

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Council Chambers
Via MS Teams
February 2, 2022, at 3:00 pm

Chair: Keith Davidoff

Present: Illarion Gallant, Greg Gillespie, Andy Guiry, Jacy Lee, Nicholas Standeven

Regrets: Brad Forth, Janine Wigmore

Staff: Lauren Mattiussi, Planner, Current Planning; and Tara Da Silva, Senior Committee Clerk

CALL TO ORDER

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

ELECTION OF CHAIR

Chair of the Advisory Design Panel for 2021 (by unanimous vote): Keith Davidoff

ADOPTION OF MINUTES

MOVED by J. Lee and Seconded by N. Standeven: “That the Minutes of the Advisory Design Panel meeting held on December 15, 2021, be adopted.”

CARRIED

ADP REVISED TERMS OF REFERENCE

T. Da Silva, Committee Clerk, presented and highlighted to the Panel:

- Council adopted the revised Terms of Reference on January 10, 2022.
- The purpose of the revision is to include two specialist architect design professions that will have experience designing multi-family, mixed-use and/or large commercial projects up to 24 stories in height that are located in prominent, highly visible locations in major centres.
- The Planning Department will determine at which meetings these specialists are required.
- When invited, these members are included in the total number of voting members for establishing quorum. In all other cases, quorum is established based on the eight other members appointed by Council.

4201 TYNDALL AVENUE

Application by Cadillac Developments Ltd. and Tri-Eagle Development Corporation (Travis Lee). This application is for rezoning and a development permit to construct 36 apartment units over three apartment buildings and 22 stacked townhouses units within three buildings.

Legal Description:

- Lot A, Section 53, Victoria District, Plan 38089

Planning File: DPR00879; REZ00695

Planner: Lauren Mattiussi, Planner

Comments from the Planner:

- The subject proposal is to rezone, amend the OCP, and redevelop the property located at 4201 Tyndall Avenue.
- The property is approximately 5,035 m², and it is located midblock on Tyndall Avenue between San Juan Avenue and San Pedro Avenue.
- The property is designated as Neighbourhood within the OCP from which the allowable uses for this designation include low-density single-family dwellings to four-storey apartment buildings.
- The property is currently zoned P1, Assembly Use, but the applicant has applied to rezone the property to the RM-6, Residential Mixed Use Zone.
- The rezoning would allow for the construction of 3 residential apartment buildings and 22 stacked townhouses within three separated townhouse blocks.
- The proposal includes a common amenity building that will house two units on the upper storey and bike storage on the ground level.
- All residential buildings will be three storeys in height except the common amenity building, with two levels.
- The development will add 58 units to the Gordon Head area, with a unit type break down of 32 bachelor suites, 13 one-bedroom units, two two-bedroom units and 11 three-bedroom units.
- Surface level parking is being proposed for 53 vehicles, including one visitor parking stall, one accessible parking stall and secure bike parking.
- Alternative transportation options include bus stops within 200 m of the subject property and a sidewalk running along the subject property's frontage.
- Saanich does not require the installation of bike paths along this frontage of Tyndall Avenue as part of improvement requirements.
- The property is within 200 m of Lambrick Park and about 1km from Hillcrest Elementary and Torquay Elementary Schools.
- Variances requested to support this proposal include:
 - Reduce the building setback from the from the property line for the apartment buildings;
 - Increase the allowable height of a townhouse unit;
 - Reduce the amount of required residential and visitor parking spaces; and
 - Bicycle parking as the spaces proposed does not comply with Saanich Bicycle Parking Standards for Class 1 secure stalls.
- 17% or 852 m² of the 5,035 m² total site area is proposed as outdoor open space.
- This space does not include parking or structures but does include a playground area, barbeque amenity area and pedestrian pathway connections.
- Six of the 28 trees on-site will be retained, and 22 will be removed.
- The proposed landscaping plan shows 43 proposed trees on-site, planted or retained as part of the development.
- The subject property is within the Gordon Head Local Area of the Official Community Plan and is not included within Map 5.2 as having multi-residential redevelopment potential or subdivision potential.
- Policy 5.5 of the Gordon Head Local Area Plan reads as follows:

- Use development permits to ensure that new multi-family developments respect the scale of adjacent uses, and the environment character of Gordon Head.
- Staff would like feedback from the panel regarding the height and massing of the proposed buildings.
- Staff would also like feedback regarding the amount of impervious area that is proposed to speak to the policy objectives related to maintaining the environmental integrity of the site.
- Staff feel that a reconfiguration of the proposed buildings may allow greater opportunities for landscaped areas and wider pedestrian connections throughout the development.

Comments from applicant /owner:

Travis Lee, Tri-Eagle Development Corporation; Cam Pringle, Cadillac Developments Ltd.; Joe Newell, Joe Newell Architect Inc.; and Brad Forth, Forsite Landscape Architecture; presented to the Panel:

- Marlowe is a new master-planned community being designed in Gordon Head.
- The 58 new homes create an opportunity for first-time homeowners and young families to own a home and build equity.
- Recent projects done by Cadillac Developments and Tri-Eagle include Blair Avenue homes, Galaxy Place homes, Alberg Estates and Doncaster Microsmart Living.
- Marlowe's design focuses on enhanced pedestrian and biking experiences to lower monthly transportation costs.
- Nearby amenities to the proposed project include:
 - Lambrick Park Sports Fields;
 - Gordon Head Rec Centre;
 - Lambrick Park Secondary School;
 - Gordon Head Middle School;
 - Torquay Elementary School;
 - University of Victoria;
 - University Heights Shopping Centre; and
 - Tyndall Soccer Fields.
- The existing site is the Gordon Head United Church, and the adjacent houses are mostly two-storey single-family dwellings.
- A variance on the front yard setback is requested for the three proposed apartment buildings.
- New street trees will be added to Tyndall Avenue, but some of the existing trees will be retained.
- The buildings at the proposed development will have a row of accent trees to create a visual appeal.
- The townhouses will have an accent garden in each of them, including a small tree.
- Of the 58 units, one unit within apartment Buildings 1 and 3 is fully accessible, and wheelchair-accessible parking stalls are adjacent to both of these units.
- The upper floors within the three apartment buildings are studio suites for single occupancy.
- The same pallet of materials is used on all buildings, but different colours allow for visual distinction.
- The amenity building has two one-bedroom suites on the second floor, which are accessed by ground-level entrances on each side of the building.
- There is an outdoor kitchen with a barbeque and counter space; an accessible washroom for residents; a bicycle room with 27 floor mounted bike racks and 33 wall mounted racks; and the recycling and storage area.

- The studio suites within the apartment buildings will be fully furnished.
- Shadow studies were conducted to better understand how the site's shadows may appear throughout the year.
- Since the parking will be at surface level, the cost is much less on the homeowner than underground parking.

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

- There are two points of entry to the site from the municipal sidewalk for pedestrians.
- An internal walkway within the development allows pedestrians to access the side entrances for each apartment building and townhouse.
- The proposed site is approximately $\frac{3}{4}$ covered in asphalt with a few play areas.
- The current footpath is not connected to the strata lane in the proposed site plan, but a revision could be made if requested.
- There is the potential to bring in another pedestrian pathway from the sidewalk to the entrance of Building 2.
- Current transportation trends show that the parking plan should stay as proposed, but if biking or transit becomes more prevalent, the parking could be redesigned to allow for more landscaping.
- Each building on the plan is a Part 9 building with lower cost and is more efficient to build than one larger apartment building.
- The windows of the apartment buildings mostly face either the front or back of the building, but some windows face the side yards that are not at the natural eye level, thus retaining privacy.
- There will be a conduit that holds four electrical outlets for electric vehicles every four parking spots.
- The picnic area near Building 1 may be removed to improve permeability.
- The canopy around the playground may be adjusted to ensure the tree cover does not produce too much shading.
- Adding another pathway between the amenity building and Townhouse 15/16 will be investigated.
- The parking study supported the plan as currently proposed, but the parking consultant may be re-engaged to potentially add permeability.
- The garbage and recycling program will be managed by pulling out the containers by hand to the parking lot to be removed.

Comments from the Panel:

- It appears that the existing condition of the site has a greater extent of impermeable surfaces.
- The proposal seems to reflect a net improvement to the site, but there are opportunities to reduce hard surfaces on site.
- Apartment Buildings 1 and 3 could have the side pedestrian pathways removed to enhance the identity of those buildings and instead improve the street edge condition by increasing the number of pedestrian pathways from the sidewalk to the buildings' front doors.
- The applicant team was challenged to look at different opportunities to reduce the amount of continuous parking and implement some additional landscaping.
- A recommendation was made to remove the residents' picnic area in the northwest corner and instead implement soft landscaping to increase the amount of permeable surface.
- Between Buildings 1 and 3, the proposed trees' crowns may have to be lifted to reduce the likelihood of overcrowding.
- More permeable parking should be installed as there is not a lot of permeability on the

- site.
- The access to the play area and the amenity building is tight. Accessibility could be improved by adding an access point between Townhouse 15/16 and the amenity building.
- The potential success of the resident picnic area by Building 1 was questioned due to its location.
- The sidewalk next to Building 3 was praised as improving pedestrian safety.
- The streetscape view might be less monotonous if there was more variation in the building heights.
- The varying uses of the amenity building were commended as being creative.
- The lack of green space on the backside of Townhouse 9 through 14 was raised a potential concern.

MOVED by N. Standeven and Seconded by A. Guiry: “That it be recommended that the design to construct 36 apartment units over three apartment buildings and 22 stacked townhouse units within three buildings at 4201 Tyndall Avenue be approved subject to consideration of:

- **Additional pedestrian connections from the Tyndall sidewalk to Buildings 1, 2 and 3;**
- **On-site connection between the strata lane and the common outdoor kitchen area; and**
- **Increasing the permeable surface in the strata lane or relocating permeable area from elsewhere on site (specifically the picnic area) to the strata lane.”**

The Motion was then Put and CARRIED

The meeting adjourned at 5:15 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY