

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, APRIL 19, 2006 AT 3:00 P.M.

Present: Jack James in the Chair: Pradip Misra, Ernst Snijders, and Bruce Hallsor. Also present were Harold Stanley, Planner 1, Jeff Chow, Planner 1, and Margaret Roper, Senior Committee Clerk.

Regrets: Brad Forth, Mac Carpenter

MINUTES

Motion: MOVED by E. Snijders and Seconded by P. Misra: "That the minutes of the Advisory Design Panel meeting held March 15, 2006 be adopted as presented."

CARRIED

CASE #2006/010

Application of Clare Wittman to construct an 11 unit townhouse project on Lots 1 and K, Section 98, Plan 2533, Lake District
- 4289 and 4293 Wilkinson Road, Planning File: DPR2005-00029

Will Peereboom, Victoria Design, Bev Windjack, LADR, and Reg Whittman, owner, presented the design plans for the proposed 11 unit townhouse project.

In response to questions from the Panel the applicant stated:

- The proposal has been downsized from 13 units to 11 units.
- A variance is needed as the plans were drafted using the measurement from the future road right of way rather than the present property line.
- The existing hedges along both sides of the property, the park at the rear of the site and the fact that the property is down hill from Wilkinson Road will reduce the impact of the height variance for the two three-storey blocks.
- The rear yard setback from 10.5 m to 5.4 m is measured from the park land that will be donated.
- Over 1000 m² from the original property size of 3800 m² will be dedicated to Saanich.
- The playground's location beside the park will keep the children away from Wilkinson Road.
- The shape of the balconies, which presently extend the width of the units, can be modified to eliminate the rectangular appearance.
- The square permeably-paved area within the complex can be trimmed with the same pavers that will be used at the driveway entrance.

Motion: "That it be recommended to Council that the design for the 11 unit townhouse project planned for 4289 and 4293 Wilkinson Road be approved."

CARRIED

CASE #2006/011

Application of Hillel Architecture on behalf of Jorjorian Properties Ltd. to expand the lobby, renovate the exterior and modify the landscaping of an existing office building on Lot B, Section 32, Victoria District, Plan 4606
 – 3939 Quadra Street, Planning File: DPR2006-00005

Karen Hillel, Hillel Architecture, Illarion Gallant, Rusnak Gallant Ltd, and Paul Jorjorian, Jorjorian Properties, presented the design plans for the renovations to the entrance and exterior of the existing building, the landscaping plan and modifications to the parking lot.

In response to questions from the Panel the applicant stated:

- The intent is to provide safe and accessible parking and safe access to and from the building for persons with disabilities.
- A half circular bench outside the building and an extension to the lobby of the building will provide places for people to wait for the bus.
- A second front exit from the building straight out of the elevator will be added.
- The present two-toned exterior stucco will be painted white.
- The sculpture, IRIS, is nine feet tall and forms the centerpiece for the landscaping.

Motion: “That it be recommended to Council that the design for the renovations planned for 3939 Quadra Street be approved.”

CARRIED

CASE #2006/009 – 3800 FINNERTY ROAD

Letter from C. Lintott, Merrick Architecture, dated April 5, 2006, to the Saanich Advisory Design Panel re: Social Sciences and Mathematics Building
 - University of Victoria, 3800 Finnerty Road

The Panel noted that the applicants had improved the corridors and provided planting information and storm water management details. It was acknowledged that the wheelchair accessible entrance fulfilled the code. However the Panel maintained that there was a great deal that could be done with this project at little cost.

Motion: “That the letter from C. Lintott, Merrick Architecture, dated April 5, 2006, regarding the proposed social sciences and mathematics building planned for the University of Victoria does not adequately address the concerns of the Advisory Design Panel.”

CARRIED

The meeting adjourned at 4:43 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary