

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
October 18, 2017 at 3:00 pm

Present: Ron Drane (Chair); Jerry Blake; Keith Davidoff; Illarion Gallant; Gary Smith
Staff: Andrea Pickard, Planner and Tania Douglas, Senior Committee Clerk
Regrets: Eric Barker, Cory Lee, Tony James

ADOPTION OF MINUTES

MOVED by K. Davidoff and Seconded by I. Gallant: "That the minutes of the Advisory Design Panel meeting held on August 2, 2017 be adopted as circulated."

CARRIED

CASE #2017/12

Application by Don Mann Excavating to construct a new corporate office with separate mechanic bay.

Legal Description: Lot B, Section 32, Victoria District, Plan 11589
Planning File: DPR00686
Planner: Andrea Pickard

Comments from the Planner:

- The development site is zoned M-1 Industrial. The application is for a Development Permit only; they are not changing the land use.
- There are three separate properties however the application applies to the most northerly lot.
- There is an existing building on the lot to be demolished.
- The existing access to Lochside Drive will be closed and the main entrance will be from the adjacent lot with an easement. This extends the frontage and improves the area.
- Variances are requested for:
 - Onsite trees: proposing 28 new trees for the overall proposal but only nine are onsite (24 are required). The bylaw also requires that 50% of the required trees should be in the parking area but none are proposed within the parking area.
 - Loading zones: proposing none (two required) however the nature of the business does not require loading spaces.

R. Hoyt, Architect, along with E. Williams and J. Mann, attended to present design and landscape plans and answer questions from the panel.

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

- The Development Permit is for the northern part of the property only.
- They propose to construct an office building that fronts Lochside Drive, and a 4-bay prefabricated mechanic shop. An access easement will go along the middle of the property.
- The property slopes from Nicholson Street down to Lochside Drive. The existing building is sculpted into the landscaping and the new building will do the same. The new building is a little taller.

- The landscaping will enhance the property and the Nicholson Street portion (which is unbuilt road) will have new 9' fencing for screening.
- Along Lochside Drive they will have landscape screening, a raingarden, and new 6' fencing.
- Fencing and landscape screening will hide the massing of the buildings.
- There are also proposed frontage improvements along the adjacent properties including new curbs and parking along the boulevard.
- The office space is conventional style. It will make Lochside frontage look better and the office hides the shop building that sits behind it.
- They have spent five years designing this and had discussions/community meetings with neighbours over the years. This is a challenging site being industrial surrounded by residential.
- This plan mitigates dust and noise with the surface choices.
- The parking is for their own use. All heavy equipment will be in one area.
- Some details of the final finishes have not been decided.
- The new parking area will be hard surface, the adjacent two lots will remain the same.

The applicant responded to various questions from the Panel regarding signage, fencing materials, proposed building finishes, accessibility, fencing, landscaping and parking.

Comments from the Panel:

- Members liked the development overall; it is a big improvement from the existing. This is a challenging site.
- The landscaping/strong plantings will help. The fence is good and will benefit neighbours.
- Consider non-metallic finishes on the buildings (matte finishes) and wood, clear glass (not mirrored or heavily tinted) is preferred for windows.
- The prefabricated shop building needs more thought to relate to the office building better. A two-tone colour, colour band, or tie in of some sort with the office building is needed to soften the massing of the mechanic shop. Trimming up the windows would also be of benefit.

MOTION: MOVED by K. Davidoff and Seconded by I. Gallant: "That it be recommended that the design of the new corporate office with separate mechanic shop at 4098 Lochside Drive be approved, with the applicant considering improvements to the finished appearance of the mechanical shop building relative to the office building."

CARRIED

The meeting adjourned at 3:45 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary