

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
Saanich Municipal Hall, Committee Room No. 2  
February 19, 2020, at 3:00 pm

A/Chair: Doran Musgrove

Present: Jerry Blake, Greg Gillespie, Erica Sangster, Emmanoeula Stathopoulou, and Megan Walker

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

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**CALL TO ORDER**

The Acting Chair called the meeting to order at 3:00. p.m.

**ADOPTION OF MINUTES**

**MOVED BY Megan Walker and Seconded by Greg Gillespie: “That the Minutes of the Advisory Design Panel meeting held on January 22, 2020, be adopted as circulated.”**

**CARRIED**

**CASE #2020/02 – 3656 Raymond Street South**

Application by Abstract Development (Nicholas Standeven). Application to rezone from P-1 Assembly to a site specific zone to construct a 6-storey multi-family strata building.

**Legal Description:** Lot E (D.D. 386779I) of Section 14, Victoria District, Plan 14121

**Planning File:** REZ00639; DPR00854

**Planner:** Chuck Bell, Planner

**Comments from the Planner:**

The Planner provided an overview of the proposal as follows:

- The project is for a 53 unit 6-storey multi-family building with a sizable parking variance being requested.
- From a planning perspective, a 6-storey building in this area is not supportable. The Official Community Plan (OCP) recommends a 4-storey maximum in this area.
- For a community amenity contribution, the applicant is proposing to improve trail connection to the Galloping Goose, although our Engineering Department notes that they have already completed this work.

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

Nicholas Standeven, Abstract Developments; Joseph Kardum, KoKa Architecture; and Scott Murdoch, Murdoch deGreef Landscape Architects; presented to the committee and highlighted:

- The site is located adjacent to the Trans-Canada Highway and Tillicum Road with very prominent access to the Galloping Goose Trail.
- The proposal is for a 6-storey midrise market condominium project to be sandwiched between Tillicum Mall and Uptown Shopping Centre.
- Close to several schools and parks with an abundance of cycling infrastructure.
- The Uptown-Douglas Corridor Plan is a major planning project that will be a substantial densification node that tapers off through the adjacent blocks. From an urban design perspective, this building would be the other bookend.
- The nearby ex-Bingo Hall site has submitted an application for two 6-storey buildings, which supports the scaling up for logical and additional housing in this neighbourhood.
- The property itself has highly irregular geometry, bound by the Galloping Goose Trail and the Trans-Canada Highway, which has the potential to introduce some interesting stakeholders such as the Capital Regional District and the Ministry of Transportation and Infrastructure.
- Raymond Street has a very discernable residential character; many have front doors off of the street.
- The applicant has intentions of wrapping the site with street trees or rain gardens to integrate into the adjacent site.
- The slope on the site is fairly large, 10-12 feet from the north side, with the high side being on Raymond Street and the low side near the Galloping Goose Trail.
- The design incorporates a sawtooth step to build depth and adds opportunities for windows and corner homes, also creates a residential kind of feel.
- Both the CRD and MoTI have requested that existing connections to the Galloping Goose be used.
- Building materials include wood finish, wood soffit, brick running bond on the first two levels, concrete elements, white translucent and transparent guardrail glass, and grey cement panels.
- On the south elevation, parking is hidden behind landscaping.
- On the east elevation, dramatic stepping is acknowledged. On the west elevation, there is a house and a church. This was a much more challenging side to work with due to the geometry.
- The north elevation contains the main entry and bike entry and is similar to a residential scale.
- The intent is to make it look like 2-storey houses by creating zones with different materials. This concept is shown by the different exterior building material colours in the base, middle two floors and top two floors.
- The applicant is proposing the addition of a Modo carshare.
- The leftover remnant piece of property is owned by Saanich; the applicant is proposing to upgrade the landscaping on that site.
- The landscaping will wrap around the building and separate the sidewalk on Raymond Street with midsize trees and a couple of Garry Oaks.
- On the backside of the property, there are existing trees on the property line that will be replaced with Garry Oaks, Douglas Firs and Ash trees to look a bit more naturalized.
- The stormwater will be managed by the parkade ramp by an over roof slab, small rain garden and an on parking slab. The rain garden is a gravity-fed feature.
- The applicant has committed to going beyond the frontage of the project with the sidewalk as an amenity for the community. The project could also provide other offsite improvements.

- This development will meet Step Code 3 energy requirements with compact and rational massing.

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

- Indoor amenity space has not been included; the bike room has a small front porch that could take on some of that function. There is an outdoor amenity space on the rooftop for the summer months.
- Consideration has been given to bringing the brick all the way around to the back façade.

**Comments from the Panel:**

- Sawtooth design and wood elements are complimentary.
- The back façade needs some more consideration to be more sympathetic to the rest of the building. It seems like a big, empty wall.
- Consideration needs to be given to the privacy planter maintenance if they are not easily accessible.
- Interior plans were not included in the presentation or the package provided to the Panel ahead of time.

**MOTION:**

**MOVED by G. Gillespie and Seconded by E. Sangster: “That it be recommended that the design to construct a 6-storey multi-family strata building at 3656 Raymond Street South be approved subject to consideration of:**

- 1. Scale of the west elevation possibly including further articulation and banding; and**
- 2. Additional screening or treatment of the south and west retaining walls.**

**CARRIED**

**CASE #2020/03 – 3839, 3851, and 3861 Quadra Street**

Application to rezone from RS-6 (single family dwelling) zone to a new site specific zone and a development permit to construct a 6-storey, 78 unit strata-titled apartment with underground and surface parking.

**Legal Description:** Lot 1, Section 32, Victoria District, Plan 4555

Lot 2, Section 32, Victoria District, Plan 4555

Lot 3, Section 32, Victoria District, Plan 4555

**Planning File:** REZ00638; DPR00753

**Planner:** Chuck Bell, Planner

### **Comments from the Planner:**

The Planner provided an overview of the proposal as follows:

- This site is between centers in an area where 4-storey buildings are preferred. The Planning Department is concerned about impacts to the adjacent single-family dwellings. There is a significant parking variance being requested, 117 parking spaces are required, and 70 are being proposed.

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

Nicholas Standeven, Abstract Developments; Joseph Kardum, KoKa Architecture; and Scott Murdoch, Murdoch deGreef Landscape Architects; presented to the committee and highlighted:

- This site is located on the corner of Quadra and Palmer Streets, in between Four Corners, Quadra and McKenzie, Uptown and Cedar Hill centers.
- There are quite a few multi-family dwellings nearby, the best transit connectedness in Saanich, high bike connectedness and is close to Lochside Trail.
- The needs of the community have changed, and a modest increase in density is well needed.
- The applicant is proposing a Modo carshare vehicle on site.
- With the variance requested, the parking ratio is .89. Other sites in Saanich that are geared toward a younger audience have received variances to allow a parking ration of .17 as it is recognized that there are lower demands for parking.
- Saanich is looking for a significant frontage dedication on Quadra Street, such as a protected bike lane and a sidewalk.
- The Engineering Department strongly prefers Palmer Street for entry to the 2-storey parkade; however, this presents some challenges due to the grade; there is a 5 metre grade difference from Playfair Park to the corner of Quadra and Palmer.
- This building would be an urban bookend this block.
- Along the Quadra Street frontage, a raised porch has been introduced to create more separation as it is an active street.
- There is a land dedication to Saanich, a bike lane and a sidewalk.
- The entryway is at the corner of the building.
- There are 8 units on the first floor, along with the bike room and electric chargers for bikes.
- The second floor of the parkade contains the garbage/recycling room and the additional bike room.
- To mitigate privacy issues, a saw tooth element along the Quadra side of the building.
- Building materials include wood finish, trey brick, white and grey cementitious panel and window frames, concrete elements, white translucent and transparent guard glass, and silver and grey guardrails.
- A couple of esthetic features include the unique corner of building emphasis at the change in the angle of the road highlighting the entryway and the playful reflections off of the balconies.
- The building's main entrance is as close to the corner as possible to make it accessible and obvious.
- The planting of Garry Oak trees and differentiation in grading will help to keep the separation between the public and private areas.

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

- There is an underground utility installed on the edge of that site, it limits the above and below grade structures in that area.

- There is no shared outdoor amenity space.
- There is no street parking; there are some visitor parking spaces in the parkade.
- Having commercial units on the bottom or converting it to parking would price the other units out of the single-family housing market.
- The applicant is proposing a 6 foot privacy fence over and above the typical guardrail around the open parkade area.

**Comments from the Panel:**

- Some of the balconies are small and limits their functionality.
- The corner lobby has a sense of entry, appreciate the vertical separation from Quadra Street
- There could be a potential conflict between pedestrians and cyclists, consider staff recommendations regarding delineation of the sidewalk and bike path.
- The northeast corner of the parkade is open and needs some sort of protection
- Consideration needs to be given to the privacy planter maintenance if they are not easily accessible.
- Interior plans were not included in the presentation or the package provided to the Panel ahead of time.

**MOTION:**

**MOVED by D. Musgrove and Seconded by G. Gillespie: “That it be recommended that the design to construct a 6-storey, 78 unit strata-titled apartment building be approved subject to consideration of further mitigation of outdoor parking area and/or architectural effects.”**

**CARRIED**

**MOVED by D. Musgrove and Seconded by E. Sangster: “That it be recommended that more attention and detail be provided to the Planning Department for the softening of the exterior grade parking level at the south and east corner of the lot.”**

**CARRIED**

The meeting adjourned at 5:10 pm.

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**A/CHAIR**

I hereby certify these Minutes are accurate.

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**COMMITTEE SECRETARY**