

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
May 22, 2019 at 3:00 pm

Present: Jerry Blake, Keith Davidoff (Chair), Illarion Gallant, Doran Musgrove and Erica Sangster

Regrets: Cory Lee, Robert McLeod

Staff: Chuck Bell, Planner and Tara Da Silva, A/Senior Committee Clerk

CALL TO ORDER

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

ADOPTION OF MINUTES

MOVED BY Illarion Gallant and Seconded by Erica Sangster: "That the Minutes of the Advisory Design Panel meeting held on March 13, 2019, be adopted as circulated."

CARRIED

CASE #2019/04 – 3200 Linwood Avenue

Application by ZGF Architects (Megan Chalmers) to rezone from RA-1 to RA-3 to construct 97 units for affordable seniors housing.

Legal Description: Lot A, Section 63, Victoria District, Plan 19322

Planning File: DPR00680/REZ00584

Planner: Chuck Bell, Planner

Comments from the Planner:

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

- The application proposes to rezone from RA-1 to RA-3 and to construct a 97 unit apartment building to provide affordable housing for seniors
- Variances are requested for setbacks and parking.

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

Megan Chalmers, ZGF Architects., presented the design and landscape plan and answered questions from the panel:

- The proposal is for the redevelopment of the existing lot at 3200 Linwood Avenue to construct a new senior housing project that will accommodate 97 living units, large common areas and parking in an underground garage.
- The buildings will use colour variation instead of façade movement to avoid energy costs and added vertical slot windows will provide visual relief by breaking up the façade into a series of bays.

- The buildings will be constructed with fibre cement panels in various shades of grey, vinyl windows, aluminum balcony railings and sun shades.
- The base of the building would be a dark grey, corners would be highlighted in a different grey.
- Two major shared balconies for residents to share
- Courtyard is designed to provide a shaded area with a little bit of seating and provides connectivity between the residents' amenities room and the outside. Turn around is large enough for a fire truck.
- Use of various materials in the courtyard to show that different spaces do different things. The courtyard will have benches, the driveway will be asphalt with permeable pavers for paving.
- The resident's amenity space can be divided into three different spaces.
- Extensive landscaping including patios, residents' gardens, seeding, and private planters. All wheelchair/walker/cane accessible.
- Landscaping on north side would use shade-tolerant plantings.
- All units are designed with clearances to be accessible for people with mobility issues—there are no bathtubs, and the roll-in showers and roll-out decks have no lips or steps.
- The accessible units contain grab bars and have a slight variation in millwork. These adaptations allow residents to age in place.
- The residents' parking garage is partly below ground, with disabled spots located next to the elevator.
- There is covered parking for bicycles.
- On the ground floor, there is a guest suite available for residents' visitor use.
- Communal spaces on each floor including laundry and seating area.
- Planning principles include community and social connectivity within this design to create an inclusive and welcoming environment for all residents.

Comments from the Panel:

- Strongly recommend that suites be easily identifiable by residents. Lighting is very important in the long hallways.
- Not necessarily using the courtyard space to its full potential, could be used as a larger social gathering place. More could be done to define the spill out space of the common area.
- There could be more visual connectivity to the west instead of storage.
- More benches would be good, either in circulation space and/or by cluster of pines.
- There is concern with the portion of the property that is at the higher elevation and the proximity to the drive-through; some sort of barrier or guard rail could be considered.

MOVED BY Erica Sangster and Seconded by Illarion Gallant: "That it be recommended that the design of the proposed apartment building at 3200 Linwood Avenue be approved as presented."

CARRIED

ADJOURNMENT

The meeting adjourned at 3:45 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY