

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
January 22, 2020, at 3:00 pm

Chair: Keith Davidoff

Present: Jerry Blake, Keith Davidoff, Illarion Gallant, Greg Gillespie, Doran Musgrove, Nicholas Standeven, Emmanoeula Stathopoulou, and Megan Walker

Staff: Neil Findlow, Senior Planner and Tara Da Silva, 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 2020: Keith Davidoff

ADOPTION OF MINUTES

MOVED BY Doran Musgrove and Seconded by Nicholas Standeven: “That the Minutes of the Advisory Design Panel meeting held on December 4, 2019, be adopted as circulated.”

CARRIED

MOVED BY Doran Musgrove and Seconded by Nicholas Standeven: “That the Minutes of the Advisory Design Panel meeting held on December 18, 2019, be adopted as circulated.”

CARRIED

CASE #2020/01

Application by Greater Victoria Housing Society (James Munro). Construction of a five-storey affordable housing apartment, comprising a total of 70 residential units and 495.9 m² gross floor area of ground floor office commercial.

Legal Description: Proposed Lot 2 of the following lands as shown on the tentative plan of subdivision prepared by Polaris Land Surveying Inc:

Lot A, Sections 9 and 33, Victoria District, Plan 24291; Lot 1, Sections 9 and 33, Victoria District, Plan 25469; and Part of Nigel Avenue, Sections 9 and 33, Victoria District, being part of road dedicated on Plan 1375.

Planning File: DPA00945

Planner: Neil Findlow, Senior Planner

Comments from the Planner:

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

- The project is for a 5-storey building with 70 affordable housing units and ground floor commercial space.
- The site is located on the side of the proposed extension of Nigel Avenue.
- The proposal is consistent with the Official Community Plan (OCP), which supports the establishment of more compact, walkable neighbourhoods.
- The proposed development would provide a range of housing types that can accommodate people of different ages, income levels, and physical and social needs. It would allow people with special needs to become or remain part of a safe, diverse and inclusive community.
- The proposal is consistent with the draft Uptown-Douglas Corridor Plan and the Nigel Valley Illustrative Site Plan.

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

Greg Damant and James Munro, Cascadia Architects, presented to the committee and highlighted:

- The Greater Victoria Housing Society is a non-profit organization whose mission is to provide affordable rental housing.
- The proposed development will be rehousing people who are currently living in Nigel Valley.
- The building will be built to step 4 of the BC Building Code.
- The rectangle shape of the building allows for efficient stacking of units and envelope to area ratio and provides a highly insulated building envelope.
- The use of the design's sun-shading canopy is both decorative and purposeful.
- At the entrance, there is a break in the façade to make it highly visible. There is a 2-storey lobby with common areas for gathering.
- There is bicycle parking in front of the glazed street frontage and also an accessible entranceway.
- The cladding material is a high-quality metal in a corrugated pattern using soft warm colour accents with a board and batten style.
- The generator and refuse area will be hidden from view.
- The main floor view contains glazed ground floor commercial uses at the front of the building with a generous sidewalk and landscape buffer.
- The parking area comes in level, goes around behind the building and becomes underground parking.
- The second floor contains an open stairway to encourage use.
- The third floor contains the laundry amenities in the common area. The fourth and fifth floors are dedicated to units.
- There are a total of four 4 bedroom units, 28 family units in total. Four studio units are designed to be fully accessible.
- The upper portion of the windows are French door style and open in, while the lower part acts as a guardrail.
- The north side of the development presents as a 4-storey building due to the slope of the site.
- The existing houses will align with the second and third floors of the proposed development. There is a careful transition massing wise when putting into context with concurrent applications.
- Due to grade change of 4.9 degrees, significant attempts are being made to make the

landscape as accessible and multifunctional as possible.

- The site is quite wet and surrounded by case sheet piling, which limits what can be done underground.
- There will be big street trees on the boulevards and benches at the entrance.

In response to questions, the applicant stated:

- Currently, there is very little demand for parking (1:4), thus the reason for only two accessible parking stalls.
- In the corridor, there will be a puck light at each unit entranceway and meandering of drywall to help reduce the appearance of the long corridors.
- For patio privacy, there are screens between patios and grade change, vegetation, and distance for the walkout patios.
- We can meet the FSR within the five floors and staying within the allowable height allowance.
- At this time, it is expected that Greater Victoria Housing Society will occupy one of the commercial spaces. There may be a café or coffee shop; there is an exhaust shaft built into the design, air quality will not be compromised.
- Currently, Geotechnicians are investigating the water at the retaining wall on the east elevation.
- The units will range in price from \$702.00 for a studio unit to \$1600 for a 4-bedroom unit.
- The floor between the commercial units and the first residential floor is concrete, so noise transfer is not a concern.

Comments from the Panel:

- The proposed horizontal canopy for sun-shading is attractive, and the detail is appreciated. The textures for this project are gentle, light and subtle. It has a very bright and inviting entrance.
- Reconsideration should be given to the long dead-end corridors with entrances that are not offset, as they are not appealing.
- The paths and common gathering areas are thoughtful treatments. Well designed considering the grade change.
- On the easterly corner 3-bedroom units, having the living spaces instead of the bedrooms on the corner for better ventilation could be a consideration.
- With no balconies, this looks like a hotel. People will not be able to grow plants outside.
- The roof space is underutilized.

MOTION:

MOVED by G. Gillespie and Seconded by D. Musgrove: “That it be recommended that the design to construct a five-storey affordable housing apartment comprising a total of 70 residential units and 495.9 m² gross floor area of ground floor office commercial at 880 Vernon Avenue be approved subject to consideration of:

- 1. Creation of a sense of entry and more privacy in each unit entryway.**
- 2. Break-up of the long corridors;**
- 3. Potential of ponding water on the adjacent properties on the project-north property line; and**
- 4. Installation of support backing for ceiling tracking in the bathrooms of the accessible units.**

CARRIED

ELECTION OF CO-CHAIR

- Co-Chair of the Advisory Design Panel for 2020: Doran Musgrove.

The meeting adjourned at 4:36 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY