

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
April 05, 2017 at 3:00 pm

Chair: Ron Drane

Present: Eric Barker; Keith Davidoff; Illarion Gallant; Tony James; Cory Lee (3:16)

Staff: Chuck Bell, Planner; Andrea Pickard, Planner; and Penny Masse, Senior Committee Clerk

Regrets: Graham Gidden and Suzan Jennings

CALL TO ORDER

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

ADOPTION OF MINUTES

MOVED by T. James and Seconded by I. Gallant: "That the minutes of the Advisory Design Panel meeting held on March 15, 2017 be adopted as amended."

CARRIED

CASE #2017/04

Application by Charles Chang for a Development Permit to construct a duplex under existing RD-1 zoning at 285 Maddock Avenue West. Variances are requested for non-basement floor area, lot coverage and front yard setback.

Legal(s): Lot 3, Block B, Section 12, Victoria District, Plan 860
Planning File(s): DPR00677
Planner: Chuck Bell

Comments from the Planner:

- The subject property is currently zoned to permit a duplex; therefore, consideration is for form and character only.
- Requested variances are required for:
 - Non-Basement Floor Area (maximum of 70% permitted, 100% is proposed);
 - Lot Coverage (maximum 30% permitted, 32.1% proposed); and
 - Front Yard Setback (7.5m required, 6.0m proposed).

Charles Chang, applicant, and Ron McNeil, McNeil Building Designs Limited, attended to present design plans and answer questions from the panel.

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

- This is a straight-forward duplex proposal at the periphery of an older neighbourhood; the design will fit in nicely with the existing neighbourhood.
- The floor space is undersized for a marketable duplex, this created the requirement for a non-basement area variance.

- Entrances will face street frontage, living areas will be on the main floor with 3 bedrooms and 2 bathrooms on the upper floor.
- Design elements will be in dark greys and off-white colours to create a traditional look with natural tones.

Comments from the Panel:

- Although there is limited floor space, the design might work more efficiently if the bedrooms could be pulled out to encase the doors. The garage doors are dominant in the current design, working against that would help balance the building.
- This design will fit in with the form and character of the neighbourhood and is sufficient and sensible. The doors facing forward is appreciated.
- The retaining wall height should be carefully considered to ensure flooding or water saturation does not occur.
- Deciduous trees of a more mature size should be considered for the front of the property to soften the architecture.
- Cultured stone loses its colour over time, true masonry would be preferred.

MOTION:

MOVED by E. Barker and Seconded by K. Davidoff: “That it be recommended that the design of the duplex at 285 Maddock Avenue West be approved as presented.”

CARRIED

CASE #2017/05

Application by Luke Mari, of Planster Consulting Ltd., for a Development Permit to construct a 27-unit, multi-family building under existing RA-3 zoning at 3216 and 3218 Alder Street. Variances are requested for front and side yard setbacks, balcony projections into front, rear and side yards, building height and parking.

Legal(s): Lot 7, Block B, Section 7, Victoria District, Plan 255, Except that part Lying to the North of a Straight Boundary Joining the Points of Bisection of the Easterly and Westerly Boundaries of Said Lot

Planning File(s): DPR00673

Planner: Chuck Bell

Comments from the Planner:

- This development permit is for the form and character of a 27-unit, multi-family building. Proper zoning is in place as the rezoning was approved in 2010; however, it was never constructed.
- Requested variances are required for:
 - Front Yard Setback (7.5m required, 4.725m proposed);
 - Interior Side Yard Setback (7.5m required, 5.21m proposed on the south side);
 - Building Height (maximum 11.5m permitted, 14.0m proposed);
 - Parking (41 spaces required, 24 proposed);
 - Visitor Parking (9 spaces required, 0 proposed);
 - Location of Refuse Containers (required to be located outside of setback between principal building and lot line abutting a street, proposed containers located in setback); and
 - Percentage of Lot Area Dedicated to Parking (maximum permitted 30%, 42.2% proposed).

Luke Mari, Planster Consulting Ltd.; Paul Hammond, and Roya Darvish, Low Hammond Rowe Architects; Ryan Goodman, Aryze Development and Construction Services; and Renee Lussier, LADR Landscape Architects, attended to present design plans and answer questions from the panel.

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

- The previously approved proposal of 16 units with underground parking is no longer feasible in today's market. The requested variances are to achieve yield.
- Due to FSR being measured to the outside of walls, the intention is to construct to Built Green Gold.
- 66 solar panels will be installed into the gabled roof which will create energy for building requirements, including powering the common areas and elevator. The proposed pitched roof is the main reason for the height variance request; however, it will allow for the solar panel placement.
- The revised parking will require the removal of the Garry oak currently on site; therefore a 5:1 ratio of tree replacement is proposed and the intended parking is more than sufficient.
- Community consultation has resulted in feedback with positive support of densification in this area as it is close to amenities, trails and public transit. Vacancy rates are at an epidemic level and this design will compliment the context of the existing neighbourhood.
- A 2.4 road dedication on Alder Street is proposed, which detracts 900ft² from the building.
- Ground floor units will have access to green space on the south border of the property and all ground floor units will have access to grass, a patio and an apple tree.
- Deciduous shade trees will be located on the south property line to provide shade as well as screening between the units and the bicycle storage.
- Hedging at the south property line will also aid in screening and will provide shield from the glare of headlights.
- The landscape plan endeavors to provide as much green as possible and will include pocket planting for climbing vegetation, buffers, overhead trellis, vine and grass planting as well as trees, shrubs and other vegetation.
- Unit pavers will be installed along the property line and the main entrance will include a wider sidewalk for bicycle parking.
- Cedar siding will be lightly stained white / charcoal, and the entry will have a wood line canopy that wraps downward.
- A wood screen will camouflage the parking area and composition materials will help reduce massing.

Comments from the Panel:

- A minimalistic approach has been taken that considers realities, the result is an attractive completion of the street that maximizes the site.
- Green space should be considered for the area beside the accessible parking space.
- Positive impact has been achieved even though it is a small, intimate building.
- The clean look of the building could be continued by incorporating concealed gutters.
- While the bright white design elements look appealing, they may age and degrade if not properly maintained.
- The proposed building engages the street effectively; however, the front entrance could be expanded and the accessible parking space should be better integrated.

MOTION:

MOVED by I. Gallant and Seconded by T. James: "That it be recommended that the design of the 27-unit multi-family residential building at 3216 and 3218 Alder Street be approved as presented and the comments from the Panel be considered."

CARRIED

CASE #2017/06

Application by Ross Roy, Stantec Consulting Ltd., for a Development Permit to construct a new 2-storey commercial building for bank use (CIBC) at 3959 Shelbourne Street. Variances are requested for setbacks, the landscape strip adjacent to an apartment zone, the number of trees required within the parking area, parking and permitted number of signs.

Legal(s): Lot A, Section 57, Victoria District, Plan EPP61288
Planning File(s): DPR00647
Planner: Andrea Pickard

Comments from the Planner:

- This is a revised proposal; the initial proposal was considered by the ADP at its meeting of November 6, 2016. The proposal was then considered and not supported by Council, who cited improper variance requests and a design not reflective of the Shelbourne Valley Action Plan as reasoning.
- The overall site plan has been amended, including some exterior changes to the building. The busy bus shelter has been better integrated into the design of the site and the variances have been slightly altered.
- The proposal includes a 2.38m road dedication along Shelbourne Street, which is part of the reason a setback variance is requested.
- The total parking has been reduced from 20 to 18 stalls (49 required) with the parking stall in the southwest corner serving as a turnaround point.

Scott MacNeil, Principal, Stantec, attended to present design plans and answer questions from the panel.

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

- The site plan has been amended to incorporate improvements to address concerns; the building has been relocated and rotated by 90 degrees to allow for the entrance off of Shelbourne Street, the transit facility has also been upgraded.
- The exterior of the building has been changed by adding stone and wood elements giving it more of a “west coast” feel.
- The Teakwood Road elevation will be softened with an adjacent landscaped area.
- The landscaping on the northeast corner has been pushed further south on Shelbourne Street and benches have been added between the trees to create more public space / public transit area.

Comments from the Panel:

- The public realm is more attractive and open, the improvements to the landscaping is appreciated and results in a much more open and attractive design.
- Consideration should be given to reducing the size of the signage facing Teakwood Road; people could perceive this as an invitation to turn left onto Teakwood Road. Toning down the north elevation could assist in this endeavour.

MOTION:

MOVED by E. Barker and Seconded by T. James: “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”.

CARRIED

The meeting Adjourned 4:14 p.m.

NEXT MEETING

The next scheduled ADP meeting date is May 17, 2017.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary