

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Council Chambers
November 4, 2020, at 3:00 pm

Chair: Keith Davidoff

Present: Jerry Blake, Illarion Gallant, Greg Gillespie, Jacy Lee, Doran Musgrove, Nicholas Standeven, Megan Walker

Regrets: Erica Sangster

Staff: Cameron Scott, Manager, Community Planning; Pam Hartling, Senior Planning, Community Planning; Megan Squires, Planner, Community Planning; Chuck Bell, Planner; Current Planning; Sarah deMedeiros, Planning Technician and Tara Da Silva, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order at 3:08. p.m.

ADOPTION OF MINUTES

MOVED by I. Gallant and Seconded by D. Musgrove: “That the Minutes of the Advisory Design Panel meeting held on October 7, 2020, be adopted.”

CARRIED

CASE #2020/15 – 472 and 476 Dupplin Road

Application by CMM Holdings Ltd. (Dan Dunwoodie). Development permit application to construct a two-storey office/warehouse/sales building under the existing M-1DW (Douglas Street West) Zone. Variances are requested.

Legal Description: Lot 1, Section 7, Victoria District, Plan 5874; Lot 73, Section 7, Victoria District, Plan 51, Except Those Parts Included in Tennyson and Dupplin Roads and Except That Part in Plan 5874

Planning File: DPR00801

Planner: Chuck Bell, Planner

Comments from the Planner:

The Planner provided an overview of the proposal as follows:

- This application is for two existing lots to be consolidated into one lot.
- This application is for a development permit constructing a two-storey, 1090 square metre office warehouse and sales building under the existing M-1DW Zone.
- In November 2011, Council approved the construction of a one-storey office building with a garage and outdoor storage; this building was not constructed.

- More recently, another application for a four-storey light industrial building with one level of underground parking. Council approved the Development Permit, but withheld ratification pending registration of a covenant.
- The site is located within the Saanich Core Local Area's Douglas Street West area of and is within the Uptown major centre.
- The Uptown Douglas Corridor Plan encourages the conservation of and densification of light industrial uses and improvements to streetscapes in the public realm.
- The site is identified under the UDP as a building height of four to eight-storeys.
- The site is also subject to the relevant guidelines for the Saanich Core Development Permit area. Applicable guidelines related to the scale of new development. It reflects the Saanich Core's urban character is in keeping with the general form and character of the surrounding development. It is of the human scale to increase street-level opportunities for social interaction and create of a vibrant pedestrian environment and has a high quality of architecture that is contemporary and authentic incorporating varied architectural elements and landscaping adjacent to the street.
- Some variances are requested; they are for setbacks. For the Dupplin Road, lot line a one-metre setback is proposed; 3.75 metres setback is required. The rear yard set back – which abuts an RS-6 lot, zero metres setback is proposed, 12 metres setback is required.
- A variance is being sought for height; 11.71 metres is proposed, 10 metres is the maximum.
- A variance for the number of off-street loading spaces is requested, one is proposed, two are required.
- A variance for maneuvering aisle width is being requested, seven metres is proposed, 7.6 metres is required.
- A variance for proposed signs is requested, two facia signs and one canopy sign are proposed, one facia or canopy sign and one wall sign per business is allowed.

In response to questions from the Panel, the Planner stated:

- Engineering gave the applicant a choice between a statutory right of way or a street dedication. The applicant has chosen the statutory right of way.

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

Dan Dunwoodie, D Squared Projects Ltd; Karla Castellanos, Architect, KCC Architecture; on behalf of EB Horsman Industrial Development; presented to the committee and highlighted:

- The proposed building fits into the neighbourhood's character as most of the buildings in the immediate surrounding area are for light industrial use.
- The site slopes dramatically 2.5 to three metres from east to west.
- The building is situated close to Dupplin Road to engage the public realm following Uptown Douglas Plan guidelines.
- The entrance is at the back of the property, where the road grading is more favourable for parking and hides vehicles from the street.
- The building features a more open form and shape that captures your eye with playful colours. The canopy incorporates some of the nearby area elements and is a reinterpretation of a sloped roof.
- The framed entrance off of Tennyson Avenue is a strong component that creates presence. The office is designed for six to eight staff, the warehouse for two people.
- The office space is open and spacious to capture the natural light. The grade difference allows for more features on the second floor; glazing is proposed.
- This building is purpose-built that only requires one loading bay and one overhead door.

- There is limited space for landscaping; however, the native and adaptive plants that are planted will help soften the building and create an attractive street frontage.
- Around the site, five existing trees have been removed as per the arborist's recommendation. One removed tree is bylaw protected. The applicant has proposed to plant three medium-sized boulevard trees, spaced following size and spacing requirements.
- Large deciduous shrubs will help soften the façade along Dupplin Road.
- Porous asphalt is proposed for the parking area to assist with the stormwater strategy.
- There is a small amenity space near the front entrance with two picnic tables and six bike spaces to promote healthy lifestyles and alternate modes of transportation.

In response to questions from the Panel, the Applicant stated:

- The upper floor windows on the south elevations are real windows. The panels have an architectural finish.
- One of the washrooms on the main floor is wheelchair accessible.
- Consideration could be given to replicating the same detail with reveals on the building's backside that has been demonstrated on the front of the building.
- Water retention is on-site.
- While not at the structural design stage, there is a preference to drop the tilt panels right to the footing; it will be explored with the structural engineer.

In response to questions from the Panel, the Planner stated:

- The property at 470 Dupplin Road is in the RS-6 Zone.
- The Planning Department has no concerns regarding the variance for a reduced maneuvering aisle width.
- The building has to meet all building code requirements to get a building permit.
- It is unknown if the residence next door at 470 Dupplin Road is used as a residence or small business. Many houses in the immediate area are owner/operated small businesses.

Comments from the Panel:

- There are concerns regarding the zero lot line on the west side due to the neighbouring property being RS-6 zoned; there is no guarantee that this property will seek to become industrially zoned. Also, a stark, blank wall faces this lot line.
- Consideration could be given to break up the massing on the south wall.
- The mechanical free zone on the roof is appreciated.
- Appreciate the placement of the wheelchair parking and the use of the ramp the address the grade.
- The greenery on the back of the parking is a nice surprise and Tennyson's trees are appreciated.
- Expanding the sidewalk along Dupplin Avenue seems like a better option than planting because the land strip is so narrow.
- It seems strange that the entrance doesn't connect to the sidewalk without having to go through the driveway; it would be more friendly to extend the sidewalk. Perhaps if you were to extend a connection to Tennyson Avenue and the sidewalk with some reprogramming, it would create a more friendly street character.

MOTION:

MOVED by N. Standeven and Seconded by I. Gallant: “That it be recommended that the design to construct a four-storey light industrial building at 472 and 476 Dupplin Road under the existing M-1DW (Douglas Street West) Zone be approved subject to consideration of:

1. A review of the entry conditions on Tennyson; and
2. Additional architectural treatment of south and west facades to address the massing of the building.”

CARRIED

CASE #2020/16 – 5171 Agate Lane

Application by McNeil Building Designs Limited (Ron McNeil) Development permit application to construct a new, two storey, garden suite under the existing RS-18 (Single-Family Dwelling) Zone. Variances are requested.

Legal Description: Lot A, Section 31, Lake District, Plan 44562

Planning File: DPR00811; DGN00811

Planner: Megan Squires, Planner

Comments from the Planner:

The Planner provided an overview of the proposal as follows:

- The proposed project is for a 92.69 square metre or 998 square foot garden suite at 5171 Agate Lane. The siting of the suite in the front yard is the variance.
- The parcel is 1283 square metres, which constitutes a large lot. The Planning Department has completed an initial design review.
- Planning seeks the Panel’s perspective on cladding materials, the windows or lack thereof on the south side and the scale and massing of the garden suite in response to the lot’s topography.

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

Ron McNeil, McNeil Building Designs Limited; presented to the committee and highlighted:

- This garden suite’s footprint is less than the existing house; the main house will be built further down the property at the waterfront.
- Regarding accessory buildings, almost all of the neighbours have accessory buildings in the front yards.
- The existing dwelling will be demolished. There is the parking level (at street level) and then the topography drops off right away. The second bathroom and bedroom are on the garden suite’s first floor due to the drop-off.
- The front yard is landscaped and private, with a balcony at the back. Although screened to some degree, it will look out on the main house garage.
- There will be hedging down the side of the parking space that screens the driveway and a rhododendron garden. There isn’t an elaborate plant list.
- It is two-storeys, fully integrated at the front and walk-out at the back.
- The exterior is essentially a little bit of wood under the entrance to soften the appearance and Hardie panel as the primary finish. The colour palette will be in taupes, dark grey and wood.

In response to questions, the applicant stated:

- There is a relationship between the garden suite and the main house, the big wide fascia, flat roofs, and colour finishes.
- The hedge is acting as privacy screening for the parking area.
- The garbage and recycling receptacles are kept in the garage or under the deck and will be rolled up the driveway.
- The slope of the landscape will be navigated with terracing.
- Bike parking was not considered.
- The parking surface will be concrete; it could be permeable; there is a concrete apron.
- There is some exposed concrete on the suite, but it does step down, and the siding follows the grade.
- The finishes will be a stucco finish Hardie panel to tie in with the main house.
- The owners want the design to be reflective of themselves.
- At the parking stall where the grade drops off, there will be a curb.

In response to questions from the Panel, the Planner stated:

- The open deck space is considered an amenity space.
- Height calculation for garden suites is similar to principal residences, although there is a slight difference in the grade determination.

Comments from the Panel:

- This garden suite has a California beach town feel to it.
- The garden suite is situated in the front yard and acts as a gateway or entry monument to the site.
- Attention to marking the address both for the address and the primary address, pull the EV charger off of the house, scale of the entry doors and lighting should all be considered.
- If there were a reduction to yard setback, it would allow for a larger green buffer.
- The private outdoor space is biased to the south somewhat; it would be nice if it could be extended to the full width of the suite. Consideration could be given to expanding the openings, ties into the relationship with the main house.
- Consideration could be given to have the upper volume of the home cantilever out.
- A few smaller trees in the front of the suite would reduce the building's scale and soften the edge.
- The front garden softens the façade to the street.
- There may be deer issues with a cedar hedge.
- Consideration should be given to additional glazing on the south side wall and increased landscaping interest.
- Given the distance to the main house and the garden suite, should the garden suite relate to the house or the streetscape?

MOTION:

MOVED by I. Gallant and Seconded by G. Gillespie: “That it be recommended that the design to construct a new, two-bedroom, garden suite at 5171 Agate Lane under the existing RS-18 (Single-Family Dwelling) Zone be approved subject to consideration of:

1. Increase the landscape interest on the roadside and the east side of the garden suite; and
2. Providing and identifying space for municipal waste, compost and bicycle storage.”

CARRIED
With D. Musgrove OPPOSED

CASE #2020/17 – 3761 Craigmillar Avenue

Application by Kodex Design & Drafting (Kyle O’Shea) Development permit application to construct a new, two-bedroom, garden suite under the existing RS-8 (Single-Family Dwelling) Zone. Variances for height and gross floor area are requested.

Legal Description: Lot 5, Block 1, Section 32, Victoria District, Plan 1399

Planning File: DPR00810; DGN00810

Planner: Pam Hartling, Senior Planner

Comments from the Planner:

The Planner provided an overview of the proposal as follows:

- The proposed project is for a medium garden suite that is asking for a height variance.
- Planning seeks the Panel’s perspective on the height and massing regarding adjacent neighbours, the building’s orientation, the orientation and impacts to the neighbour to the south of the property.

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

Kyle O’Shea, Kodex Design and Drafting, on behalf of Madonna and Gordon Blunt (owners); presented to the committee and highlighted:

- The garden suite was designed with the primary intent of providing a highly livable environment for the tenant by incorporating “green building” methods and ideologies. Ways to reduce the impact on the natural environment while providing indoor conditions conducive to human health have been considered.
- This contemporary beach house garden suite is in the southeast corner of the rear yard and has a floor area of 54.7 square metres.
- It is a single-storey, slab on grade, secondary suite occupied by family.
- There is minimal impact on adjacent properties as there is considerable vegetation or fencing to create significant buffers.
- A new parking pad will be laid for the tenants; the driveway will be gravel; and 24” pavers will be laid to the suite.
- Signage will be on the fence and above the door.
- Materiality consists of board and batten siding for the exterior walls and metal cladding on the roof.
- There is in-floor radiant heating, solar panel placement on the roof, upper windows to vent warm summer air, cross ventilation and deciduous trees for summer solar shade.
- Outdoor patio areas are consisting of concrete pavers.

- A new garden and shrubs will be planted along the south side of the lot.
- Waste and compost will be kept along-side the primary residence.
- The purpose of the variance is to allow the garden suite's height to exceed a height of 3.75 metres without adding to the calculation of floor area.
- The design of the roof is a crucial aspect of the "green building" approach. It promotes efficiency while also considering other key issues such as the impact on neighbouring properties and livability for the tenant.
- The proposed roof height allows an ideal location for the installation of south-facing solar panels with reduced impact from vegetation and incorporation of clerestory windows that will contribute to the suite's livability through increased "daylighting".
- The mass and scale fit in well with the neighbourhood.

Comments from the Panel:

- Caution should be used when relying on neighbouring trees to maintain privacy.
- The delineation between the main residence space and garden suite space is unclear.
- Consideration should be given to the proximity of the parking pad with respect to the neighbours.
- A walkway with 24" concrete pavers spaced one inch apart will not be wheelchair accessible or friendly.
- Should a car be parked in the parking space, the walkway could be difficult to see. The walkway is not the required one metre.
- Consideration should be given to relocating the waste and compost receptacle area.
- The smaller patio spaces and hardscaping could use some reconfiguring.
- There is some concern regarding the number of windows on the side of the house.
- The massing is too imposing, and it is not sympathetic to the existing building and neighbouring buildings.
- On the south side of Craigmillar, the trees located there will require judicious pruning because of the driveway location.
- The only real potential for sun access is to flip, so the living space is on the home's north side.
- There are livability concerns with the floor plan; there are no interior closets and not making the most use of the height.
- Although it is commendable to have the powder room, having to go through the second bedroom to access it is not ideal.
- There is no privacy for the garden suite because of the existing residence's sunken patio. The main entrance to the suite opens up into the main house's backyard.
- This suite does not fit in with the main house and neighbourhood.

MOTION:

MOVED by G. Gillespie and Seconded by D. Musgrove: “That it be recommended that the design to construct a new, two-bedroom garden suite at 3761 Craigmillar Avenue under the existing RS-6 (Single-Family Dwelling) Zone be postponed to a future meeting to allow for consideration of:

- 1. Decreased hardscape;**
- 2. Increased planting and landscape along the south edge;**
- 3. The improved delineation between exterior spaces of the primary and secondary residence; and**
- 4. Improve accessibility for access to the proposed garden suite, specifically the transition from the main access along the south property line to the proposed garden suite.”**

CARRIED
With I. Gallant and J. Lee OPPOSED

The meeting adjourned at 5:35 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY