

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
January 17, 2018 at 3:00 pm

Present: Erica Sangster, Tony James (Chair), Robert McLeod, Cory Lee (3:34 pm)
Staff: Chuck Bell, Planner; Tania Douglas, Senior Committee Clerk
Regrets: Jerry Blake; Graham Gidden, Cynthia Hildebrand, Keith Davidoff, Gary Smith

ADOPTION OF MINUTES

Due to a lack of quorum, the December 6, 2017 minutes were not adopted.

CASE #2018/01

Application by CMM Holdings Ltd. to construct a four storey light industrial building over one level of underground parking. A Development Permit is required.

Legal Description: Lot 1, Section 7, Victoria District, Plan 5874 and Lot E73,
Section7, Victoria District, Plan 51, Except Plan 5874
Planning File: DPR00703
Planner: Chuck Bell

Comments from the Planner:

- The property is zoned M-1DW (Industrial).
- Property previously received a Development Permit for a paving company.
- Design is for a 4-storey industrial building.
- The land use meets the intent of the Bylaw to keep the area as industrial.

- Variances are requested for:
 - Height: 10 metres permitted. Requesting 21.4 metres.
 - Loading spaces: 4 spaces required. Requesting 1 space.
 - Setbacks: road radius curb cut, 3.75 metres required. Requesting .75 metres.
 - Landscape boulevard: 3.75 metres required. Requesting 1.2 metres.

In response to a comment that the area contains single family dwellings amongst the industrial, the Planner stated that Council is concerned about the erosion of industrial areas and encourages industrial structures, office spaces, and store fronts, etc. The vision is a mixed use residential area.

Mr. McLeod stated that the Gorge Tillicum Community Association approves of the project.

David De of Boni Maddison Architects, and Rian Milne, applicant, presented their project.

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

- There are two lots, one is empty and one has a house that will be demolished.
- The nature of the area is industrial/commercial.
- Proposed is a 4-storey building, with the top storey being setback about 10' on each side. A roof terrace is planned on the south and east sides.

- Some on-street parking is proposed and an underground parkade which has more spaces than required. Two spots are accessible and there is an elevator.
- An accessible sidewalk will be located at the corner of Dupplin Rd. and Tennyson Ave.
- The ground floor will have 18' ceilings, the second and third floors will have 14' ceilings, and the top floor would have 10' clear ceilings.
- The entryway will be at Tennyson Avenue.
- They lost a fair amount of land with the road dedication of 3.8 metres, but there will be a 2 metre wide sidewalk.
- There is a hydrant on city property and a hydro kiosk on site. A utility pole is to be removed.
- Two-thirds of the lot will be an impermeable surface. They plan to use the roof setback for some planter trees and there are some proposed street trees.
- The parkade will have long term storage spaces and bicycles will fit on the freight elevator for people who wish to bring their bikes up with them.
- A very large set of stairs are planned between the second and third floors.
- The massing feels good; they could have gone higher but this feels like a good beginning to help activate the street for development.
- Design elements include decorative cornices, a metal roof, big windows. The character will be an industrial feel with vertical brick and metal panels for some of the cladding. There will be some wood and metal planters. A perforated spindle panel louver (for air inside) is planned.

The architect responded to various questions from the Panel regarding proposed building finishes, entrances, accessibility, landscaping and parking.

Comments from the Panel:

- The low slope on the roof is good to reduce and not obstruct views.
- The greenspace and setback of the roof is good.
- The design is eye-catching from the street.
- The question was raised why two sides have perforated metal siding and the other two sides are brick, metal and glass. It feels like there are two front facades and there is an abrupt change at the corner.
- Special material could be applied to integrate the two differing sides better.
- The metal is attractive; maybe use some on the front to make a more cohesive/stronger tie-in.

Due to a lack of quorum, a motion was not made but committee consensus was that the design of the 4-storey light industrial building over one level of underground parking at 472 and 476 Dupplin Road be accepted, with the recommendation that the applicant consider a stronger tie-in for the four sides of the building, as per the comments made by Panel members.

CASE #2018/02

Application by A. Hamilton, Cadboro Bay Sailing Association, for a replacement boathouse for the Cadboro-Gyro Park Sailing Club.

Legal Description: Lot A, Section 44, Victoria District, Plan 1734
Planning File: N/A (To ADP as on public land)
Planner: Chuck Bell

Comments from the Planner:

- The request is for a replacement boat house for the sailing association. The area is zoned P-4.

Gary Darrah, Saanich Parks, introduced Art Hamilton and Jason Reid of the Cadboro Bay Sailing Association.

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

- Saanich Parks department has been working with the sailing association on this project.
- There is an operating agreement with the sailing association and has been a 39 year tenancy, so while there is public ownership on public land, the club has exclusive use of the building.
- The sailing association is a volunteer organization that provides easy access to sailing, and the club has been included in all the versions of the Cadboro/Gyro Park plans.
- They would like a slightly bigger pre-fab unit, purchased from Rona, to replace the existing shed which is in bad shape and requires repair.
- The new unit will have an engineered beam to accommodate the zodiac safety boat that is stored in there. Flags, markers and other equipment will also be stored in the shed.
- Boat racks will be attached on the outside just as the current building does.
- They will likely bolt the building together in order to make it portable (in case they need to move it in the future).
- They are thinking of having white vinyl siding with a blue metal roof.

The applicant responded to various questions from the Panel regarding the building finishes, and stated they are willing to consider alternatives.

Comments from the Panel:

- Vinyl siding is discouraged; there are alternatives that are better for the environment. Hardie board or metal was suggested as an equally attractive material that will fare better under the sun.

Due to a lack of quorum, a motion was not made but committee consensus was that the design of the boathouse is supported, with the recommendation that the applicant consider an alternative to vinyl siding.

The meeting adjourned at 4:00 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary