

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
Saanich Municipal Hall, Council Chambers  
August 19, 2020, at 3:04 pm

Chair: Keith Davidoff

Present: Greg Gillespie, Doran Musgrove, Erica Sangster, Megan Walker

Regrets: Jerry Blake, Illarion Gallant

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

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**CALL TO ORDER**

The Chair called the meeting to order at 3:04. p.m.

**ADOPTION OF MINUTES**

**MOVED by D. Musgrove and Seconded by E. Sangster: “That the Minutes of the Advisory Design Panel meeting held on July 8, 2020, be adopted.”**

**CARRIED**

**MOVED by D. Musgrove and Seconded by M. Walker: “That the Minutes of the Advisory Design Panel meeting held on July 22, 2020, be adopted.”**

**CARRIED**

**CASE #2020/10 – 941 Sutcliffe Road**

Application by Cascadia Architects Ltd. (Peter Johannknecht). Rezoning and development permit application to construct a new recreation building with a gymnasium that includes eight courts for various racquet sports and mezzanine lounge space.

**Legal Description:** Lot 1, Section 31, Lake District, Plan 7684  
**Planning File:** DPR00541; REZ00512  
**Planner:** Chuck Bell, Planner

**Comments from the Planner:**

The Planner provided an overview of the proposal as follows:

- This application is for a rezoning application from the RS-18 (Single Family Dwelling) to the P4 (Recreational Open Space) Zone and a development permit to construct a new recreation building with a gymnasium that includes eight courts for various racquet sports and mezzanine lounge space.
- Currently the draft update of the Cordova Local Area Plan (LAP) shows this parcel as Institutional Mixed Use.

- The Applicant requested variances for front and rear setbacks, west exterior lot side setback (10 m. required, seven proposed), building height (10 m. maximum, 11.68 m. requested).
- This application is the third proposed design for this community club. The first two applications did not proceed to Council.

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

Brad Jawl, Owner; Peter Johannknecht and Andy Guidy, Architects, Cascadia Architects; Bianca Bodley, Biophilia Design Collective; presented to the committee and highlighted:

- Built in the 1940s by volunteers with donated materials, the Cordova Bay Community Club is aged and needs renewal. After a great deal of input from neighbours and the Community Association, many concerns have been met.
- With the new facility, there will be increased user groups and a more comprehensive array of programming.
- This proposal is a unique project as it brings multi-generational and cultural users and provides a sense of inclusivity.
- Surrounded by low-density single-family dwellings and townhouses, this site identifies as part of the village core and can build up to three-storey mixed-use.
- Changing from the previous design approach, the new version of proposal places the building to the west of the site, away from the natural grade. To address concerns about traffic access will be some removal of some trees to provide increased parking.
- The proposal consists of an eight court pickleball gym with a double high amenity space above it.
- Traffic will enter off of Sutcliffe Road. The lighting that will be installed will limit light pollution. Using the “Dark Skies” principles that Saanich encourages, the lighting will be sufficient to ensure pedestrians can enter and exit the building but not be intrusive to the neighbours. Parking will be angled to maximize parking space (so no parking variance required), and headlights will shine into the berm.
- Bioswale and trees will be retained.
- The connector located in the front of the building will be the shortest path and a useful amenity for the community, and create an active building frontage. The tree placed as a node in the forecourt of the main entrance will focus the area as the club members' destination. There will be consultation with the Parks Department to ensure the right tree for the focus point.
- There will be covered bicycle parking and e-bike charging stations. Five EV charging stations for cars are proposed as well.
- As the gym contains no openings and has very little natural light, the high double glazing visually connects the building to the community.
- The materiality consists of prefabricated and perforated metal panels that simulate a tree canopy or leaves, prefinished metal flashing, glazing and architectural concrete.
- Cedar siding will be placed where it can be well protected to compliment the metal siding, e.g. soffits and facade on Sutcliffe.
- There is an open lobby with a small shop and office and access to the mezzanine. The mezzanine could be rented out as there are kitchen amenities.
- The soil conditions on this site are challenging. We will have to design a very light structure using wood and steel.
- The west side of the property contains a native forest-like environment with very steep topography. There is also an existing deer path that will be left undisturbed.
- A bioswale with wetland native plants is proposed for the east side that is currently a ditch that catches water.

- The south side of the property has many mature trees that will remain to ensure the existing neighbour's privacy.
- On the northern boulevard, there were initial concerns regarding light pollution. A berm will be installed, and the area will be landscaped with trees, shrubs and meadow-like underplantings to catch the headlights and taillights.
- Permeability is another treatment considered for this site. The midblock connection for pedestrians and cyclists will consist of permeable fixed gravel sealed with Romex hardener. There will be several rain gardens in the drive aisle area and down the centre aisle.

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

- The perforated metal will stand off the wall far enough so that leaves do not get stuck.
- The signage will be integrated in the perforation, or it could be added over the top of the perforation but will need to be contrasting. It is not illuminated as it is meant to be subtle yet clearly identify the building. Illuminating the signage would make it overbearing.
- There is room for the air conditioning units between the first and second floors on the west side of the building and will not be visible to residents.
- The roof drainage is connects to bioswales.
- This proposal plans for the conduit for 5 EV chargers; the e-bikes will require regular receptacles.
- Benches are planned for the forecourt of the main entrance.
- The primary circulation route for the pedestrian pathway is north to south.
- This proposal has a range of how many trees will be affected; there will be a provision of 33 replacement trees. There will be enhanced landscaping comprising of the removal of invasive species and planting of native plants where the future parking lot and stone water retention will feed into the bioswale.
- All of the trees around the ditch will be retained.
- The height variance is requested to accommodate the badminton and pickleball courts.
- Consideration was given to frosted glass to provide natural light to minimize lighting and electricity; however, natural light interferes with those sports.

**Comments from the Panel:**

- Appreciate the courtyard feel, the tree as the centre point is key.
- The different building treatments break up the massing.
- This building sits well within the site and is a great addition to the community.

**MOTION:**

**MOVED by D. Moran and Seconded by E. Sangster: "That it be recommended that the design to construct a new recreation building with an eight court pickleball gym and mezzanine lounge space at 941 Sutcliffe Road be approved as presented."**

**CARRIED**

The meeting adjourned at 3:53 pm.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**COMMITTEE SECRETARY**