

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Council Chambers
July 22, 2020, at 3:00 pm

Chair: Keith Davidoff

Present: Greg Gillespie, Doran Musgrove, Nicholas Standeven, Megan Walker

Regrets: Jerry Blake, Illarion Gallant, Erica Sangster

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

CALL TO ORDER

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

MINISTERIAL ORDER NO. M192 – APPLICATION TO JULY 22, 2020 ADVISORY DESIGN PANEL MEETING

The intent of this application is for a resolution of Council, pursuant to Ministerial Order No. M192, made by the Minister of Public Safety and Solicitor General pursuant to the *Emergency Program Act* on June 17, 2020.

MOVED by G. Gillespie and Seconded by D. Musgrove: “That the Advisory Design Panel pass the resolution in the memo dated July 22, 2020 from the Manager, Legislative Services.”

CARRIED

CASE #2020/08 – 6105 Patricia Bay Highway

Application by Lapis Homes (Ryan Jabs) on behalf of LIDA Homes. Development permit application to construct a two storey office building.

Legal Description: Lot 1, Section 18, Range 4, East South District, Plan VIP60326
Planning File: DPR00784
Planner: Chuck Bell, Planner

Comments from the Planner:

The Planner provided an overview of the proposal as follows:

- This form and character development permit application is to construct a two-storey office building and falls under C1 zoning.
- The applicant is requesting variances for the location of the parking and the width of the maneuvering aisle.
- Eleven spaces are required, there are five spaces on an adjacent parcel to the south of the site. Traditionally this site has had the privilege of parking on the Ministry of Transportation and Infrastructure’s (MoTI) right of way, but this will not be permitted in the future. The applicant will be registering an easement.

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

Ryan Jabs, Lapis Homes; presented to the committee and highlighted:

- This site is on the northern border of Saanich and Central Saanich and will be LIDA's new main office. The building was purchased in March 2019 and determined not structurally sound enough to add a second storey.
- The proposed two-storey building will remain in the existing footprint and extend one metre to the south of the former building adding 85 m² to keep the total square footage just under the allowable 275 m².
- The previous lot was fully concrete, LIDA's proposal includes a couple of flower beds and trees to break up some of the immediate massing. On the rear of the parking area, there are more plantings and nine more trees. The existing hedge on the east side of the property will remain.
- There are four parking stalls in the rear, two stalls in the front and, under the easement, five on the neighbouring property for a total of eleven for this site.
- Bicycle parking is covered and secured for staff, and there is bicycle parking for visitors near the front entrance.
- The building material palette is a mix of grays, browns and taupes in corrugated metal and hardy board siding with some wood and aluminum accents.
- The new building is more sustainable than the previous structure. It has a heat pump, electric vehicle charger, wired for solar, on-site stormwater management, a new rainwater leader system, additional garden areas and eleven new trees.

In response to questions, the applicant stated:

- There is a six-foot (two-metre) retaining wall behind the hedging and is not viewable by the neighbours.
- The large gravel permeable surface will likely be used to store day to day construction equipment; the gravel will all drainage and filtration.
- The deck is outdoor space for staff use.
- The fence along the south property line will be replaced.
- MoTI may use their parcel of land in the distant future. In the meantime, they are content with vehicles parking right up against the property line. Previously this site was a restaurant, and they were used to a much higher volume of cars parked along there.

Comments from the Panel:

- It is difficult to reconcile the site plan with the landscaping plan.
- If the public bicycle parking were to be moved closer to the door, it would protect cyclists.
- The provision of curbing or edging at the back of the site should be considered.
- The tree species chosen are all quite small. There is an opportunity to use a larger scale species to give some shading to the building.
- Consideration could be given to extending a landscape buffer along the building elevation, even if lower to medium scale to reinforce the sense of entry.
- A large number of people are interested in commuting to work, electric bike chargers should be considered, along with an extension of the covered bike parking.
- The brown thatch area may be better utilized for parking.

MOTION:

MOVED by D. Musgrove and Seconded by G. Gillespie: "That it be recommended that the design to construct a two storey office building at 6105 Patricia Bay Road be approved subject to consideration of:

- **An increase of landscaping on the south elevation;**
- **Provision of landscaping at the foot of the two accessible parking spaces and on the west frontage;**
- **Extension of the bicycle parking coverage on the east side; and**
- **Provision of electric bicycle chargers."**

CARRIED

The meeting adjourned at 3:50 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY