

DISTRICT OF SAANICH
MINUTES OF THE ADVISORY DESIGN PANEL
Via MS Teams
WEDNESDAY, May 17, 2023 at 2:00 p.m.

Chair: Greg Gillespie
Members: Brad Forth; Will Kryzmowski; Jacy Lee; Kimberly Simpson
Regrets: Andy Guiry
Staff: Chuck Bell, Planner; Kirsten Brazier, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order at 2:03 p.m.

ADOPTION OF MINUTES

MOVED by A. Guiry and Seconded by W. Kryzmowski, "That the Minutes of the Advisory Design Panel meeting dated April 5, 2023 be adopted."

CARRIED

4126, 4128 and 4130 GLANFORD AVENUE

Application by Glanford Ventures Corporation.

This application is to construct a 28-unit townhouse development.

Legal Description: Lot 1, Section 82, Victoria District, Plan 10415; LOT 2 SECTION 82, VICTORIA DISTRICT PLAN 10415; and that part of block "A" SECTION 82, VICTORIA DISTRICT PLAN 1449 lying to the east of a straight boundary joining points on the northerly and southerly boundaries of said block distant 187' and 187' respectively from the northeast and southeast.

Planning File: DPR00969
Planning Staff: Chuck Bell, Planner

Comments from the Planner:

- This project is located in the Carey Local Area Plan (LAP). This site is not identified as multi-family.
- The Official Community Plan (OCP) does permit townhouses in neighbourhoods.
- An OCP amendment would be required to modify the LAP to include it in the multi-family map.
- A number of variances have been identified which would depend on which zoning would be required. 9 visitor parking spaces would be required, 8 are currently being provided. One disabled space is also required.

Comments from the applicant:

- The project seeks to provide multi-family and missing middle housing.
- This location provides access to parks, schools, cycling routes and transit.
- The site is currently comprised of three aging single-family homes.

- The site is accessed from Glanford Avenue. The project has a U-shaped driveway, a courtyard with private and semi-private green spaces, parking, and a mix of units. There is a variation in floor plans and unit sizes.
- Setbacks range from 3m to 3.7m.
- The staircases have been well-hidden from street level.
- Outdoor spaces are landscaped and terraced.
- The project proposes using a variety of building materials.
- Custom designed garage doors have been included.
- Greenspace is included between buildings and units have access to rooftop spaces.
- Environmental sustainability has been considered in the design of the project.

In response to questions, the applicant stated:

- There is a continuous hedge along the side of the lot adjacent to the school.
- The south side the driveway that leads to the back of Block 5 includes a green strip.
- On the west side a green strip amenity area will be planted with trees.
- Urban architecture to provide gardening plots is planned for the roof.
- The retaining wall at the end of the driveway at the back of the property would be a four-foot retaining wall to the school playground.
- The intent is to have a fence around 3 sides of the property on the property line (not on Glanford).
- The planner clarified that landscape screening or fencing would be required for this project to conform with the Zoning Bylaw.
- Fire truck access and turning radius has been accommodated in the plans at the front of the property and meets the BC Building Code.
- Rooftop planters, irrigation and pavers would be suspended above the membrane of the roof. A hidden irrigation system would be installed.

SUMMARY**Comments from the Panel:**

- The landscape plan does not appear to be coordinated with the architectural drawings and is light on information.
- A clear access point to the adjacent field was suggested. The panel recommends that the project engage the school district regarding the fence having access to the field area.
- A two stepped planter would be preferable instead of a retaining wall at the back of the property.
- Vegetation instead of a fence for this multi-family site would be preferable.
- Space for accommodating bike parking is lacking. An alcove could be included in the garage to accommodate bikes.
- Garbage staging areas and the mailbox should be noted in the site plan.
- The design of the townhouses and the site generally works well.
- The Landscaping Plan needs to be more specific with grading noted.
- Some of the excess parking that has been planned for could be used in other ways, i.e. greenspace.
- The rooftop amenity is a nice addition to the project.
- The configuration of the ground level greenspace is affected by the surface parking that has been chosen for this project.
- Additional greening of the fronts of the townhouses and driveways would improve the overall design.

- Permeable paving would be a good addition to this project.
- Greening on the roads would have a positive effect on how the space feels. A tree between the driveways would be a welcomed addition and would provide cooling.
- More trees across the development would be welcomed to provide screening and shading.
- Low fences to define green areas for the townhouses would help to define private greenspace.
- The entry patios on Glanford can be separated to provide privacy between the units.
- The rooftop patios are a family friendly amenity.
- The pathways could be aligned in a neutral position so that they do not pass in front of the glazing of the neighbouring units.
- Privacy between the sleeping areas could be improved, reducing the overlook between the units is recommended.
- The project is a sensitive infill. The permeability of the site needs to be addressed.
- An indicated safe zone should be indicated.
- The lack of accessible parking stall needs to be addressed. An indicated safe zone should be indicated.
- Some of the units have a dead space in the entryway that could be opened up.

MOVED by A. Guiry and Seconded by B. Forth: “That it be recommended that the application to construct a 28-unit townhouse development at 4126, 4128 and 4130 Glanford Avenue be postponed to a future Advisory Design Panel meeting to allow the application:

- **To provide a complete landscape plan that shows grading and plants and that is consistent with the architectural drawings; and**
- **To consider:**
 - **Fencing requirements;**
 - **Indication of bicycle parking;**
 - **Location of a mailbox;**
 - **Location of waste receptacles;**
 - **Addressing privacy concerns due to overlook between units;**
 - **Provision of a secure pedestrian connection to the park space to the west;**
 - **Increased landscaping between neighbouring garages;**
 - **Clarifying onsite pedestrian circulation patterns; and**
 - **A change in massing to provide a break between units and daylight in the long bank of garage doors.”**

CARRIED

The meeting adjourned at 4:29 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE SECRETARY