

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Council Chambers
December 16, 2020, at 3:00 pm

Chair: Keith Davidoff

Present: Illarion Gallant, Greg Gillespie, Jacy Lee, Doran Musgrove, Erica Sangster, Megan Walker

Regrets: Jerry Blake

Staff: Megan Squire, Planner, Community Planning; Chuck Bell, Planner, Current Planning; and Tara Da Silva, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order at 3:01. p.m.

A question was put to staff regarding recommendations and the requirement of motions. A review of motion options will be on the next agenda.

788 Ironwood Place

Application by Igor & Yelena Kotliarsky. Development permit application to construct a 93 m² garden suite on a large lot.

Legal Description: Lot 6, Section 43, Lake District, Plan VIP85949

Planning File: DPR00824; GDN00824
Planner: Megan Squires, Planner

Comments from applicant / owner:

Igor Kotliarsky was available for questions and comments from the committee.

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

- The existing residence overlooks slightly into the rear yard of the garden suite. The windows are at the same level.
- There is no driveway going into the backyard to the garden suite. The parking for the suite is shared with the primary residence.
- Bike storage is underneath the deck. Garbage can be kept beside the garage. It is too inconvenient to haul the garbage from the garden suite to the end of the driveway.
- Gravel and paving will be used from the garden suite parking to the outdoor amenity space.
- Concrete is exposed on the west and south sides of the garden suite because of the slope of the land.
- The fence will provide privacy for the neighbour.
- Grass will be planted in the lower corner at the rear south elevation.
- There are hedges planted on both our property and the neighbour's property.
- The window is larger than regular windows and will provide sufficient light. Privacy will

be compromised if more windows are installed.

- We will consider other landscaping instead of the Cedars and Spruces to lighten the area up.
- A railing can be installed along the drop off that is close to the front door.
- There is a large window in the kitchen facing the south side of the property. The installation of a skylight is a possibility.
- There is motion sensor exterior lighting on the primary residence that lights up the garden suite's walkway.

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

- The plan does not show EV charging because the parking space is not close to the garden suite.
- The west elevation is two-storeys with a crawl space.
- This application was forwarded to the ADP because of the grade and the garden suite's size.

Comments from the Panel:

- There should be provision for onsite parking, EV charging, bike storage and assigned space for garbage and recycling containers.
- Gravel would make the path from the parking space to the outdoor amenity space inaccessible. The applicant's willingness to pave that area is appreciated.
- The rear south elevation is very steep for mowing.
- These plans were difficult to read and understand because of the grade issues.
- The Cedars and Spruces are heavy and oppressive; the landscape plan is dark.
- The landscaping is too heavy for the area between the property line and the house; consideration should be given to a deciduous tree.
- Consideration should be given to installing more windows to provide natural light

MOVED by D. Musgrove and Seconded by I. Gallant: "That it be recommended that the design to construct a 93 m² garden suite at 788 Ironwood Place be postponed to a future meeting to allow for consideration of:

- 1. Clarification of location of garbage and recycling receptacles;**
- 2. Protection on the right side of the outdoor amenity area with either guardrail or landscaping strip to prevent people from falling off the retaining wall drop-off;**
- 3. Provision of level II EV charging capabilities;**
- 4. Softening of the landscape by increasing the variety of species and using deciduous trees;**
- 5. A complete landscape plan that deals with grades and specifies materials and plantings;**
- 6. A planting buffer along the walkway from the garden suite parking space up to the house;**
- 7. Increase the landscape softening against the house on the south side of the property;**
- 8. Increase natural light with either the addition of windows or skylights, particularly along the west elevation; and**
- 9. Opening the hedge in sections to allow pedestrian passage between the house and the proposed garden suite."**

CARRIED

4230 Commerce Circle

Application by Hillel Architecture Inc. (Karen Hillel) Development permit amendment application to amend Development Permit DPR81-0038 to construct a one-storey addition to the existing industrial building located at 4230 Commerce Circle.

Legal Description: Lot 1, Section 100, Lake District, Plan 35081
Planning File: DPA00952
Planner: Chuck Bell, Planner

Comments from the Planner:

The Planner provided an overview of the proposal as follows:

- There is a park that acts as a buffer between this building and the residential area.
- The Planning Department has no issues with this application.

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

Karen Hillel, Architect, Hillel Architecture Inc. on behalf of Chatham Development Corp.; presented to the committee and highlighted:

- This is an existing building located at Commerce and Vanalman in the light industrial M-3 (Industrial Park) Zone.
- This project proposes using the underutilized parking area to serve the long-term tenant for warehouse storage and office space.
- This amendment intends to add a storefront system and then continue with the existing design approach of deep horizontal rib cladding and split-face concrete block.
- More generous glazing is the best way to accommodate the office showroom space and make the frontage more inviting.
- A canopy and improved street appeal further define the entranceway.

Comments from the Panel:

- Thoughtful and competent design.
- Works well; a little bit of planting is appropriate. The existing landscape is appreciated; it creates a sense of enclosure.
- The increased glazing is more inviting and makes for an interesting entrance.
- The rain garden is subtle.

MOTION:

MOVED by I. Gallant and Seconded by E. Sangster: "That it be recommended that the design to construct a one-storey addition to the existing industrial building at 4230 Commerce Circle be approved as presented."

CARRIED

The meeting adjourned at 4:50 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY