

**MINUTES**  
**ADVISORY DESIGN PANEL**  
Saanich Municipal Hall, Council Chambers  
Via MS Teams  
Wednesday March 2, 2022

Chair: Keith Davidoff

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

Regrets: Janine Wigmore

Guests: Sam Ganong, Applicant;Carolynn Wilson, Architect; Scott Murdoch, Landscape Architect

Staff: Lauren Mattiussi, Planner; Nancy Chaggar, Senior Committee Clerk

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**CALL TO ORDER**

The Chair called the meeting to order at 3:02 p.m.

**ADOPTION OF MINUTES**

**MOVED by G. Gillespie and Seconded by J. Lee: “That the Minutes of the Advisory Design Panel meeting dated February 2, 2022 be adopted.”**

**CARRIED**

**MOVED by J. Lee and Seconded by I. Gallant: “That the Minutes of the Advisory Design Panel meeting dated February 16, 2022 be adopted.”**

**CARRIED**

**3834 OPHIR STREET**

Application by Sam Ganong, Formwell Homes Ltd.

This application is for a development permit to rezone from RS-6 to a site specific zone to construct a 14 unit townhouse development, and to subdivide a portion of the property and rezone this portion to a park zone to allow this to be dedicated to Parks.

**Legal Description:** Lot H, Section 40, Victoria District, Plan 16992

**Planning File:** DPR00802

**Planner:** Lauren Mattiussi, Planner

**Comments from the Planner:**

- This project is within the neighborhood designation of the Saanich Official Community Plan, and is within the Shelbourne Local Area Plan and the Shelbourne Valley Action Plan (SVAP).
- This property is approximately 200 m from Shelbourne Street, close to commercial services.
- The subject property is a panhandle lot that is part of a cul-de-sac on Louise Place.

- There is an elevation gain of approximately 6 m from the eastern edge to the western property line.
- The SVAP designates the properties on Louise Place and Ophir Street for redevelopment to 2 to 3 storey townhouses. The properties along Earlston Avenue are not designated for potential redevelopment.
- The current development on the property is a 2 storey single family dwelling located on the portion of the property not included in the panhandle. This portion of the property is approximately 2510 m<sup>2</sup>.
- Onsite landscaping includes large native tree species located along the western property line. All 19 trees will be removed and replaced with 23 trees.
- Staff recommend that the proposal be reviewed under the RT-5 zoning. This zone is applied to proposals with higher density attached housing while respecting adjacent single family dwelling context.
- The zoning allows for lot coverage of 45% while requiring generous yard setbacks and allowable building heights more aligned to low density scale.
- This proposal is for 14 townhouse units in 3 separate blocks labelled as A, B and C. Block A will contain four units, and Blocks B and C will each contain five. The development will cover 42% of the property which does not include the panhandle portion.
- The applicant will be subdividing off the panhandle portion, approximately 339 m<sup>2</sup>, with plans to dedicate this to the District as part of their community contributions.
- A 3 m wide pedestrian pathway is proposed along the western portion of the property with a future goal of connecting Louise Place to Earlston Avenue.
- The main entrance for Block B units face west and are accessible from the pedestrian pathway. This elevation includes an at-grade patio for each unit.
- Block B's side elevation (north) will not include patios and only a few windows.
- The southern elevation of block B faces Louise Place and includes an at-grade patio and an entrance for one of the units.
- Block B's setback to Louise Place is 6.9 m.
- Block A's entrances will face south. This frontage includes at-grade patios, landscape retaining walls, fencing, and access stairs.
- Due to the grades, the heights of units in Block A are slightly staggered, as well as the portions of the units contained below grade.
- Block A's eastern elevation will contain two windows that allow light into the below grade rooms.
- There is nearly a 5 m grade difference from one side of block A to the other. The roofline of these units stays relatively uniform.
- The front entrances of units in Block C face the internal drive aisle.
- The rear elevation of Block C (north) will face the rear yards of properties along Earlston Avenue. This elevation includes a balcony off the main floor of the units, and a staircase providing access to a rear unit entrance.
- Block C has a 3 m grade difference from east to west, and the roofline stays relatively uniform with only a slight change.
- Under RT-5 zoning, this development will require variances for reduced setbacks, building heights, and parking.
- SVAP's policy seeks to reduce the perceived height and bulk by using larger setbacks to reduce massing, and by encouraging designs that incorporate a variation of roof forms. Staff feel that adaptive design where building height steps down with the grade may reduce the perceived height of units. Having a staggered roofline may satisfy this policy.
- Staff is requesting feedback from the Panel as to whether this solution may achieve the SVAP objective.
- Staff feel that the proposed balconies should be smaller to prevent overlooking. Staff also recommend the removal of the Block C stairs within these setbacks for similar reasons as

there is no real need for them.

**Comments from applicant:**

The applicant, Sam Ganong, provided an introduction to the panel and the following was noted:

- Since the SVAP was adopted, there hasn't been any significant townhouse development in the Shelbourne Valley.
- The applicant is excited for the opportunity to bring a missing middle housing component to this densifying corridor.
- Carolynn Wilson presented to the panel on the architectural design for this project (presentation on file).
- Scott Murdoch presented to the panel on the landscape design for this project (presentation on file).

**In response to questions from the Panel, it was noted:**

- The grade change is approximately 5% as outlined in the drawings, and not 8% as stated in the presentation.
- There will be a small retaining wall where the driveway is located, and there will be a sloped landscape at the grading.
- The designated park space will be at the corner of Louise Place and Ophir Street.
- Garbage collectors (Alpine) did not foresee any issues with access for garbage collection.
- The exterior design was inspired by another development in the area. The intent is to have a west coast contemporary feel while keeping things clean and limiting the amount of materials used on the exterior to mainly cedar.
- Having a powder room on the main floor is convenient and valuable to buyers.
- Removing the staircases at block C would sacrifice some of the livability of those units. It would be possible to clean up the look to make it less "busy".
- Trying to find landscaping space in the driveway aisle is challenging.
- The non-tagged tree 4 (NT4) is a larger tree and will be retained.

**Comments from the Panel:**

- This project is suitable and well put together.
- The pedestrian connection seems to bring the scale of the building down to the neighbors on the west.
- The stairway access to the units is limiting for certain demographics.
- This type of housing, classic missing middle housing, is absolutely needed.
- There is an opportunity to maximize closet space in the bedrooms by relocating the hot water tank into the garage or elsewhere within the units.
- It was suggested that the powder room off the living room be removed in order to make the living space larger.
- The landscape plan is nice and well thought out; however, there isn't enough landscaping in the center corridor of the development, specifically between Blocks A and C.
- It is commendable that the applicant is gifting a piece of the land back to Saanich.
- It was recommended to place something on the path to indicate the end of the path.
- The cedar finish on the building may contribute to mold growth over time.

**MOVED by B. Forth and Seconded by N. Standeven: "That it be recommended that the design to construct a 14 unit townhouse development, and to subdivide a portion of the property and rezone this portion to a park zone to allow this to be dedicated to Parks, be approved subject to the consideration of:**

- a) Adding landscaping in the centre corridor of the drive aisle area;
- b) Relocating the hot water tank from the bedroom closet; and

**c) Reviewing the grading of the internal street to step block C further to the East.”**

**The Motion was then Put and CARRIED**

The meeting adjourned at 4:21 pm.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**COMMITTEE SECRETARY**