to meet BC Transit and Saanich standards.
- CIBC builds high-quality buildings; this is a very solid design plan with a curtain wall, clay brick, high-end finishing materials and a two-storey interior and exterior volume.
- The proposed site is on an important and prominent corner with many nearby amenities and residential dwellings.
- Variance requests are required in order to include as much parking and landscaping as possible on the site.
- While parking at grade is utilized to its maximum extent, 15 staff parking stalls will be provided in an underground parkade (Tuscany Village Shopping Centre).
- Targets are to meet LEED® Silver standards.
- Access to Tuscany Village would be via a sidewalk to the north; stronger pedestrian connections between both complexes and the adjacent senior's facility is being assessed.
- Entrance and parking reconfiguration could be better achieved if the required parking was reduced by one stall.

### **Comments from the Panel:**

- The proposal is not pedestrian or bike friendly, both of which are specific guidelines in the Shelbourne Valley Action Plan.
- The Shelbourne Street elevation lacks presence and is a concern. Access and landscaping also seem to be insufficient.
- The parking lot needs to be connected more logically to the landscaping plan and should contain more peripheral greenery.
- This is an important intersection, an inappropriate development could jeopardize the integrity of the corner in the future; this development may be too low in height and the frontage may not represent sufficiently on Shelbourne Street, particularly given more density is called for in this area.
- The proposed bus shelter gives some movement to the Shelbourne Street elevation; however, it is not in proportion to the north elevation.
- The north elevation is supported, it is prominent and creates a strong frontage for Teakwood; however, the west (Shelbourne Street) elevation needs to have a stronger relationship with the north elevation.
- The entrance should be better located to Shelbourne Street and should be more in scale with the existing activity on the street. A stronger pedestrian plaza should be considered.
- While the transit amenity is commendable, it could take better advantage of street activity.
- Emphasized and additional glazing between the shelter and the side of the building could provide a stronger design impression.
- Narrower or more columnar landscaping may assist in providing a more comprehensively laid out landscaping plan.
- The local community association has noted they do not like the blank wall face proposed on the Shelbourne elevation; this should be addressed by designing it to be more in proportion to the north elevation.

### **MOTION:**

**MOVED by S. Birliga and SECONDED by E. Barker: "That it be recommended that the design to construct a new 2-storey commercial building for bank use at 3959 Shelbourne Street be approved as presented subject to the following strong recommendations from the Panel:**

- **Relocate the entry door to the west (Shelbourne Street) frontage;**

- **Reconfigure the pedestrian plaza in the northwest corner to better integrate with the entrance;**
- **Create a more proportional and cohesive connection between the north and west elevations; and**
- **Improve the west (Shelbourne Street) elevation.”**

**CARRIED**

The meeting adjourned at 4:28 pm.

#### **NEXT MEETING**

The next scheduled ADP meeting date is December 21, 2016.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**Committee Secretary**