

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
Saanich Municipal Hall, Committee Room No. 2  
December 5, 2018 at 3:00 pm

Present: Keith Davidoff (Chair), Cynthia Hildebrand, Tony James, Robert McLeod

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

Regrets: Jerry Blake; Graham Gidden, Cory Lee, Erica Sangster, Gary Smith

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**ADOPTION OF MINUTES**

Due to a lack of quorum, the previous minutes were not adopted.

**CASE #2018/11**

**Application by Eric Barker to rezone from RS-6 to a new site specific zone to construct one four storey and one three storey multi-family rental building with a combined total of 44 units at 2931, 2939 and 2947 Qu'Appelle Street.**

**Legal Description:** Lot 1, Section 11, Victoria District, Plan 21055; Lot 2, Section 11, Victoria District, Plan 2628; Lot 1, Section 11, Victoria District, Plan 2628

**Planning File:** DPR00710/REZ00604

**Planner:** Chuck Bell

**Comments from the Planner:**

- The property is currently three parcels, with an existing dwelling situated over two parcels.
- Variances are requested for rear and interior setbacks and parking; the requested parking variance is for 12 spaces.

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

E. Barker, Eric Barker Architect Inc.; B. Forth, 4 Site Landscape Architecture and Site Planning; N. Denux, Groupe Denux presented to the committee and highlighted:

- The elevation of the site drops from 26 metres to 12 metres which makes it difficult to construct one building.
- The buildings will be stepped back so that the Garry oaks on the site will be retained.
- Consultation with neighbours took place and there was some concern with the loss of views.
- The lower level of the four storey building will be townhomes with yards and both buildings will have a mix of one, two and three bedroom units; the townhomes can be accessed independently.
- The roof treatments will break the massing of the buildings and mirrors the roof lines of the adjacent single family homes.
- Trellises and vertical rain gardens will screen the under-building surface parking from the neighbouring property.
- Storage lockers will be located on each floor and there will be a communal roof garden on the four storey building.
- The buildings fit within the scale of the neighbourhood.
- An existing pathway would be extended and would provide access to the townhomes, and will meander from the front entrance through the property to the rear seating area.

- Additional trees and plantings will be added.
- Two parking bays will be constructed on Qu'Appelle Street.
- A parking study reveals that the proposed development will not increase on-street parking or traffic.
- The proposed development is within close proximity to services and public transit.

**Comments from the Panel:**

- The proposed development is thoughtful infill; the buildings fit within the character of the neighbourhood.
- The massing, shapes, material and colours are interesting and work together.
- The vertical raingarden is an innovative idea.
- There is some concern that additional on-street may impact safety because Qu'Appelle Street is narrow.
- It is possible that tenants may not own vehicles; public transit is in close proximity.
- It is a challenging site because of the elevation changes.

**Due to a lack of quorum, a motion was not made but committee consensus was that the design of the proposed buildings at 2931, 2939 and 2947 Qu'Appelle Street be accepted.**

The meeting adjourned at 3:38 p.m.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**Committee Secretary**