

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
Saanich Municipal Hall, Council Chambers  
October 21, 2020, at 3:00 pm

Chair: Keith Davidoff

Present: Jerry Blake, Greg Gillespie, Jacy Lee, Doran Musgrove, Erica Sangster, Megan Walker

Regrets: 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 3:08. p.m.

**ADOPTION OF MINUTES**

**MOVED by M. Walker and Seconded by E. Sangster: “That the Minutes of the Advisory Design Panel meeting held on August 19, 2020, be adopted.”**

**CARRIED**

**CASE #2020/13 – 3400 Tillicum Road**

Application by Tillicum Developments Ltd. (Jonathon and Stan Sipos). Rezoning and development permit application to rezone from C-3B Zone to a site specific zone to construct a 242 unit, six-storey, mixed-use residential and commercial project.

**Legal Description:** Lot A, Section 80, Victoria District, Plan 18680  
**Planning File:** DPR00785; REZ00657  
**Planner:** Chuck Bell, Planner

**Comments from the Planner:**

The Planner provided an overview of the proposal as follows:

- This application is for rezoning from the Shopping Centre/Bingo Hall Zone to a new zone, possibly Boleskine Whittier Commercial/Apartment Zone and a development permit to construct 230 apartments, 12 townhouses and commercial space.
- The site is in the Tillicum local area. It forms part of the Tillicum Major “Centre” defined in the Official Community Plan (OCP), which contains policy for development up to eight storeys in height.
- Variances are requested for parking and –if the C-2BW zone were applied – for setbacks on Tillicum Avenue and Burnside Road and parking.

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

Stan Sipos and Johnathon Sipos, Cielo Properties Inc; Dane Jansen, Architect, and Nate Mallari, Intern Architect, dys architecture; presented to the committee and highlighted:

- The trapezoidal-shaped site has its longest side to the north with a parallel shorter side to the south. The southeast corner of the site is the highest point on the property.
- An internal driveway extends directly east over to Tillicum Road.
- The west side of the courtyard is framed by six one-bedroom units, each with a loft area. These are mirrored on the east side of the courtyard with six more one-bedroom units with lofts. The spacing between the two buildings is 50 feet, seven inches.
- Each L-shaped building has been developed to give the appearance of two buildings to reduce the scale of the project.
- The northern portions of the building run east to west.
- They are joined to the southern leg by a north-south bridge-like connector that runs over the top of the central access road.
- While six storeys high, architectural devices such as balconies and colour changes define the upper two-storeys and the three-storey middle and single-storey commercial base, this is a high-density zone in a major centre that can withstand taller buildings.
- The overall theme is of enhancing the street frontage, livability and quality materials.
- Parking access is provided from the internal driveway. This internal east-west link provides vehicle access to the split level parkade on the north side of the property (which then connects down to a full level of underground parking). It also provides pedestrian access to the central courtyard between the two buildings on the south side of the access road.
- A security gate separates commercial and residential parking, and visitor/commercial parking will be a shared component; four commercial stalls will be located within the security gate.
- The project's main level of the project features commercial spaces facing Burnside Road to the west and Tillicum Road to the east.
- The east retail/commercial units will likely be more office-oriented. The west units fronting on to Burnside Road will tend to be more retail/restaurant oriented given their proximity to the adjacent Tillicum Mall.
- Each of the commercial units will have level access to the adjacent sidewalk along with an outdoor space.
- Residential entries on the ground floor will be distinct, separate from the commercial entries and visible at a pedestrian level.
- The residential unit mix is as follows – 50 studios, 84 one-bedroom units, 92 two-bedroom units, four three-bedroom units and 12 townhouse loft units. 45% of these are family-oriented. All units except for eight studios have outdoor balconies or patios. Ideally, this building will home long-term tenants that want to live in town and perhaps commute to either downtown or the West Shore.
- The unit plans respond directly to the community's comments and need through consultation with the Community Association.
- The landscape design's conceptual approach addresses issues of sustainability, privacy, accessibility, and an overall aesthetically pleasing street presence.
- The layout of planters and hardscape materials is intended to complement and work in harmony with the building's architecture's angular nature.
- The landscape areas create infiltration opportunities while creating visual interest from both the street level and above
- The materials consist of light-grey corrugated metal panels, dark grey metal panels, wood pattern metal panels – mini reveal, grey and tan fibre cement panels, and finished concrete.

- Concrete is the exterior material on the lower floors of the building for its durability and timelessness. It also creates a one-and-a-half-storey scale, which relates to the property's commercial nature to the west.
- Accent wood grain panels will add warmth to the façade.
- Balconies are framed as bays to differentiate the lower portions of the building from the top while breaking up the massing and creating visual interest.
- Planters on the lower roof decks allow for a softer transition between the commercial and residential levels.
- The storefronts are articulated with round columns supporting canopies, allowing for the higher spans of the windows.
- There are 60 exterior bike spaces and two gateway features: the formal entries to the site.

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

- It is right turn only out onto Tillicum Road; Burnside Road has a traffic light to help control traffic flow.
- The 50-foot separation for a six-storey building is a comfortable zone and leaves the resident with a broad perspective. The privacy screen provides a visual barrier and is a customary way of designing balconies.
- The parkade and north side will be in architecturally finished concrete, and there will be plantings.
- We will be supplying e-chargers on demand as needed.
- Having the retail space shallow creates living space in the form of townhouses on the ground floor.
- The neighbours to the north have said that they have no inclination to sell their site but have discussed doing a general facelift.
- The units that face the south side will have small, non-obscuring plantings. Whatever is planted will be done safely and responsibly.
- The central courtyard is not intended as an amenity space, to provide an open, wide and safe entryway to the units from their patios.
- The wall that bounds the planters is seeding wall height and lit from below, there aren't any benches, but residents can sit on the wall.
- The pedestrian thoroughfare in the courtyard has metal bollards, creating more of a European street feel.
- The ground-level parking is for commercial use, but consideration can be given to having a wheelchair accessible space on this level.
- We are considering making some of the units accessible.
- To find the appropriate mix of unit types, we reached out to the Community Association and the property management industry to see the greatest demand as we want units that would be descriptive of the people living there.
- Quite a bit of this design came from the Community Association; the street frontage is usable; it has street-level retail. There are two large amenity spaces in the buildings, but it has not been decided how they will be incorporated into the structure yet.
- The units' sound insulation requirements will be exceeded because the liveability of the space is crucial. The design of the building by not having them directly following the street will help limit the noise.

**Comments from the Panel:**

- The site coverage is quite substantial, although the green roof is appreciated.
- The setback position decreases the sense of a massive wall facing the street.
- The vehicular path through the centre seems harsh, and there is too much hardscape.

- The north edge that is a blank parkade wall is monotonous.
- More generosity to the pedestrian pathway in the thoroughfare would make it look more inviting and feel safer.
- Consideration could be given to integrating plantings on the broad stretch of blank wall where the driveway and garbage are located.
- A design on this unique shaped property is commendable.
- Consideration should be given to an augmented outdoor amenity space that could provide a private social space.
- Clever design but is a little bit in isolation right now in a car-dominated neighbourhood.

**MOTION:**

**MOVED by D. Musgrove and Seconded by J. Lee: “That it be recommended that the design to construct a 242 unit, six-storey, mixed-use residential and commercial project be approved subject to consideration of:**

- 1. Improving the landscape treatment along the north edge of the property.**
- 2. Priority be given to pedestrian safety and interest within the thoroughfare;**
- 3. Mitigation of traffic cut through in the thoroughfare;**
- 4. Crime Prevention Through Environmental Design (CPTED) concerns along the north and south edges;**
- 5. Creation of an outdoor resident amenity space.”**

**CARRIED**

**CASE #2020/14 – 520 Normandy Road**

Application by Aryze Developments (Luke Mari). Rezoning and development permit application to rezone from RS-6 (Single-Family Dwelling) Zone to a site specific zone to construct a 73 unit, mixed-use residential development comprising eight townhouses and a six-storey apartment building. Variances are requested.

**Legal Description:** Lot 8, Section 108, Lake District, Plan 5710, Except Part in Plan 2431 RW

**Planning File:** DPR00766; REZ00647

**Planner:** Chuck Bell, Planner

**Comments from the Planner:**

The Planner provided an overview of the proposal as follows:

- The site is in the Royal Oak policy area and within a “neighbourhood” as defined in the OCP, which contains policy for the development of a low-rise residential building or a mixed-use building up to four storeys.
- The Planning Department has difficulty supporting this application from the land-use perspective. This proposal could be accommodated by the RM-7 Zone. This project has a difficult level of density for this area.

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

Luke Mari, Aryze Developments; D’Arcy Jones, D’Arcy Jones Architects; Bianca Bodley, Landscape Architect, Biophilia Design Collective; presented to the committee and highlighted:

- Most of the design parameters were around housing diversity and affordability. 100% of the units qualify as BC affordable housing, 20% would be dedicated affordable housing, and 25% are family-friendly in their design.
- This project is close to many family oriented amenities: a large recreation centre, library, grocery store and shopping centre.
- This project's strategy was to take a standard three-storey walk up and squish down one side and pull up the other to present two fascinating faces. The front face has strong angular lines and looks like it has bay windows.
- The inspiration for its long and narrow form is from an early health clinic in Finland. Horizontal lines break down the building mass, and every unit has a different floor plan inside. There are porches off of the front of the units and no heated corridors.
- There are two sides of the project, the east side is very faceted and buffers noise, and the north side has New Orleans inspired exterior walkways. The walkway is twice the width required by the building code.
- Next to the main building, there is a row of townhouses sunken to one storey above ground to provide privacy. Variances are requested for setbacks as they are a product of an unusually shaped site.
- Every parking space is prewired for conduit for an EV charger, and a carshare is provided for the tenants. This site sits on a transit hub.
- In the shadow studies performed, this building has very little shadow.
- The proposed building entrance is off Elk Lake Drive; parking spaces are all open on the south side, and look out onto a landscaped area.
- This building's materiality is galvanized metal guards, concrete planked Hardie panel, brown-toned metal fins and cement fibre panels.
- There are 73 Class 1 bicycle stalls and seven Class 2 stalls.
- The landscape theme is Westcoast forest using mostly native plant material focusing on Elk Lake Drive's flowering trees.
- The site water naturally travels along the east corridor, tiers down to the parkade entrance and is released through a series of rack barriers to an existing creek.
- After removing the invasive species, the applicant will plant native trees and flowering shrubs to direct the water more suitably.
- The willow trees are retained. The development permit requires that 38 trees be replaced; this proposal replaces 42 and the three Garry Oak seedlings on the site.
- The plantings will consist mostly of evergreens, ferns, rhododendrons and heathers. The courtyard's interior will have lush, greener plantings, so residents feel like they have little interior gardens at their front doors.

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

- A mature hedge shields the townhouses from the existing homes, although tiered hedges could be planted. Hedging could be planted as screening as well between each unit.
- Garbage and recycling are on the northwest corner. The entrance for the collection truck is off of Normandy.
- The lighting in the upper hall corridors is glowing wall lights as they are setback and because of the railing system to lessen light pollution. Low-level step light could be considered below the railing.

- The hallways space regulations can be articulated clearly in the tenancy agreement rules and regulations. It would be no more complicated than most condos with bikes and barbeques or restricting the use of your balcony as a storage space. It could also be an addendum to a lease agreement. The enforcement mechanism used could be lease termination if the rules are not followed. A project this size will have a daily caretaker on site.
- Saanich parking requirements are quite onerous, losing a traditional parking space to convert to an accessible space would be pushing the parking limits; however, we could consider changing a visitor space to a wheelchair accessible space.
- It is envisioned that residents will come and go from Normandy. The subdued entrance is intentional as it is quiet on the Creekside, which is atypical for a rental building.
- Concrete cobble pavers and raised planters at the townhouse exterior doors will create a sense of separation.
- The details around parkade security have not be determined.

**Comments from the Panel:**

- The main façade is quite compelling; it is unusual and striking with all of the texture.
- The landscape screening mitigates the privacy impact on the neighbours.
- The wide corridor concept is appreciated; however, there is a concern about how space will be maintained/managed.
- The individuality of the units is valued.
- This building is striking; the massing and the patterning do not fit well with the neighbourhood.
- Both entries do not have much of a presence; they are not obvious.
- Consideration could be given to a small conifer tree and small courtyard planters to provide privacy for the townhouse units.
- The foundation all along the parkade strip could use more robust evergreen shrubs to help screen the parkade.
- The saw tooth design with the bay window appearance breaks up the massing.
- The building is heavily dependent on the success of the landscaping; it should be enhanced where possible.
- Pleasantly surprised with the lack of shadowing impacts of the building.

**MOTION:**

**MOVED by E. Sangster and Seconded by G. Gillespie: “That it be recommended that the design to construct a 73 unit, mixed-use residential development comprising eight townhouses and a six-storey apartment building be approved subject to consideration of:**

- **Augmenting the landscape buffer along the west property line;**
- **Introducing trees to the landscaped courtyard; and**
- **Providing more detail on lighting design for the exterior corridors.”**

**CARRIED**  
**With D. Musgrove OPPOSED**

The meeting adjourned at 5:50 pm.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**COMMITTEE SECRETARY**