

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

**Chair:** Greg Gillespie  
**Members:** Stephen Deglow, Andy Guiry; Jacy Lee; C-J Rupp; Will Kryzmowski.  
**Regrets:** Brad Forth; Kimberly Simpson  
**Staff:** Gina Lyons, 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 A. Guiry and Seconded by J. Lee, “That the amended Minutes of the Advisory Design Panel meeting dated March 1, 2023, be adopted.”**

**CARRIED**

**MOVED by J. Lee and Seconded by A. Guiry, “That the amended Minutes of the Advisory Design Panel meeting dated July 19, 2023, be adopted.”**

**CARRIED**

**3440 SAANICH ROAD**

Application by Shape

This application is to construct a single 24-storey residential building above one level of retail.

**Legal Description:** Lot A, Sections 7 and 9, Victoria District Plan VIP85149, Except Part in Plan VIP85154

**Planning File:** DPR00982

**Planning Staff:** Gina Lyons, Senior Planner

**Comments from the Planner:**

- Today’s submission is to construct a 24-storey mixed use commercial and residential tower development with 318 market rental units.
- Development site is located at the intersection of Carey Road and Ravine Way. It is located within Saanich Core Local Area Plan and the policy area of the Uptown Douglas Plan.
- The policy designates this area for a high rise, mixed use residential or commercial buildings with a base height of 12-storeys to a maximum on 18-storeys.
- The Uptown Douglas Plan includes a policy to consider heights of up to 24-storeys in specific areas. The subject site is specifically identified for this use.
- The project presents at Carey Road with a four-story podium with commercial at grade.
- The tower massing presents on Ravine Way.
- The primary residential entry is located on Carey Road.
- On Uptown Boulevard, the project presents as a 12-storey building and commercial at grade. The 12-storey podium is set back significantly from Carey Road to reduce massing from the street.

- Planning is seeking comment from the panel on massing, composition, width of tower element, ground floor integration with pedestrian sidewalks, form, character, and site planning of the development.

**Comments from the applicant:**

- This building application proposes a landmark building in the Saanich Core.
- Four objectives for the project include completing Uptown Boulevard, adding residential use, encouraging ridership, contributing to sustainability, and using energy saving features.
- The goal is to provide an urban design that is memorable and timeless. This will be a landmark building that will demarcate the north end of the corridor where it connects with the transit hub.
- Once this phase (Phase Four) is completed, the entire complex would be complete.
- Phase Four would be more open and permeable and develops a live/work/play environment.
- This project would add housing to complement the commercial elements, improve connectivity to the surrounding community, would complete the Uptown High Street, and will encourage multi-modal transportation.
- There would be 32 family units in the residential tower with a total of 318 units in total.
- The connection to the transit station will be realized with this project.
- This project will meet Step Code 2 energy requirements. A high performing envelope would be utilized.
- The design team's concept of electrification aligns with Saanich's adoption schedule of the Zero Carbon Step Code. High performance equipment would be installed.
- An air source heat pump would function year-round. Low flow fixtures would reduce consumption
- Each suite will have its own programmable thermostat and will have an energy recovery ventilator.
- The landscape approach will create greenspaces for urban interaction, provide habitat, assist with stormwater management, and will minimize water use.
- A four-story street wall along the Douglas/Carey Road frontage will carry on the existing wall.
- The four-story podium will frame the transit hub across the street from the site.
- The 12-storey tower is centered on Uptown Boulevard. Retail and restaurants are located on the base of the tower.
- The large window wall will consist of glass that is two different colours.
- Base of the building is to be white brick with darker brick on the second floor.
- The 12-storey wing is in close proximity to the property line. Balconies are being used to provide shading and accentuate the verticality of the building.
- Glazing on the upper levels would be shaded. The ground floor glass would be clear for maximum visibility.
- The project would convert existing retail parking and converting it to residential use.
- An elevator from the underground will provide access to the podium levels.
- Lighting will accent design elements and tie into the existing Uptown lighting plan.
- The roof of the 12<sup>th</sup> story would be a public amenity space.
- Cycling connections along the site will link to the Galloping Goose trail.
- The corner provides access to the site and acts as a meeting place.
- Landscaping includes drought tolerant, evergreen plantings that tie into the Uptown Development.
- Rooftop amenities include a children's play area, garden plots, sun decks, outdoor kitchen, and dining areas.

**SUMMARY**

**In response to questions from the panel, the applicant stated;**

- Sustainability commitments meet Step Code 2. Should the zero-carbon initiative be in effect at the time of application, the project would meet these parameters. Rooftop surfaces are being utilized for outdoor spaces with landscaping to assist with stormwater runoff.
- The building orientation and design is a result of the space left to develop on site. Balconies are being used to provide solar shading.
- Crime prevention design principles that will be implemented include a lighting plan, below grade there will be security measures installed from the basement parking to the elevators.
- Uptown Centre has an overall management and security service in place.
- The breezeway is to meant to be open as a public amenity, but this area can be gated if necessary.
- The shape of the tower piece is a timeless design and reflects the uniqueness of the urban grid. The combination of the forms creates a stepping from the four-story podium to the 24- story tower.
- The distinctiveness and clean lines of the tower will set it apart on the skyline.
- Accessible parking stalls will meet the bylaw requirements.
- The project includes adaptable homes for aging, which are designed to meet basic adaptability requirements.
- Handi Dart access for pick-up will be further considered by the designers. The applicants will look at working with transit to find a suitable location closer to the residence.
- Bike parking will provide 324 spaces for residents, 12 for visitors and six cargo bike spaces. Bike parking would be accessed through the lower lobby level.
- The accessibility of the units will meet the building code requirements. There would be an option of adding grab bars for those who need them. Should the building code requirements for adaptability change, the project would then meet the new parameters. Saanich has not specified additional adaptability requirements at this time.
- The location of dog wash is off the lower lobby.
- The breezeway to the amenity space on level three can be accessed by stairs, a ramp, or the elevator.
- In order to minimize noise in the tower and lower levels, an acoustic study will be carried out and the application will meet the required decibel limitations of the glass.

**In response to questions from the panel, staff stated;**

- Design guidelines are built into the Uptown Douglas design plan to address towers. This submission meets these requirements. Due to Ravine Way being a ministry road, both the Ministry of Transportation and Saanich Engineering staff are currently supportive of the setbacks presented. It does meet the requirements for the setbacks along Carey Road.
- Variances have been requested and are somewhat complex as this project is being added to an existing development. A variance of 391 parking stalls for the shopping centre and 235 for residential stalls for a total of 626 stalls. These numbers are based off of a previous submission. The current revised submission may cause the numbers to change.

**Comments from the Panel:**

- Due to the landmark nature of this building, the application should be doing more than the bare minimum of meeting sustainability and step codes, while providing housing and creating commercial spaces.
- The architecture is very conventional. It does not offer architecture to denote this tower as gateway building that people will see as they enter Victoria. It currently does not live up to its role as a landmark building.
- The material choices, massing and composition respond to the site quite well.
- On a planning and urban design level, it fits in well with the site. The commitments are not being made as to how the performance of the building in regard to energy use in the future sets it apart.
- For this project to be qualified as a landmark building, it is difficult to discern what makes it unique to stand the test of time and be visually interesting given its prominence in this location.

- The Official Community Plan defines how the way that the tower ends at the top to meet the skyline is a critical design aspect, which does not appear to have been explored in this project.
- A great deal of work has been put into how this application integrates with the site. It creates an interesting entry to the terminus. The building is well orientated.
- The corner of the “L” shape building creates some dark homes in that area.
- A stronger commitment to meet codes and sustainability principles could be made before the project goes forward.
- This purpose-built rental housing is very much needed.
- The passageway through to the rest of the complex and the greenspace are very nice but are unfortunately in the darker area of the shadowing.
- All the bikes and dogs accessing through the main entry could be problematic.
- The level of landscaping throughout the project is impressive.
- The corner C7 Units are problematic and are lacking a better access to the outside. These could be reconsidered.
- Multi-bedroom spaces should not have a room that is lacking a window.
- Given the significance of this project, it was suggested that the project return to the panel having considered the feedback received.
- A reconsideration of the bike room being relocated to the side of the building with a dedicated entry was suggested.
- Should the project return to ADP in the future, more visualizations around the public spaces would be appreciated, particularly the dark passageway.

**MOVED by W. Kryzmowski and Seconded by A. Guiry; “That the application to construct a single 24-storey residential building above one level of retail at 3440 Saanich Road be returned to design panel subject to further consideration of the:**

- **Bike room location and access**
- **Programming of the rooftop outdoor public space at Level 5**
- **Tower composition and material choices (specifically the north glass façade and how the tower top relates to the skyline)**
- **Reconsideration of having a window for every bedroom (in particular C7 the in north courtyard)**
- **Additional sustainability and energy performance targets as would be suitable for a landmark building**
- **To clearly articulate the position in regard to accessible design of the homes and of the building; and to address pick up and drop off.**

**CARRIED**

The meeting adjourned at 4:07 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE SECRETARY