

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**December 18, 2019 at 3:00 pm**

Chair: Keith Davidoff

Present: Jerry Blake, Illarion Gallant, Cory Lee, Robert McLeod, Doran Musgrove and Erica Sangster

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

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**CALL TO ORDER**

The Chair to the Advisory Design Panel called the meeting to order at 3:02 p.m.

**CASE #2019/11**

Application by Alan Lowe, Architect, to rezone from the C-2 (General Commercial) Zone to the C-2BW (Boleskine Whittier Commercial/Apartment) Zone to construct a new five-storey multi-family apartment with 53 residential units and 3 new commercial retail units. A variance for parking and a Development Permit for form and character are requested.

**Legal Description:** Lot 1, Section 13, Victoria District, Plan 42843 (300 Gorge Road West) and Strata Lot 3, Section 13, Victoria District, Strata Plan 1487 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1 (2900 Tillicum Road)

**Planning File:** DPR00740/REZ00627

**Planner:** Chuck Bell, Planner

**Comments from the Planner:**

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

- The property is currently zoned C-2 (General Commercial) and the application is to rezone to the C-2BW (Boleskine Whittier Commercial/Apartment) zone.
- The proposed zoning allows an FSR of 4.3 although the proposal is only for 1.59.
- Design is for a five storey apartment building including 53 residential units and three commercial retail units on the corner of Tillicum Road and Gorge Road.
- The OCP identifies this area as the Gorge Village Centre which supports low rise residential and mixed use of three to four storeys. The land use is considered to be appropriate.
- A variance is requested for 65 parking spaces (140 required and 75 proposed). A parking study has been provided and the Engineering Department feels this is reasonable given the walkability and public transit in the area.
- The proposed building height and FSR fall within the proposed zone.

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

Alan Lowe, Architect presented to the committee and highlighted:

- The existing two-storey structure on Gorge Road will be re-purposed with the addition of a new façade to incorporate design elements of the proposed five-storey structure.
- The building in the back will be demolished.
- Two building sites will be consolidated to build the development.
- Access to surface parking will be off Arnot Street and access to both surface and underground parking will be off Gorge Road West.
- There will be four townhouse units with patios and fenced yards along Arnot Avenue. These units will have access from Arnot Avenue as well as the courtyard.
- Landscape improvements include the addition of trees along Arnot Avenue, Tillicum Road and Gorge Road.
- Brick pavers will be used to add contrast to parking spaces.
- There will be a pathway for access to the residential entrance, elevators and stairs.
- The courtyard will feature a children's play area including play structures, trees and planters.
- There will be bicycle storage on the ground floor.
- The proposal is for 75 parking stalls for the entire property.
- The second floor will include amenity space and a corridor overlooking the courtyard.
- All units around the courtyard also have views looking out.
- The fifth floor steps back to reduce massing.
- The entrance on Tillicum Road features a green wall.
- The existing two storey building will allow stepping up to the five storey building which will preserve views.
- To address a concern from the Planning Department, two units have been removed from the west side of the original plan to allow more natural light in the courtyard area.

**In response to questions, the applicant stated:**

- The decision to build townhouses along Arnot Avenue was to provide transition to the residential neighbourhood.
- The exterior colour will be changed.
- Commercial garbage and recycling containers are located outside and residential ones are located inside.
- The play area will have a rubberized mat and synthetic lawn.
- Exterior finishes include A-13 metal panels, hardie panel, and brick around the townhouses.

**Comments from the Panel:**

- The proposed development is attractive and the detail is appreciated. The quality and design will set a precedent for others in the future.
- The proposed bright blue exterior colour is too much for a building of this scale. The impact would be significant and should be reconsidered.
- Although the four proposed handicap parking spaces meet the minimum requirement of 3.71 metres wide, they are not wide enough to meet the needs for vans. The minimum requirement for side door vans is 4.2 metres and 4.267 metres is preferred. An open space between parking stalls is preferred over a wall.
- Either a full or half height wall between the parking area and playground would provide safety for the children in the playground.
- Sufficient irrigation is important for the green wall.

- The deciduous tree between the corner and front entrance is too large. The size and positioning of trees along Tillicum Road should be reconsidered.
- There are concerns about the volume of traffic and transit stop in front of the building on Tillicum Road. The developer could consider asking BC Transit to look at alternatives.

**MOTION:**

**MOVED by E. Sangster and Seconded by R. McLeod: “That it be recommended that the design to construct a new five-storey multi-family apartment with 53 residential units and three new commercial retail units at 300 Gorge Road West and 2900 Tillicum Road be approved with the following requests:**

- 1. The exterior colour of the building be revisited;**
- 2. Safety in the play area be improved with appropriate separation and containment from vehicles.”**

**CARRIED**

**CASE #2019/12**

Application by Urban West Architecture (Justin Bennett), to rezone from the RS-10 (Single Family Dwelling) Zone to the RA-9 (Apartment) Zone to accommodate the construction of a 43 unit multi-family building.

**Legal Description:** Lot 1, Section 49, Victoria District, Plan 20292 and Lot 4, Section 49, Victoria District, Plan 9074 and Parcel A (DD 3948181) of Lot 1, Section 49, Victoria District, Plan 9074 (804 McKenzie Avenue)

**Planning File:** DPR00729/REZ00626

**Planner:** Gina Lyons, Planner

**Comments from the Planner:**

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

- The proposal is to consolidate three single family lots fronting McKenzie Avenue to build a 43 unit, five-storey, residential apartment over a partially below grade parking level.
- Proposed rezoning is from the RS-10 (Single Family Dwelling) Zone to the RA-9 (Apartment) Zone.
- The OCP supports up to four storeys in the neighbourhood.
- The proposal includes a natural Garry oak area.
- A lane is proposed to connect Rainbow Hill with Rainbow Street.
- Variances are requested for height and parking.

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

Justin Bennett, Architect, presented to the committee and highlighted:

- Some of the project objectives include a safer pedestrian environment; improving vehicular access to the adjacent neighbourhood; enhanced cycling networks; maximizing open space; and retaining as many Garry oaks as possible.
- The L-shaped parcel is 31,000 square feet and fronts McKenzie Avenue to the south, Rainbow Street and an existing overpass to the west, and a public park to the east.
- The existing site has three single family homes set quite a bit higher than the elevation along McKenzie Avenue and has narrow sidewalks.

- Five metres of the property will be dedicated to building a two metre sidewalk, enhanced bike lane and a treed boulevard.
- Amenities to the project include a naturalized Garry oak area and a new access lane connecting the base of Rainbow Street to Rainbow Hill Lane and the Lyra Residences which will improve local traffic flow, including emergency vehicles, and improve safety.
- The scale and massing of the proposed building is appropriate for the site and neighbourhood.
- The requested height variance is for the fifth level which is set back and barely visible from McKenzie Avenue.
- There are two drop off spaces at the building entrance.
- There are 47 parking spaces in the parkade. The proposed variance of 18 parking spaces would allow one space per residential unit.
- There are two two-bedroom units and the rest are one-bedroom units.
- The development is adjacent to public transit.
- Ground floor suites are all one-bedroom with generous sized patios and a rain garden.
- Suites on floors two, three and four are one-bedroom and have a lot of natural light.
- The top floor has five small one-bedroom suites and two two-bedroom suites and feature generous sized decks.
- The proposal is for the building to have a total of five small one-bedroom units, 36 regular one-bedroom units and two two-bedroom units.
- Exterior material palette consists of smooth and textured fibre cement panels in white and charcoal.
- Accents include wood-grain siding in the soffits, underneath the balconies and at the main entry.
- The windows and sunshades are black vinyl and balconies are white aluminum frame with glass panels.
- Landscape planters throughout the project are a mix of smooth and textured concrete.
- The front entry features natural wood providing warmth to the interior.
- Sunshades and overhangs provide solar shading.

In response to questions, the applicant stated:

- Visitors requiring wheelchair parking will have to be buzzed into the building.
- There is not a wall between the wheelchair parking spots.

**Comments from the Panel:**

- The proposed development is simple, elegant and thoughtful. The detail is appreciated.
- There is not a lot of space along the north side of the lane for plantings.
- Entrance to the parking is clever.
- The long, narrow corridor on the north side of the building is unappealing.
- Entrances to individual units could be recessed to add visual interest.
- There is demand for accessible units. It would not be difficult to make some units accessible.
- There is no outdoor visitor wheelchair parking.
- Ideally, wheelchair parking spaces should be 4.2 metres wide without a wall between them.

**MOTION:**

**MOVED by D. Musgove and Seconded by E. Sangster: "That it be recommended that the design to construct a 43 unit multi-family building at 804 McKenzie Avenue be approved subject to consideration be given to providing accessible units."**

**CARRIED**

The meeting adjourned at 4:05 pm.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**COMMITTEE SECRETARY**