

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
November 7, 2018 at 3:00 pm

Present: Jerry Blake, Keith Davidoff (Chair), Cynthia Hildebrand, Tony James, Cory Lee, Robert McLeod and Gary Smith

Regrets: Graham Gidden, Erica Sangster.

Staff: Neil Findlow, Senior Planner; Susan Nickerson, Senior Committee Clerk

CALL TO ORDER

ADOPTION OF MINUTES – August 1, 2018, August 15, 2018 and October 3, 2018

MOVED BY Tony James and Seconded by Robert McLeod: “That the Minutes of the Advisory Design Panel meeting held on August 1, 2018 be adopted as circulated.”

CARRIED

MOVED BY Tony James and Seconded by Jerry Blake: “That the Minutes of the Advisory Design Panel meeting held on August 15, 2018 be adopted as circulated.”

CARRIED

MOVED BY Cory Lee and Seconded by Jerry Blake: “That the Minutes of the Advisory Design Panel meeting held on October 3, 2018 be adopted as circulated.”

CARRIED

CASE #2018/09 - 4734, 4744, 4754 Elk Lake Drive

Application by KPL James Architecture Inc. (Tony James) to rezone from the RA-3 (Apartment) Zone to a new site-specific zone, and for a Development Permit, to develop a 152-unit multi-family project within four separate buildings over a 2-level underground parkade.

Legal Description: Parcel A of Lot 1, Section 108, Lake District, Plan 3255
Am Lot 1, Section 110, Lake District, Plan 8316
Am Lot 2, Section 110, Lake District, Plan 8316

Planning File: DPR00573; REZ00539

Planner: Neil Findlow, Senior Planner

Comments from the Senior Planner:

- In 1993, an application to build a 98-unit apartment building was approved but never constructed.
- In 2013, a new application to build a 161-unit, 4-building development, ranging from four to six storeys was considered. The proposed scale, height, density and setbacks were not supported by the Royal Oak Community Association.
- The current proposal has been redesigned with 9 fewer units covering a smaller footprint (26% site coverage) and a 2-level underground parkade.

Comments from applicant / applicant representative(s):

Tony James of KPL James Architecture Inc. and Keith Grant of Keith N. Grant Landscape Architecture Ltd. Presented to the committee and highlighted:

- The majority of changes to the design were the result of consultation with Marsett Place residents and the neighbourhood association.
- The buildings and parking are now set back from the covenant area which is protected by trees.
- Public amenities include bicycle and pedestrian rest areas and paths, a water fountain, and landscape features. There will be bicycle racks both outside and in the underground parkade.
- The redesign has reduced the visual impact of massing for Marsett Place residents.
- A tall existing hedge along Marsett Place and Elk Lake Drive provides screening and has been preserved.
- The stepping design (variety of elevations) provides visual interest, identity and cohesiveness of the four buildings.
- Building B, the signature building, is the tallest and features a lot of glass
- Exterior finishes include stone on the ground and partial second floor, a significant amount of glass, and Hardie panel.
- Each building will have a combination of three colours with a total of six complimentary colours used throughout the development.
- The landscape plan will feature western cedar, cypress and laurel hedging; Douglas fir trees; ornamental plantings; and a forest backdrop.
- The driveway has a consistent tree theme as well as similar plantings.
- Texture and colour is used at entry points for visual interest. Some areas are more enclosed for variety and privacy.
- There is a concrete perimeter walkway which is accessible.
- There will be cedar fencing along the north (Elk Lake) side to the covenant line. To the west, the existing Marsett Place fencing will remain.
- A Stormwater management plan has been developed.
- The irrigation will be water efficient and sustainable. Detention tanks will be used throughout.
- Indigenous, drought resistant plants will be used.

Comments from the Panel:

- Considering the increased size of catchment and proximity to the closest transit stops, a new transit stop in the amenity area should be considered.
- Proposed development looks good overall.
- The tall building is well sited.
- The landscape is beautiful and park-like. A nice place to live.
- Details of exterior trim are undecided.
- Angles, setbacks and colours provide variation and are esthetically appealing.
- It would be nice to have accessible suites in each building.
- The proposed design is an improvement over the previous proposal.

MOTION:

MOVED BY Keith Davidoff and Seconded by Cynthia Hildebrand: "That it be recommended that the design to develop a 152-unit multi-family project within four separate buildings over a 2-level underground parkade be approved as presented with the applicant considering the comments made by the Panel Members."

CARRIED

The meeting adjourned at 3:46 pm.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary