

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 1
August 14, 2019 at 3:00 pm

Present: Keith Davidoff, Doran Musgrove and Nicholas Standeven
Regrets: Jerry Blake, Illarion Gallant, Cory Lee, Robert McLeod, and Erica Sangster
Staff: Chuck Bell, Planner; and 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.

ADOPTION OF MINUTES

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

CASE #2019/05 – 3351 Douglas Street

Application by collabor8 Architecture Design Inc. (Jordan Levine) to amend DPR00366 to construct a three level (two underground) parking structure under the existing C-6DE (Douglas East Highway Commercial) Zone.

Legal Description: Lot A, Section 7, Victoria District, Plan EPP89376, the Westerly ½ of Lot 5, the Easterly ½ of Lot 5, and that Part of Lot 4, Section 7, Victoria District, Plan 1086 lying to the North East of a straight boundary bisecting the North Westerly and the South Easterly boundaries, all in Section 7, Victoria District, Plan 1086.

Planning File: DPA00936

Planner: Chuck Bell, Planner

Comments from the Planner:

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

- The application proposes an amendment to the previous permit for construction of a three level parking structure under the existing C-6DE Zone.

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

Jordan Levine, collaboro8 architecture + design inc., presented the design and landscape plan and answered questions from the panel:

- The project is a proposed parking deck expansion to an existing parkade.
- The increased need for parking is due to the operational requirements of existing tenants including a car dealership.
- The design is an extension of the current structure and matches the existing height.

- The proposal is for two levels of parking below grade and one level above.
- Proposed extra height from floor to floor on each level is planned for future use.
- The streetscape facing the front will remain the same.
- The proposed plantings were previously approved.
- Railings will be tempered glass suspended off the structure with steel mesh to provide added security.
- The garage door will be designed to match the existing recessed door.
- The frontage on Audley Street will display new vehicles with a clear visual connection to the interior of the building.

Comments from the Panel:

- The proposed deck expansion is a handsome addition to the existing parkade.
- The proposed new building will clean up what is currently a parking lot.

Due to a lack of quorum, a motion was not made but the committee consensus was that the design is supportable.

CASE #2019/06 – 3446 & 3450 Whittier Avenue and 3421 & 3431 Harriet Road

Application by Abstract Developments (Nicholas Standeven) to rezone from the RS-6 (Single Family Dwelling) Zone to the RT-5 (Attached Housing) Zone, to construct 24 attached housing dwelling units.

Legal Description: Lots 2, 3, 5 & 6, Section 7, Victoria District, Plan 4414

Planning File: DPR00747/REZ00634

Planner: Chuck Bell, Planner

Comments from the Planner:

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

- The application proposes construction of 24 attached housing dwelling units within the Saanich Core.
- Proposed rezoning is from the RS-6 Zone to the RT-5 Zone which would be consistent with the policies in the Saanich Official Community Plan.

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

Nicholas Standeven, Abstract Developments, Sam Ganong, Curate Developments and Edward Williams, Stellar Architecture, presented the design and landscape plan and answered questions from the panel:

- The proposal is for 24 townhomes within the Saanich Core on the periphery of Uptown.
- The goal and vision of the development is to increase density with a modern design.
- This type of housing is needed in the region to alleviate pressure on the urban sprawl and is supported by the Saanich Official Community Plan.. The location is appropriate for the proposed density.
- The neighbourhood is located one block away from Douglas Street and Boleskine Road and is also close to the Galloping Goose Trail, parks and shopping centres.
- Homes will be attainable by young families, professionals and multiple demographics.

- Currently there are three single-family homes on the four parcels of land.
- The neighbourhood has an eclectic mix which also includes light industrial, commercial and institutional.
- The design of the proposed housing fits with the neighbourhood and provides continuity.
- The building design is traditional with a contemporary take in a predominantly traditional neighbourhood. It is classic and timeless with a muted colour palate except front doors which will be colourful for the pedestrian visual experience.
- Other design features include brick wrapped corners and corner windows. A natural transition of materials create shadowing, individuality of units and breaks down massing.
- The rear elevation features a gabled roof line.
- Proposed building materials include lap siding, hardie panel siding and brick.
- Balconies have metal railings with six foot privacy screens.
- Interior layouts vary with two and three bedroom units, three bathrooms and either a one or two car garage.
- Lower levels include flex rooms, unfinished storage space and roughed in plumbing for future development.
- The proposed plan for vehicular and pedestrian access off Whittier Avenue is preferred over Harriet Road.
- Outdoor parking includes six stalls including one accessible.
- The landscape plan includes permeable pavers with pedestrian access points. The pathway supports pedestrian activity throughout the site.
- The landscape design includes a pedestrian buffer along Harriet Road.

Comments from the Panel:

- A playground for children would be a good addition. Due to 24 units on site, there is no room left for one.
- Charging stations (EV) should be considered.
- Having some accessible units would be appreciated.
- The exterior looks plain and lacks detail.

Due to a lack of quorum, a motion was not made but committee consensus was that the design is supportable, with the recommendation that the applicant consider the comments from the Panel.

CASE #2019/07 – 3914 Shelbourne Street, 1540, 1546 & 1550 Stockton Crescent

Application by Tri-Eagle Development Corporation (H. Fraser J. Lee) to rezone from C-4 (Office Commercial) Zone and RS-6 (Single Family) Zone to a site specific zone, to construct a 6 storey, 65 unit apartment and a 4 storey, 37 unit apartment with shared underground parking.

Legal Description: Lot A, Section 41, Victoria District, Plan 42997; Lots 8, 9 & 10, Section 41, Victoria District, Plan 11711

Planning File: DPR00742/REZ00628

Planner: Chuck Bell, Planner on behalf of Gina Lyons, Planner

Comments from the Planner:

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

- The application proposes construction of a six storey, 65 unit apartment and a four storey, 37 unit apartment.
- Proposed rezoning is from C-4 and RS-6 to a new site specific zone.

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

Travis Lee, Tri-Eagle Development Corp., Peter Johannknecht, Cascadia Architects Inc, and Olivia Lyne, LADR Landscape Architects, presented the design and landscape plan and answered questions from the panel:

- The plans for development are aligned with the Shelbourne Valley Action Plan and were in consultation with the Mount Tolmie Community Association.
- The Official Community Plan allows for four storey construction. Six storeys are appropriate for density and in consultation with Community Association, would be acceptable.
- The six storey building on the corner of Shelbourne Street and four storey building on Stockton Crescent provide appropriate transitioning of height for the neighbourhood.
- A proposal to donate a section of land along Shelbourne Street has been made to Saanich allowing enough space for two full vehicle lanes plus bike lanes to be built in the future.
- The proposed live/work ground level units will be recessed and have street access.
- The lobby for Building A will face Shelbourne Street.
- The setbacks along Stockton are generous.
- The landscape design includes an enhanced pedestrian corridor.
- London Plane trees will be re-introduced to the streetscape as well as native plants and adaptive species.
- Elevated planters along Shelbourne Street will serve as a visual barrier from the street.
- An exterior courtyard area will serve as a common social space.
- Individual garden spaces will provide privacy and help with food security.
- Enhanced walkability and cycling infrastructure align with the Shelbourne Valley Action Plan.
- A Stormwater Management Plan has been developed.
- Massing will be reduced by using different material above the fourth floor.
- Aluminum siding resembling wood will be used vertically and blend into the sky.
- The roof of Building A is flat whereas the roof of Building B has a low pitch slope.
- Balconies are either semi-recessed or fully recessed.
- Ample main floor bike storage with direct street access will be available in both buildings. Electrical charging stations will be available for electric bicycles.
- Underground parking for both buildings will be joined.
- There are 100 underground parking spots for the proposed 102 units. Fifty percent of the parking stalls will have the infrastructure to install electric charging stations.
- A Modo stall has been proposed off-site.

Comments from the Panel:

- An excellent presentation and strong proposal overall.
- The project fits with the policies of the Shelbourne Valley Action Plan and will set a precedent for the future.
- Tree plantings along Shelbourne Street are appreciated.
- A layered landscape in the southeast corner where the sidewalk interfaces with a retaining wall could be considered.
- Ideally the transformer near the entrance of Building B would be relocated.
- The massing on the southeast corner of Building A appears too high and close to the corner.
- The roof line of Building B may look better flat.

Due to a lack of quorum, a motion was not made but committee consensus was that the design is supportable, with the recommendation that the applicant consider the comments from the Panel.

ADJOURNMENT

The meeting adjourned at 4:30 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY