

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, AUGUST 16, 2006 AT 3:40 P.M.

Present: Jack James in the Chair; Mac Carpenter, Brad Forth, and Pradip Misra. Also present were Silvia Exposito, Planner 1, and Margaret Roper, Senior Committee Clerk.

Regrets: Bruce Hallsor, Travis Lee, and Ernst Snijders.

MINUTES

Motion: **MOVED by M. Carpenter and Seconded by B. Forth: "That the minutes of the Advisory Design Panel meeting held July 5, 2006 be adopted."**

CARRIED

CASE #2006/017

Application of Herbert H. Kwan, Architect to construct a 5569 sq. m. 60 unit condominium apartment building with underground parking on Lot 2, Section 21, Victoria District, Plan 39718, 994 Gorge Road West
Planning File: DPR2006-00011

Herbert Kwan, Herbert H. Kwan Architect, Jim Partlow, Lombard North Group, and Yi Liang and Paul Chih-Ming Lee, West Coast Development presented the design plans for the proposed four-story, sixty unit condominium building with underground parking.

In response to questions from the Panel the applicants stated:

- The complex will be situated 40 feet from the north property line in order to provide a large separation from the adjacent single family home.
- The entire building has been set down into the ground, to reduce the height of the building.
- The building will be set back from Admirals Road to provide room for an urban plaza with a fountain and seating area for the public as well as the tenants.
- Though the urban plaza will be built on private land, public amenities such as this one are generally protected through restrictive covenants.
- The visitor parking area, located in the dog leg portion to the east, will be surfaced with permeable pavers, and screened with plantings which will be irrigated. Options for permeable paving material are still being considered.
- The outdoor parking area could be rearranged to leave a naturally vegetated area at the end.
- Handicapped parking will be included.
- The recycle and garbage bins will be located in the underground parking area.
- Roofing material will be high profile fibreglass shingles. The slope pitch roof, which contains no flat areas, is more suitable to the residential neighbourhood.
- They would prefer to keep the clean horizontal roof line. The roof appears larger in a two dimensional drawing than it will when it is built. There are also vertical elements in the design which will balance the roof line.

- Due to the slope of the land some of the patios at the back of the building will be above ground and some will be below.
- The outdoor amenity area for the tenants on the east side will have a tot play area. The area shown on the plan is 25 feet wide however, it can be increased another 5 feet.
- The cost of providing parking at \$35,000 a stall is significant and is part of the reason for requesting a parking variance. This neighbourhood has access to transit.

Motion: **MOVED by B. Forth and Seconded by P. Misra: "That it be recommended to Council that the design for the 60 unit four story condominium building proposed for 994 Gorge Road West be approved with the following recommendations:**

1. **Protection of the naturally vegetated space at the east end of the outdoor parking area;**
2. **Consideration of some way of breaking up the horizontal expanse of the roof by engaging the roof line with the brick columns or providing some sort of dormers; and**
3. **Implementation of a covenant to preserve the fountain and seating amenity adjacent to Admirals Road for the public.**

CARRIED

The meeting adjourned at 4:35 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary