

DISTRICT OF SAANICH  
MINUTES OF THE ADVISORY DESIGN PANEL  
Via MS Teams  
**WEDNESDAY, July 5, 2023 at 2:00 p.m.**

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

**CALL TO ORDER**

The Chair called the meeting to order at 2:04 p.m.

**ADOPTION OF MINUTES**

**MOVED by J. Lee and Seconded by A. Guiry, "That the amended Minutes of the Advisory Design Panel meeting dated June 7, 2023 be adopted."**

**CARRIED**

**MOVED by J. Lee and Seconded by A. Guiry, "That the amended Minutes of the Advisory Design Panel meeting dated June 21, 2023 be adopted."**

**CARRIED**

**4126, 4128 and 4130 Glanford Avenue**

Application by Glanford Ventures Corporation.

This application is to construct a 28-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:**

- Today's submission is a follow up to the meeting which took place on May 19.
- Planning is looking for comments on the landscape plan, fencing requirements, bicycle parking, location of mailbox and waste receptacles, overlook between units, a secure pedestrian connection to the park space to the west, increased landscaping between neighbouring garages, clarifying pedestrian circulation patterns, and a change in massing on the long bank of garage doors.

**Comments from the applicant:**

- The entrance to the site has been redesigned. Pedestrian access has been improved at the entry.

- Garbage and recycling locations have been indicated on the updated plans.
- Windows on the ground floors have been staggered to address overlook.
- The landscaping plans have been updated to specify the number and species of plantings.
- Landscaping has been added to give better privacy between units.
- A continuous yew hedge would surround the property.
- A connection to the open space to the west and north of the school grounds have been added.
- Pedestrian walkways have been updated.
- The area to the north has had additional plantings incorporated to the design.
- Plantings on the upper roof level are clearly indicated on the landscape plan.
- Pedestrian access points have been paired with the parking at the entrance.
- The elevation along Glanford has been improved. The streetscape will energize the front of the project.

**In response to questions, the applicant stated:**

- The streetscape now shows the trees planted on the property.
- Additional boulevard trees are not shown as there are still complications with the utility lines overhead. This is being addressed with engineering and parks.
- Trees that are appropriate for planting near the utility lines will be planted.
- Grading appears on the site plan on A100 as well as the landscape sections.
- The six visitor stalls meet the zoning requirements for parking.
- The driveway on the southwest corner is sloping and this decreases towards the front of the property.
- The retaining wall will have a maximum 2.5 foot drop in the sloping areas.
- The use of permeable pavers has been recommended from the landscape team.
- Stormwater management will be likely relocated to underneath the plaza.
- Parks staff have suggested underground utilities be installed where possible.

**SUMMARY**

**Comments from the Panel:**

- The landscape buffer between the project and the neighbour is appreciated.
- The shared path to the entries appear to favour one door over the other.
- Noting clearly graded landscaping and material codes would be helpful to include on future plans.
- The chair offered their thanks to the applicant for the responses to the items raised at the previous meeting.

**MOVED by A. Guiry and Seconded by J. Lee, "That it be recommended that the application to construct a 28-townhouse development at 4126, 4128 and 4130 Glanford Avenue be approved as presented."**

**CARRIED**

The meeting adjourned at 2:50 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE SECRETARY