

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
March 01, 2017 at 3:00 pm

Present: Keith Davidoff; Ron Drane; Tony James; Gary Smith
Staff: Chuck Bell, Planner; Penny Masse, Senior Committee Clerk
Regrets: Eric Barker; Illarion Gallant; Graham Gidden; Suzan Jennings; Cory Lee

CALL TO ORDER

The Chair to the Advisory Design Panel Called the meeting to Order at 3:07 p.m.

ADOPTION OF MINUTES – February 01, 2017 – A formal Motion to adopt the Minutes could not be adopted as a quorum was not achieved

CASE #2017/02

Application by David Bootsman, Iredale Group Architecture, for a Development Permit to construct a Child Daycare Centre at 3100 Tillicum Road under the existing P-4HR zoning. Variances are requested.

Legal(s): Lot A, Sections 13, 15, and 18A, Victoria District, Plan 19570, Except Part in Plan 32836
Planning File(s): DPR00676
Planner: Chuck Bell

Comments from the Planner:

- Application is to create a 7200 ft² institutional building in the rear parking lot of Pearkes Recreation Centre to house 49 child care spaces as well as community meeting and event spaces.
- The panhandle lot is split zoned and would not require a rezoning process.
- A variance to the rear yard setback of 2.49 m is requested (10.0 m required / 7.51 m proposed); although, this is measured to the zone boundary which is treated as a lot boundary as per Section 4.5 of the Zoning Bylaw.
- A variance of 45 parking spaces is also requested; nine new spaces are required with a net loss of 36 existing spaces. It is of note that a reciprocal parking easement exists between Tillicum Mall and Pearkes Recreation Centre.

David Bootsman and Richard Iredale, Iredale Group Architecture; Colleen Hobson and Corrine Bains, Saanich Neighbourhood Place; Gary Darrah, Saanich Parks and Recreation Department; and James Partlow, Lombard North Group (BC) Inc. attended to present design plans and answer questions from the panel.

Comments from applicant / owner / applicant representative(s):

- The siting of the proposed one-storey building has been adjusted to respond to a request from the Gorge Tillicum Community Association.
- Landscaping will be added to the existing parking lot to preserve and enhance the succession alder forest.

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- All daycare units will be oriented towards the forested area, as will the outdoor play area.
 - Due to budget constraints, a modular design construction is proposed on raised concrete foundations with porches and ramps to give connection to the ground. This will result in an accessible building with a permanent impression.
 - The porch will be constructed with heavy timber with an overall base of concrete brick veneer and will include buff coloured metal siding and SBS modified roofing with asphalt shingles to create a west coast cottage effect and to integrate successfully with the natural and forested landscape.
 - Intention is to create a friendly, welcoming and appealing building.
 - The Saanich Parks and Recreation Department recommended a design that would enhance the wooded setting; therefore all plant species are native and will include a horticultural variety including vine maple, red flowering currant and other native varieties.
 - A seating area and open plaza will be incorporated into the outdoor design.
 - Stormwater will be well managed throughout the site.
 - Natural alternatives are being considered for the proposed chain-link fence that will surround the outdoor play area.

Comments from the Panel:

- A better blend of brick colour tones could be more appealing.
- Efforts to mitigate and soften the modular look are successful.
- The finials at roof peaks may be too retrospective.
- Although costly, stone in place of concrete would more efficiently blend with the natural environment.
- The modular building will be built off-site and will therefore result in a less intrusive construction process for surrounding neighbours.

The following recommendation achieved consensus from Panel members present; however, a formal Motion is not required due to the institutional nature of the application.

“That it be recommended that the design to construct a Child Daycare Centre at 3100 Tillicum Road be approved as presented and the applicant consider the comments from the Panel”.

The meeting adjourned at 3:33 pm.

NEXT MEETING

The next scheduled ADP meeting date is March 01, 2017.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary