

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
August 1, 2018 at 3:00 pm

Present: Tony James (Chair), Erica Sangster, Graham Gidden, Cory Lee

Regrets: Jerry Blake, Keith Davidoff, Cynthia Hildebrand, Robert McLeod, Gary Smith

Staff: Neil Findlow, Senior Planner; Shari Saltzman-Holmes, Manager of Current Planning;
Susan Nickerson, Senior Committee Clerk; Lynn Merry, Senior Committee Clerk

CALL TO ORDER

ADOPTION OF MINUTES

Due to lack of quorum, the June 20, 2018 minutes were not adopted.

CASE #2018/06

Rezoning and Development Permit Application by J. Smith, Wensley Architecture Ltd., to redevelop a portion of the University Heights Shopping Centre site as a mixed use commercial/residential development including 367 dwelling units. Proposal is to rezone from the C-2 (General Commercial) Zone and the C-3 (Shopping Centre) Zone to a new site specific zone to be determined. Variances are requested.

Legal Description: Lot 1, Sections 56 and 57, Victoria District, Plan 26281, Except Part in Plan 51023 (3956 Shelbourne Street); and Lot 3, Block 2, Section 57, Victoria District, Plan 901A (3955 Cedar Hill Road)

Planning File: **DPR00712; REZ00605**

Planner: Neil Findlow, Senior Planner

Comments from the Planner:

The Senior Planner provided an overview of the process to date as follows:

- The application is to redevelop University Heights Shopping Centre and rezone from C2 and C3 to a new site specific zone.
- Development includes 19,400 m² of new commercial space and 367 residential units comprised of 356 apartments and 11 townhomes.
- Home Depot will remain as is. Structured and existing surface parking in front will remain the same.
- Variances are requested for parking, building height and siting.
- New parking would be structured in multi-level parkade.
- Buildings will vary in height from 1 to 8 stories.
- Existing site access will be maintained.
- Outstanding issues would have no significant impact on the overall design.

J. Smith, Wensley Architecture Ltd., applicant; Tamra Groh, Wesbild; Cameron Woodruff, PMG Landscape Architects; Peter Ferguson, McElhanney Consulting Services Ltd.; and Jason Potter, Bunt & Associates Transportation presented the design plans to the Panel.

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

- Westbury Developments purchased the centre 3 years ago. It is tired and dated and in need of an upgrade.
- The biggest challenges are; Home Depot has twenty years remaining on their lease (building and parking); the existing gas station is not part of the development and will remain; existing site access including signalized access from Shelbourne Street and parkade access off Cedar Hill Road must remain; and elevation of site.
- A traffic impact assessment was done.
- The elevation of Shelbourne Street is twenty feet below Cedar Hill Road. The elevation and grade must remain the same.
- Existing underground parkade will be screened, have 2 access points (Shelbourne Street and Cedar Hill Road) and be upgraded.
- Grading will allow direct vehicle and bike access from Shelbourne Street and a pedestrian friendly connection to the second floor of the development.
- From Cedar Hill Road, there will be direct access to the second level which will include a pedestrian link to Shelbourne Street. The second level also has bike access, bike storage, retail, offices and townhomes.
- Will honour the Shelbourne Valley Action Plan by including: dynamic mixed use; community gathering places; bike and pedestrian friendly; extra wide sidewalks, and enhanced pedestrian circulation.
- Access from McKenzie Avenue can be shut down to allow for car free zones/markets.
- There will be bike paths and bike storage throughout the development and frontage redevelopment along Shelbourne Street with new bike lanes.
- Levels 3 to 8 will have 367 residential at market rate units with a mix of 1 bedroom, 1 bedroom plus den and 2 bedroom apartments and eleven townhomes. A roof top amenity space will be accessible to all residents.
- Building A along McKenzie Avenue will be set back from the centre of the site to break massing. It will have a covered walkway along retail and grocery store café.
- Materials have been selected for durability and visual interest. There will be decorative cladding and public art along pedestrian connections. Each building will be slightly different. The overall look is modern, clean, and timeless. Screening will be used for mechanical equipment and decorative purposes.
- New service lane on Cedar Hill Road to the site.
- The townhomes will be across from existing homes on Cedar Hill Road and Building A is across from an existing multi-family apartment.
- Key design features of landscape include: trees lining the Cedar Hill/Shelbourne pedestrian connection; decorative directional paving; community garden; informal seating areas; large stairs and ramps for universal access; clear site lines for pedestrians and bikes; water feature in centre of plaza with vertical sculptural elements activated by water; planting of 10 London Plane trees along Shelbourne to extend the Memorial Tree plantings.

The applicant responded to various questions from the Panel regarding parking, solar panels, access, traffic within the centre including safety, colour palate, character and public transit.

Comments from the Panel:

- Residents could be given a sticker to park in commercial spaces after hours. Modo car share could be considered.
- Applicant should consider how drivers would be alerted when entrances are closed for no car events.
- Safety around the entrance to the daycare and its proximity to the water feature are of concern. Suggestion to create a more defined edge or barrier.
- Applicant should re-address spacing between the water feature and vehicles.
- Posted slow speed limits and installation of speed bumps could be considered.
- Noise and odor in the service area used for garbage and by semi trucks must be mitigated.
- Consideration should be given for transition or stepping on two sides of the building close to

residents.

- Applicant has made a commitment to work with CRD to include some affordable housing units.
- Relocation of transit stop at the gas station on McKenzie is important. A plan is in place to relocate it to the west on McKenzie.

CONSENSUS:

Due to a lack of quorum, a formal motion could not be made. Consensus of Panel members is this is a quality, mixed use project and they would like to see it move forward.

The meeting adjourned at 4:10 pm.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary