

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
August 15, 2018 at 3:00 pm

Present: Tony James (Chair), Jerry Blake, Cynthia Hildebrand, Robert McLeod, and Erica Sangster

Regrets: Keith Davidoff, Graham Gidden, Cory Lee, and Gary Smith

Staff: Chuck Bell, Planner and Lynn Merry, Senior Committee Clerk

CALL TO ORDER

ADOPTION OF MINUTES – June 20, 2018 (As Amended)

MOVED by R. McLeod and seconded by C. Hildebrand: “That the minutes of the Advisory Design Panel meeting held on June 20, 2018 be adopted as circulated.”

CARRIED

CASE #2018/07 – 3949 Shelbourne Street

Application by A. Cooper, nVision Properties, to rezone to a new site specific zone to construct a mixed-use residential/commercial apartment building.

Legal Description: Lot 1, Section 57, Victoria District, Plan 20674, Except That Part in Plan 49331 (Road Only)

Planning File: DPR00717; REZ00611

Planner: Chuck Bell, Planner

Comments from the Planner:

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

- The application is for a 6 storey, 72 unit rental apartment with two ground level commercial spaces.
- The site is a former gas station.
- The Official Community Plan supports mixed use development up to 8 storeys in a major centre; the Shelbourne Valley Action Plan supports mixed use development up to 6 storeys in this location.
- A parking variance is requested, as well as possible variances for setbacks and canopy projections.

A. Cooper, nVision Properties, N. Robertson, Stuart Howard Architects Inc., and S. Murdoch, Murdoch de Greeff Inc., presented the design plans to the Panel.

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

- The site is a former gas station which has gone through a remediation process; the Province has issued a Certificate of Compliance for the site.
- Restrictions on the site include no underground parking, deep rooted trees or potted water wells.
- Modular construction is being considered with the units being manufactured off-site.
- Alternate modes of transportation are being promoted through the inclusion of 3:1 bicycle

parking spots for a total of 156 spots, 78 interior bike lockers, visitor bike parking and the addition of a covered bus shelter built into the building edge; the close proximity to public transit, walkability to the major centre and the size of the units are geared to students, young professionals and those not reliant on automobiles.

- The proposed development will have 76 residential units, two ground floor commercial spaces and a large shared outdoor amenity area; the residential units will consist of 64 studio and one bedroom units and 12 two bedroom units.
- Parking access will be from Shelbourne Street.
- The development proposed for University Heights would provide opportunities to those who wish to rent a unit with a parking space.
- A land dedication on the west and north property lines will accommodate a widened boulevard.
- The sixth level will be stepped back to prevent shadowing and an imposing street experience.
- The cladding will be brick, cement panels, white metal cladding and wood panels to give the building a west coast contemporary feel.
- The second floor outdoor amenity space will include BBQ space, fireplace lounge, built in seating, common dining area and string lights to illuminate the patio.

The applicant responded to various questions from the Panel and stated:

- A portion of the loading space could be used to make a larger disabled parking spot.
- Parking stalls will be decoupled from the units; the commercial retail parking spaces could be used for visitor parking in the evening.
- There will be a net gain of plantings on-site with extensive planting on the 2nd floor amenity space and deck surfaces.
- Thermal bridging is a concern but modular construction will help with energy modelling.

Comments from the Panel:

- There is a concern with the lack of parking stalls.
- Disabled parking stalls should be a minimum of four metres wide.
- Consideration should be given to the inclusion of accessible units.
- The design at the corners of the building should re-considered.
- More detail or glazing could be considered for the corners of the building.
- The design is attractive and will be a welcome addition to the neighbourhood.

MOTION:

MOVED by E. Sangster and SECONDED by C. Hildebrand: "That it be recommended that the design of the mixed-use residential/commercial apartment building at 3949 Shelbourne Street be approved as presented."

CARRIED

The meeting adjourned at 3:55 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary