

MINUTES
ADVISORY DESIGN PANEL

Held via MS Teams
July 02, 2025 at 1:00 PM

ROLL CALL

In Attendance: Greg Gillespie (Chair), Brian Fraser (2:14 p.m.), Chris Gower (1:10 p.m.), Jacy Lee, Sean Partlow, Xeniya Vins
Regrets: Matthew Jarvis, Kimberly Simpson
Guests: Brian Berglund, CRB Consulting Ltd.; Ryan Hoyt, Hoyt Design Co.; Deane Strongitharm, City Spaces; Christopher Windjack, LADR Landscape Architects
Staff: Fiona Titley, Planner; Colton Whittaker, Committee Clerk

COMMITTEE BUSINESS ITEMS

4211 AND 4213 QUADRA STREET

Applicant: Bell Group (Dale Bellavance)

Project Description: Development Permit and Rezoning Application for 18 unit multi family development.

Planning File: DPR01050, REZ00745

Planner: Fiona Titley, Planner

It was noted that consensus was achieved at the previous Advisory Design Panel meeting of June 18, 2025 and therefore, no formal motion is required.

Consensus by present Panel members: “That it be recommended that the design to construct a 18-unit multi family development at 4211 and 4213 Quadra Street be approved subject to consideration of:

- a) Reconsideration of outdoor amenity space (more communal or less defined); and
- b) The addition of balconies.”

4015 BRAEFOOT ROAD

Applicant: Strongitharm Consulting Ltd. (Dean Strongitharm)

Project description: To rezone from A-1 rural to site specific zone to construct 24 townhome units.

Planning file: DPR01071; REZ00772

Planner: Fiona Titley, Planner

Planning provided an overview of the proposal, followed by a presentation from the applicants.

The applicant noted the following in response to questions from the Panel:

- Existing trees are located in the restoration area on the east side of the site.
- New trees are proposed in the open space area to the north of the restoration zone.
- Tree removals are concentrated adjacent to the proposed housing block.
- The site contains substantial canopy coverage from mature Garry oak trees.
- Garry oak meadows on the site are designated full restoration zones and are enclosed with fencing.
- Corvidae Environmental Consulting was engaged early in the project to assess the onsite stream. The broader ecosystem, including Garry oak meadows, was also evaluated as part of this environmental review.
- Onsite servicing infrastructure and catch basins are designed to manage stormwater during significant rainfall.
- The site’s topography, including a notable grade drop, limits the potential for an accessible and permeable path in certain areas.

- Internal roadways and parking surfaces are predominantly asphalt. Transitions to pedestrian areas, such as sidewalks, are constructed in concrete.
- Private patio areas incorporate decorative pavers.
- Parking supply exceeds current requirements, aligning with the previous zoning bylaw standard of two stalls per unit plus additional visitor parking.
- Units are three-bedroom configurations designed for family oriented occupancy.
- Neighbouring residents have expressed concerns regarding overflow parking on Braefoot Road, the proposed parking strategy seeks to balance practical resident needs with community considerations.
- All units are designated as market housing.
- An existing municipal fire hydrant is located near the entrance to the subdivision. An onsite hydrant is not required per consultation with the Fire Department.
- The northwest corner of the site accommodates sufficient space for fire truck turnaround, as reviewed and confirmed by Saanich Engineering.
- Each unit includes a door providing access to storage space located beneath the stairs.

C. Gower left the meeting at 1:20 p.m.

The following was noted during Panel discussion:

- This project is supportable.
- Site design is generous and well-articulated, with approximately 20% site coverage.
- Significant greenspace is retained, along with mature tree preservation.
- Parking is appropriately integrated and does not detract from the site's landscaped character.
- Floor plans are spacious and oriented toward family living.
- Site topography is effectively utilized to create visual interest, natural flow, and differentiation across the development.
- The overall layout maintains a sense of openness.
- A meandering pathway through Garry oak restoration areas adds ecological value and thoughtful site programming.
- Architectural design presents a cohesive yet varied streetscape, while linear in form, each unit maintains a distinct identity.
- Side elevations are articulated with glazing, providing light and visual relief.
- The colour palette is restrained but composed of appealing, well-coordinated tones.
- The streetscape interface is well executed, with a strong pedestrian realm and visual appeal.
- Tiered plantings contribute to depth, texture, and site integration.
- Additional parking is considered appropriate given the family oriented nature of the development.
- Despite the rural context, the project demonstrates strong site fit and compatibility.

MOVED by J. Lee and Seconded by B. Fraser: "That it be recommended that the design to construct 24 townhome units at 4015 Braefoot Road be approved as presented."

RESULT: Carried 5 TO 0

IN FAVOUR: Gillespie, Fraser, Lee, Vins, Partlow

OPPOSED: None

ADJOURNMENT

MOVED by J. Lee and **Seconded** by B. Fraser: "That the meeting be adjourned."

RESULT: Carried 5 TO 0

IN FAVOUR: Gillespie, Fraser, Lee, Vins, Partlow

OPPOSED: None

The meeting adjourned at 2:20 p.m.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE CLERK