

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 1
February 13, 2019 at 3:00 pm

Present: Keith Davidoff, Illarion Gallant, Cynthia Hildebrand, Doran Musgrove and Erica Sangster

Regrets: Jerry Blake, Cory Lee, Robert McLeod and Gary Smith

Staff: Gina Lyons, Planner; Susan Nickerson, Senior Committee Clerk

CALL TO ORDER

The Secretary to the Advisory Design Panel called the meeting to order at 3:00 p.m.

ELECTION OF CHAIR

- Chair of the Advisory Design Panel for 2019: Keith Davidoff

ADOPTION OF MINUTES

MOVED BY Erica Sangster and Seconded by Cynthia Hildebrand: “That the Minutes of the Advisory Design Panel meeting held on November 7, 2018 be adopted as circulated.”
CARRIED

MOVED BY Erica Sangster and Seconded by Cynthia Hildebrand: “That the Minutes of the Advisory Design Panel meeting held on November 21, 2018 be adopted as circulated.”
CARRIED

MOVED BY Cynthia Hildebrand and Seconded by Keith Davidoff: “That the Minutes of the Advisory Design Panel meeting held on December 5, 2018 be adopted as circulated.”
CARRIED

CASE #2019/01 – 3461, 3451, 3449, 3447 Cook Street

Application by Wayne Hopkins, Merdyn Group Holdings, to rezone from C-2 and RS-6 to a new site-specific zone to construct four 8-unit attached housing buildings.

Legal Description: Lot X, Section 62, Victoria District, Plan 4808
Lot 10, Section 62, Victoria District, Plan 4259
Amended Lot A (DD1195901), Section 62, Victoria District, Plan 4808
Lot 1, Section 62, Victoria District, Plan 14229

Planning File: DPR00721 / REZ00613

Planner: Gina Lyons, Planner

Comments from the Planner:

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

- The property is currently four parcels consisting of three single family lots and one commercial lot, fronting both Cook Street and Cobb Lane.
- The surrounding land use is predominantly single family residential with a one-storey commercial zone building on the west side.
- The site is located within the Quadra Local Area. The commercial lot is within the Saanich Core Development Permit Area and the remainder of the lots are not within a Development Permit Area.
- The application proposes to rezone from C-2 and RS-6 to a new RT WA (Attached Housing Wittier Avenue) Zone to construct 4 multi-family buildings, each with 8 units for a total of 32 units and 38 surface parking stalls. Proposed vehicular access is off Cobb Lane.
- Variances are requested for:
 - Height: the application proposes a height of between 10.65 and 11.1 metres requiring a variance of 0.15 to 0.6 metres
 - Parking: variance for unit parking from a total of 64 to 38 stalls (2 spaces/unit to 1.2 spaces/unit)

Wayne Hopkins, Merdyn Group Holdings Ltd.; Margaret Newell, Joe Newell Architect Inc.; Paul De Greeff, Murdoch De Greeff Inc. Landscape Architects; and Tamara Bonnemaïson, Murdoch De Greeff Inc. Landscape Architects attended to present design and landscape plans and answer questions from the panel.

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

- Consultation with neighbours took place during the design phase.
- The proposed development is for purpose built rentals, owned and operated by the applicant.
- The character and style is consistent with the neighbourhood.
- Each building has the same floorplan with eight units plus basement for storage and electrical. There are four one-bedroom units on the main floor; two, two-bedroom units on the second floor; and two, two-bedroom units on the third floor.
- Exterior colours are toned down from the original concept. Different complimentary colour combinations are proposed for each building. The colours are earth tones.
- Parking is located behind the units and is accessible from Cobb Lane.
- The landscape plan includes the retention of the large trees with the exception of the fir tree in the middle of the site.
- An attempt will be made to retain a sequoia tree which will require a suspended slab to protect the root.
- Additional trees and plantings will be added.

Comments from the Panel:

- The proposed development fits with the character of the neighbourhood.
- The increased density is good for Saanich.
- The scale, height and colours are acceptable.
- Some variation in height and setbacks would add interest.

- Question was raised about adequate parking for the number of units and whether or not there is enough room for cars to turn around.
- Ground floor units could be accessible or adaptable.
- Units do not have foyers which reduces privacy.
- Consideration should be given to creating semi-private outdoor space with hedging.
- A more permeable parking lot would improve water penetration.

MOVED BY Keith Davidoff and Seconded by Doran Musgrove: “That it be recommended that the design to construct a multi-family residential development be approved as presented considering panel comments.”

CARRIED

ADJOURNMENT

The meeting adjourned at 3:35 pm.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary