

DISTRICT OF SAANICH
MINUTES OF THE ADVISORY DESIGN PANEL
Via MS Teams
Wednesday, October 4, 2023 at 1:00 p.m.

Chair: Greg Gillespie
Members: Stephen Deglow; Andy Guiry; Jacy Lee; C-J Rupp; Will Kryzmowski; Kimberly Simpson; Kareem Negm
Regrets: Brad Forth
Staff: Gina Lyons, Senior Planner; Eric Joyal, Planner; Kirsten Brazier, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order.

ADOPTION OF MINUTES

MOVED by W. Kryzmowski and Seconded by A. Guiry “That the Minutes of the Advisory Design Panel meeting dated September 6, 2023, be adopted as amended.”

CARRIED

4080 Gordon Head Road

Application by 4080 Gordon Head Developments Ltd.

This application is to construct a 74 unit mixed-use, a four-storey apartment building and 23, three storey townhouse units.

Legal Description: Lot 11, Section 58, Victoria District Plan 6919
Planning File: DPR01039
Planning Staff: Eric Joyal, Senior Planner

Comments from the Planner:

- The site is on the corner of Feltham and Gordon Head Road within the Gordon Head Local Area Plan (LAP) and the Saanich Development Permit Area (DPA).
- The project is a rezoning and development permit application.
- In addition to the development permit, there are plans for subdivision.
- There is below grade parking and the at grade café will have at grade parking.
- The Official Community Plan (OCP) identifies the site as a neighbourhood and policy provides for development up to four stories. The Gordon Head LAP does not identify this site for multi-family development but does support consideration for rezoning.
- The project is a rezoning and development permit application.
- In addition to the development permit, there are plans for subdivision.
- Planning is seeking comments on the proposed setbacks, building separation, privacy, appropriate orientation with street, form, massing, architectural features, and articulation.
- Variances are proposed for parking. Zoning has not yet been determined for this development and will most likely require a unique zone.

Comments from the applicant:

- The site is currently zoned as residential single family.
- It is within walking distance to several amenities including the University of Victoria and Gordon Head Recreation Centre. Many other amenities are within at 15-minute bike of the site.
- Transit is located close by.

- Few sites in this area were originally zoned a multi-family. The 2023 OCP Update notes the area as suitable for 4 storey projects, with mixed use considered at major intersections.
- The site meets the criteria for a project along a secondary corridor designation.
- The site currently has one single family dwelling on over 1 ½ acres.
- This proposal would see 97 homes with one condo and 6 townhouse blocks. One commercial unit and 23 townhomes would be built on the site.
- The parking level will have level two energized outlets. Homes will be built to Step Code 3.
- The townhouses are set further north into the site to reduce overlook to neighbouring properties and massing impacts.
- A landscaped courtyard mews would be installed.
- The ground floor commercial unit is envisioned as a café with patio.
- Six visitor stalls are planned for the townhomes, four visitor stalls will be shared with the condo and commercial unit, and one car share space will be included in the project. Visitor bike parking will be included at the surface level.
- Raingardens, a landscaped inner courtyard and improvements to the municipal boulevard and streetscape are planned.
- All ground floor homes will include a private patio. A large public greenspace is planned for the corner of Feltham and Gordon Head. A new bike lane and improved sidewalk will be installed along Gordon Head Road.
- Raingardens are planned around the site to assist with stormwater runoff.
- Stone entry monumentation will be placed at the entry to the townhomes with signage and lighting.
- A courtyard with west coast foliage, small trees and a path are planned between the condos and townhomes.
- The north side of condo building steps back on the fourth floor.
- Over 45 native and adaptive species proposed for the site. This will result in a net gain of 23 trees.
- The condo building has been designed to reduce massing impact and a mixture of and recessed balconies project balconies provide further articulation.
- Privacy screens along the balconies will be installed.
- The retail space provides a natural junction point on the site.
- Wood tones are carried throughout the exterior design.
- The main entry is anchored by wood screening detail that is anchored to the ground with a metal canopy for coverage.
- A Garry Oak boulevard will be planted along the frontage.
- The townhomes will use the same window style and brick as the condo building and feature pitched roofs. The townhouse schemes alternate between light and dark.
- 73 residential stalls are located in the underground parkade. All visitor stalls are on the surface level. One accessible stall is located by the elevator and two accessible stalls are located at surface level.
- 42 storage lockers and 81 bike parking stalls are planned. Five of these spaces will be oversized for cargo bikes. A bike repair area will be located in the larger bike room. The main bike room is accessible at the bottom of the parkade ramp. Outlets for e-bikes will be installed in 50% of the bike parking spaces.
- Garbage is collected on P1 and will be collected and brought up to the surface level for pick up.
- Each home includes a private outdoor space.
- The junior one-bedroom units are an affordable option for first time home buyers or one person households.
- The one-bedroom units include more storage space while remaining a smaller unit size overall.
- The junior two-bedroom offers flexibility with the space.
- The junior three-bedroom plans are well suited for families or residents who are looking for one level living.

- The townhome plans offer larger family options. Highlights include outdoor living spaces, a two-car garage with EV capabilities, and garbage and compost storage.

SUMMARY

In response to questions from the panel, the applicant stated:

- The right-in, right-out access has been configured to reduce impacts on traffic along Gordon Head Road. The condo has a separate entrance off Feltham.
- The parking ramp access was moved as far down from the intersection (on Feltham) as possible.
- A modo car share will be placed on site.
- The parking ramp will be screened by shrubs and trees. The applicant is in the process of meeting with neighbours to see what improvement can be made to improve privacy screening. The perimeter edges will have a six-foot privacy fence between the project and the neighbours.
- The placement of the patios on buildings five, six and seven on the northern edge were located as shown to maximize privacy and screening and provides a more desirable space for the homeowners. Other buildings have patios that have more southern exposures.
- Visitor car stalls are shared between the condo and the retail space. Visitor bike parking is located at the retail unit.
- Access to the garbage area will be provided to the retail owner.
- The retail coffee shop is seen as an amenity for the entire neighbourhood, not just for residents of this development.
- Grading will be installed to avoid a guard rail between the paved area and planted area by the parking access ramp. Landscape screening would be added. This would be completed under arborist supervision.
- Grouping the entrance to the parkade off Gordon Head Road by the townhomes was considered, however, it was decided to separate the entrances in order to disperse traffic.
- Many of the plantings will be on slab. Suitable plants are chosen for these areas which are surrounded by a small retaining wall.

In response to questions from the panel, staff stated;

- Staff have recommended extra crosswalks in the area. These are currently under discussion with the applicant.
- Amenity spaced in multi-family buildings are not yet captured by current policy. This will likely be brought forward as a policy in the near future.
- Zoning bylaw building separation requires 50m from the center of a window to living room, 12m from the centre of a window to a habitable area. Staff are looking for comments on separation based on these code requirements.
- A site-specific zoning bylaw will be required for this site.

Comments from the Panel:

- The project is appropriate for the area and is supportable.
- The lack of amenity space is problematic. A gathering space for the residents of the building would be a welcomed addition. An outdoor space could be configured to offer this amenity.
- The internal mews area is quite successful. The western end could be accentuated as an amenity space.
- Further consideration to additional plantings would be appreciated.
- The addition of bike parking at grade for the apartments was suggested.
- The bike room configuration to accommodate the larger bikes was appreciated.
- The space between buildings is quite tight as presented and this could be reconsidered to create a wider separation.
- The design of the corner and café area is quite successful.
- There are nice transitions to the streetscape. The street frontages are engaging.

- Most of the shadowing is internal and there may be minor impacts to the neighbours to the north.
- The storage lockers are a welcomed addition.

MOVED by J. Lee and Seconded by S. Deglow: “That the application to construct a 74 unit mixed-use, four-storey building and 23, three-storey townhouse units at 4080 Gordon Head Road be approved subject to the consideration of:

- **Additional or enhanced amenity spaces;**
- **Interaction of the retail unit and the rest of the project;**
- **Increased separation between the townhouse and apartment buildings;**
- **Increased planting between townhomes;**
- **Bike parking at grade; and**
- **Pedestrian circulation at the parkade ramp.”**

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:

- The application was previously presented to panel on August 2nd.
- The panel recommended that the projected return to address:
 - The bike room location and access;
 - Programming of the rooftop outdoor public space on level five;
 - Tower composition and material choices;
 - Reconsideration of having a window in every bedroom;
 - Additional sustainability and energy performance targets;
 - To clearly articulate the position in regard to accessible design in the homes; and,
 - Address pick up and drop off.
- Panel is seeking comments on how well these concerns have been addressed in this revised submission.

Comments from the applicant:

- The upper lobby is focused as a pickup and drop off area. There are also connections to Whole Foods and parking.
- The lower lobby is connected to the upper lobby by an internal staircase.
- A dedicated bike lane has now been included to provide access from the surface to the bike parking on the lower levels.
- The agricultural plots have now been moved down to the fifth-floor outdoor amenity.
- The children’s outdoor play area has been expanded.
- The configuration of the corner units have been changed so that the adjacent unit is now a one bedroom plus den. This has allowed for the addition of another one bedroom plus den.
- On the upper floors, the hallway has been reorientated to for a one-bedroom unit and an additional 2-bedroom unit.
- Two HandiDart spaces are already located on site. A lay-by area has now been included to increase accessibility.
- An accessible loading zone has been located across the street.

- Five highly adaptable units are now included in the plans. A larger wheelchair turnaround area in the bathroom and bedrooms, increased entry door areas, added side by side washer and dryers have added a removable island feature.
- Design changes to the north façade include a darkened horizontal spandrel colour. A dark entry canopy has been added.
- A canopy has been introduced to the rooftop area. Sunshades have been added to units on levels three to twelve.
- On the north section of the rooftop the façade has been elongated.
- The double height entry to the tower now has glass to illuminate the entry.
- This project would complete the district energy system.
- 230 parking stalls are being reallocated for this project.
- The project is now committing to Carbon Step Code Level 4 which would position the building as the first fully electric high rise commercial project in Saanich.

SUMMARY

In response to questions from the panel, the applicant stated:

- Further consideration was given to the bike access to the bike parking area. It was not possible to change the design due to the nature of the hallways.

In response to questions from the panel, staff stated;

- Changes can be made by amendment to the development permit after it is issued. Changes could be considered by the Director of Planning, and this is normal occurrence on many projects.
- A significant change (e.g. the deletion of an amenity space) could be brought forward to Council.

Comments from the Panel:

- The enhanced lobby is a great addition to the project.
- The enhanced adaptability is appreciated.
- The rooftop canopy trellis is a nice addition.
- The four-story podium is well integrated to the surrounding buildings.
- The accessible drop off and the added programming to level five is appreciated.
- The adjustment of access to the bike room is appreciated and a dedicated door to access this area could still be considered.
- The changes to the configuration of the units are welcomed.
- The north façade and glazing could be further improved.
- The changes are meaningful and supportable.

MOVED by A. Guiry and Seconded by J. Lee “That the application to construct a single 24-storey residential building above one level of retail at 3440 Saanich Road be approved as presented.”

CARRIED

The meeting adjourned at 3:19 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE SECRETARY