

MINUTES
ADVISORY DESIGN PANEL
Via MS Teams
Wednesday November 2, 2022

A/Chair: Greg Gillespie

Present: Andy Guiry; Brad Forth; Nicholas Standeven; Jacy Lee; Janine Wigmore; Illarion Gallant

Staff: Chuck Bell, Planner; Megan MacDonald, Senior Committee Clerk; and Austin Winters, Committee Clerk

CALL TO ORDER

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

ADOPTION OF MINUTES

MOVED by J. Lee and Seconded by A. Guiry: "That the Minutes of the Advisory Design Panel meeting dated September 21, 2022 be adopted."

CARRIED

MOVED by A. Guiry and Seconded by J. Lee: "That the Minutes of the Advisory Design Panel meeting dated October 5, 2022 be adopted."

N. Standeven and G. Gillespie were recused from voting on this matter as they were not in attendance at the meeting.

The Motion was then Put and CARRIED

3010, 3016, 3022, 3028, & 3042 ALBINA STREET; 278, 284 & 290 OBED AVENUE; and 3007, 3021, 3023, 3029, 3035 & 3041 TILlicUM ROAD

Application by Iron Clad Developments Inc.

This application is to construct a multi-unit, multi-storey mixed-use residential and commercial project.

Legal Description: Lot 17, Block B, Section 12, Victoria District, Plan 860
Lot 16, Block B, Section 12, Victoria District, Plan 860
Lot 15, Block B, Section 12, Victoria District, Plan 860
Amended Lot 14, Block B, Section 11 & 12, Victoria District, Plan 860
Amended Lot 12, Block B, Section 11 & 12, Victoria District, Plan 860
Lot 18, Block B, Section 12, Victoria District, Plan 860
Lot 19, Block B, Section 12, Victoria District, Plan 860
Lot 20, Block B, Section 11 & 12, Victoria District, Plan 860
Lot 21, Block B, Section 12, Victoria District, Plan 860
Lot 22, Block B, Section 12, Victoria District, Plan 860
Lot 23, Block B, Section 12, Victoria District, Plan 860
Lot 24, Block B, Section 12, Victoria District, Plan 860
Lot 25, Block B, Section 12, Victoria District, Plan 860
Lot 26, Block B, Section 12, Victoria District, Plan 860

Planning File: DPR00911
Planning Staff: Chuck Bell, Planner

Comments from the Planner:

- The application is for a rezoning and development permit application to construct a 6 storey unit apartment building complex with surface and below grade parking.
- This site is located in the Tillicum Local Area and the Tillicum Development Permit Area.
- Policy 4.3.2.7 of the OCP supports midrise residential and mixed-use commercial residential up to 8 stories.
- Policy 4.3.2.9 supports low rise residential, mixed-use of 3 to 4 stories.
- Map 7.2 of the Tillicum Local Area Plan identifies these parcels as multi-family potential and specifically site 2.
- Guidelines in the LAP for this area include the following:
 - continue the pattern of three and four storeys fronting Tillicum and two and three storeys fronting Albina respecting topography
 - step down buildings and encourage underground parking
 - encourage internal access connections throughout block
 - encourage access away from Tillicum where possible
 - encourage consolidation to avoid isolated parcels or undevelopable land packages
 - do not support balcony encroachments on Tillicum setback
 - consideration of utility corridor
 - encourage tree planting for boulevard and privacy screens for rear yards
 - on Albina, heights should relate to single family opposite due to topography
 - on Albina, emphasize ground oriented housing to mirror opposite
- Staff have concerns regarding the proposed horizontal building width along Tillicum Road and Albina Street as it is approximately 99.65 meters or 327 feet wide.
- As a point of reference, the C-16 zone which is being sought allows a maximum horizontal building width of 55 meters.
- Staff have concerns over the nature of the proposed streetscape along both Tillicum Road and Albina Street.
- The residential units fronting Albina Street are raised approximately 1 storey from grade resulting in a retaining wall adjacent to the pedestrian realm.
- The units along Albina do not have direct street access.
- Variances are proposed for setbacks for building 1 facing Obed and building 3 facing Albina; building width; and for parking as a total of 304 spaces are required yet 257 are proposed.
- Staff are seeking comments from the Panel on the general form, character and materiality of the proposed development; the supportability of the proposed width; and the supportability of the public realm interface along Albina Street.

Comments from the applicant:

- Points West is in the Tillicum community on Tillicum Road which provides connections north towards Tillicum Center and the Trans-Canada Highway.
- The site is on the corner of Tillicum Road and Obed Avenue extending through the block to Albina Street.
- The site includes 14 lots which covers 2.25 acres.
- The site slopes significantly down onto Albina.
- The Tillicum LAP calls for multi-family housing along Tillicum from Burnside to Walter.
- In keeping with the LAP this projects provides 200 units of high quality multi family housing with a variety of suite types including 161 two bedroom units, 4 three bedroom apartments and 36 bachelor suites.

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- From the outset of the project, the Gorge Tillicum Community Association has been engaged to garner their input.
 - There is also a commercial retail unit that will be on site near Tillicum.
 - The buildings are oriented north to south facing Tillicum and Albina.
 - The buildings (building 1 and 2) facing Tillicum are six stories to blend in with the character of Tillicum as a major arterial.
 - The building (building 3) facing Albina is four stories respecting the fact that Albina is a local residential street with single detached homes on the other side.
 - Between the buildings there is an open courtyard that accommodates green space visitor parking and waste collection.
 - Vehicular access is located on the Obed side as well as a 2nd vehicular access to the underground parkade from Albina.
 - Streetscape improvements include a bus stop and bike lane on Tillicum and landscape boulevards on all three frontages.
 - The ground floor units on Tillicum and Albina have individual exterior entrances from the sidewalk which is to promote connection to the public pedestrian realm as well as live work units.
 - The overall density is slightly less than allowed under C-16 with a floor space ratio of 1.93 versus the maximum permitted of 2.0.
 - There is a height variance of 4 meters for the 6 storey buildings on Tillicum and 1 meter for the 4-storey building on Albina.
 - There is a variance in sight coverage, 95% versus 60%.
 - There is a total of 255 spaces for bicycle parking which is 20% more than the minimum requirement.
 - The courtyard is accessible from Obed and is meant for tenants to dive into buildings 1 and 2's enclosed parking.
 - There is a loading bay and visitor parking.
 - There are 4 main pedestrian accesses from the street.
 - The center of the building will be a plaza on the main entrance of Tillicum and Obed.
 - Raised planters will be included throughout the project as they go well with the natural terrain and promote pedestrian safety.
 - There is minimal vehicular visibility from the courtyard.
 - On building 3 pedestrian accessibility will work with the challenging terrain of the site.
 - There will be two main entrances for accessibility, one on the courtyard side and the other will be facing Albina.
 - Each ground floor unit will have private access from the street with exterior staircases that are integrated to the raised planters to be less intrusive and promote a positive architectural design solution that addresses the elevation difference.
 - The main objective with the building design is to keep the ground floor a step down from Albina.
 - The site will have trees on all boulevards
 - On site there is a heavy evergreen pallet to give four season colour and texture.
 - The whole internal site is on slabs so it will be raised planters to support growing medium for the shrubs and trees.
 - There are a lot raised stepping planters to help pick up the grade and bring the mass and scaling of the building down.
 - There are a couple different amenity areas and a lot of opportunity on the northwest side for extra seating.

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

- The civil engineers identified a complexity with regards to moving the access to the underground parking facility to a different area.
- There is a small commercial zone element under the c-16 zoning, but it was not one that required a loading zone.
- While the site looks broken up due to the aesthetic it is connected which is for the use of one elevator and not multiple.
- Splitting the building into 2 was investigated, but it was not economically feasible as any separation would reduce the number of units and increase construction costs.
- Studies were done on the garbage truck turning radius to ensure they can get out of the area.
- There are suites above the lobby from the third floor to the fifth floor.
- The loading bay is closer to building 3 but for the tenants on building 1 and 2 there is an access to the elevator.
- There is a fence and large evergreens to give some privacy.
- More trees could be added to break up the vertical faces of the buildings.
- The municipal parking requirements are driving and constraining the design of the project.

Comments from the Panel:

- An underground parking facility on the perimeter may be a better location.
- There are concerns over the length of the building.
- The garbage refuse is right at the end of the boulevard which may make it difficult to remove.
- The commercial space may be beneficial on the corner of the site as it would be more visible.
- There could be more trees planted especially on site.
- Some of the units are not meeting the adaptability requirements for Saanich.
- The architectural expression of the building is nice.
- There are concerns over the center of the site with regards to the parking space and lack of green space.
- There should be more individual access from the exterior patios to the street.
- The length of the building could be further broken down by under storey trees, canopies, or arbors.
- The considerable parking variances requested are problematic
- It would be nice if the applicant came back with comments on stormwater control and environmental considerations on a project of this scale.
- Some additional attention needs to be taken in the courtyard as it presents to the public realm.
- With respect to the main Albina entry midblock, the stair connection and how it meets the sidewalk could become a more prominent feature.
- The exposed refuse area is problematic, and it may be better located in the covered area on the 2nd partial level of the parkade to allow for more private areas and outdoor space.
- The idea of live work potential at the buildings is great.
- The materiality and experience are strong with this site.
- The fire hydrant at the corner of Obed and Albina could be moved to a better location.
- The interior of the courtyard is very car centric and could use more amenity space.
- More effort could be done to break up the massing between buildings.

MOVED by A. Guiry and Seconded by N. Standeven: “That it be recommended that the application for constructing a multi-unit, multi-storey mixed-use residential and commercial project, be approved subject to the following considerations:

- a) Additional landscaping at the side yard with the neighbours;**
- b) Less car centric design;**
- c) Moving the fire hydrant at Obed and Albina;**
- d) Reposition the garbage refuse area so it is not so visually prominent;**
- e) Consider additional understory trees at the internal courtyard and the perimeter;**
- f) Addition of meaningful amenity space with elements for residents to enjoy;**
- g) Improve the visual prominence and access to the midblock pedestrian entrance on Albina Street;**
- h) Create a visual break to break up the massing between building 1 and 2 adjacent;**
- i) Greater visibility of the midblock entrance on Albina at building 3.**

CARRIED.

The meeting adjourned at 4:35 p.m.

CHAIR, Greg Gillespie

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY