

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, JULY 5, 2006 AT 3:00 P.M.

Present: Pradip Misra in the Chair; Mac Carpenter, Brad Forth, Bruce Hallsor, Travis Lee, and Ernst Snijders. Also present were Jeff Chow, Planner 1, and Margaret Roper, Senior Committee Clerk.

Regrets: Jack James

MINUTES

Motion: MOVED by M. Carpenter and Seconded by T. Lee: "That the minutes of the Advisory Design Panel meeting held June 21, 2006 be adopted as amended."

CARRIED

CASE #2006/015

Application of Gustav Klimach, Owner, and Jim Aalders, CEI Neilson Architects to construct a three storey 6 unit 620 m² hotel building at the Seaview Inn on Lot 2, Section 24, Lake District Plan 6939, 4550 Cordova Bay Road
Planning File: DPA2005-00028

Jim Aalders, CEI Neilson Architects, Duane Ensing, Duane Ensing Landscape Design, Andreas Klimach and Gustav Klimach, Seaview Inn, presented the design plans for the proposed three storey six unit hotel building which will replace two older existing buildings at the Seaview Inn site adjacent to Mount Douglas Park.

In response to questions from the Panel the applicants stated:

- There will be access immediately beside the handicap parking stall via a ramp to the lower units. There are opportunities for additional handicap parking stalls on the site.
- The patio can be made accessible for wheelchairs as well.
- The site has existing exterior lighting. Bollard lights would be appropriate on the ramp and in other areas.
- The stairs in the yard provided access to the lower buildings at one time. They are rarely used now and could be removed.
- The number of parking stalls will exceed the bylaw requirement.
- There should not be a conflict between hotel guests and spa customers for parking as the hotel guests leave at 11:00 a.m. which frees some of the front parking slots for the spa customers who arrive later.

Motion: MOVED by E. Snijders and Seconded by B. Forth: "That it be recommended to Council that the design for the proposed three storey six unit hotel building planned for 4550 Cordova Bay Road be approved subject to the following conditions:

- 1. Consideration of planting a larger calliper cherry tree;**
- 2. Removal of the existing "dead end" stairs leading from Cordova Bay Road; and**
- 3. Reduction of river rock in the area near the stairs."**

The Panel also suggested that the developer consider constructing the end unit on the lower floor in accordance with the Building Code requirements for handicap accessibility in terms of the door swings and the washroom.

The Motion was then Put and CARRIED

B. Hallsor assumed the Chair.

CASE #2006/016

Application of Vic Davies Architect Ltd. to construct a four storey 1914 m² condominium building with underground parking on Lots 16, 18, and 19, Section 7, Victoria District, Plan 2325; Lot 17, Sections 7 & 63, Victoria District, Plan 2325 & Amended Lot 15, (DD 100316-l) Section 7, Victoria District, Plan 2325 except that Part in Plan 7915, 914, 922, 930 Inverness Road & 931 Cloverdale Avenue
Planning Files: DPR2006-00003 and REZ2006-00003

Des Bazett, Vic Davies Architect, Jean Anne Wightman, LADR Landscape Architects, George Parkhurst and Chris and Laura Soulotis, Inverness Cloverdale Holdings Ltd, presented the design plans for the proposed four storey, 23 unit condominium building project.

A letter from Mr. & Mrs. Brown, 941 Cloverdale Avenue dated July 4, 2006 was received. It was noted that the applicants were provided with a copy of the letter prior to the meeting.

In response to questions from the Panel the applicants stated:

- A staircase to exit the underground parking will have to be added to the plans. It will mean a bit of adjustment but there is room for it.
- There will be a security gate with an enter-phone system for the underground parking.
- A pergola is planned for the main entrance on Inverness Road. No similar feature has been planned for the entrance from Cloverdale Avenue as it is a secondary entrance.
- The elevator will have a double sided entrance and exit.

P. Misra left the meeting at 4:29 p.m.

Applicants' responses cont'd:

- The plum trees along Inverness Road will not be too dark as there will be fewer intermediate sized shrubs planted in this area. The plum trees and the low shrubs are meant to provide a frame for the building.
- The amenity space on the corner has not been treated as a focal point because the park across the street provides so much opportunity for use.
- Shrubs will be planted to develop a sense of privacy for the lower units on the south east corner.

- With the grades back to front this building could have met the height requirement if it had been designed with a flat roof; however a more attractive design was desired.
- It would have been possible to sink the building lower into the ground but a level front access was preferred.
- Two of the units will be set up to be adaptable for people in wheelchairs.
- The five foot high fence provides privacy and is not oppressive.
- The north triangular piece of the property is of no benefit to this project and could be incorporated with their property at 945 Cloverdale Avenue.

Comments of panel members:

- Exterior stairs should be shown on the plans.
- The underground parking access must be carefully handled. Once you turn a vehicle down the ramp if you cannot get in you have to back up the ramp which is not a good situation.
- The amenity space for the project has a lawn but does not provide the residents with any outdoor function. It could be explored a little more.
- It would be nice to see a pergola at the Cloverdale Avenue entrance to match the one planned for the entrance on Inverness Road.
- The patio on the north side is going to be in the shade.
- The balconies could be deepened.
- Underground parking lots generally have very heavy doors leading to the elevator or lobby which cannot be opened by someone in a wheelchair. A powered door would alleviate the problem.
- The lobby doesn't have a lot of space in front of the elevator for aligning a wheelchair.

Motion: MOVED by B. Forth and Seconded by M. Carpenter: “That it be recommended that the design to construct a four storey, 23 unit condominium at 914, 922, 930 Inverness Road and 931 Cloverdale Avenue be tabled to a future meeting for the applicant to provide more information including:

- 1. A colour/material sample board;**
- 2. The proposed location of stairs from the underground parking lot;**
- 3. An amended landscaping plan; and**

Further consideration of the comments of panel members.”

CARRIED

with T. Lee voting against.

The meeting adjourned at 5:10 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary