

MINUTES  
SAANICH ADVISORY DESIGN PANEL MEETING  
HELD IN COMMITTEE ROOM NO. 2  
WEDNESDAY, JUNE 21, 2006 AT 3:00 P.M.

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

**Regrets:** Jack James and Bruce Hallsor

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**MINUTES**

**Motion:** **MOVED by M. Carpenter and Seconded by E. Snijders:** “That the minutes of the Advisory Design Panel meeting held May 3, 2006 be adopted.”

**CARRIED**

**Motion:** **MOVED by M. Carpenter and Seconded by E. Snijders:** “That the motion to adopt the minutes of the Advisory Design Panel Meeting held April 19, 2006 be amended to delete the words ‘as amended’.”

**CARRIED**

**CASE #2006/ 014**

Application of Charles Chang, Wing Lee Developments Ltd.  
to construct a 17 unit townhouse project on Lots A & B, Section 9, Lake District  
Plan 12559, 4541 / 4545 West Saanich Road  
Planning File: DPR2006-00007

Ron McNeil, McNeil Building Designs Ltd., Carole Rossell, Small & Rossell Landscape Architects and Charles Chang, Wing Lee Developments Ltd. presented the design plans for the proposed seventeen unit townhouse project on the corner of West Saanich Road and Elk Lake Drive.

In response to questions from the Panel the applicants stated:

- A decision has not yet been made as to which hard landscaping materials will be used although it will likely be something clean such as exposed aggregate. Unit pavers may be used in the patios.
- The road corner adjacent to the proposed development at the intersection of Elk Lake Road and West Saanich Road is going to be reconstructed in order to accommodate the movement of larger vehicles.
- Block 6 was placed at an angle, which resulted in a variance being requested for unit 16.
- Block 3, which also requires a variance, was moved closer to the west boundary line to allow adequate distance from the existing large oak tree on Elk Lake Drive.
- Charles Chang, who has been out of town, will be providing a plan for storm water treatment. It is anticipated that there will be some sort of permeable

- surfacing and a holding tank. The pond can be expanded.
- The parking stalls will be constructed with “grass-crete” material.
  - In addition to lighting on the buildings there will be some post lighting.
  - The townhouses will sit on land which is at a lower elevation than the land along the perimeter of the property. This will lessen the visual impact of the three story buildings.
  - The intent is to plant a few clear-stemmed trees in the amenity corner in order to allow some visibility.
  - Incorporating textured paving at the vehicle entrance can be done and it may have a beneficial traffic calming effect.
  - The Royal Oak Community Association was concerned with the potential increase in traffic on Elk Lake Drive from the development planned for lots adjacent to this property. As a result, the Association requested that this design contain no vehicle access to or from Elk Lake Drive.
  - If variances were to be requested for block 2 in order to widen the internal road it might not be supported by Council. They are trying to ask for as little variance from the bylaws as possible.

**Motion:            MOVED by B. Forth and Seconded by M. Carpenter: “That it be recommended to Council that the design for the proposed seventeen unit townhouse project on the corner of West Saanich Road and Elk Lake Drive be approved subject to the following conditions:**

- 1. Introduction of special permeable paving for the internal road surface;**
- 2. Post lighting at the visitor parking area; and**
- 3. Introduction of textured paving at the entrance to the street.”**

The committee members also recommended that the developer consider:

- widening the central driveway area by moving blocks 1 and 2 to a maximum six meters from the boundary line on the west side with the objective of achieving extra vegetation and trees in the central driveway area;
- identifying the site with signage beside the driveway entrance; and
- maintaining some visibility through the landscaped amenity corner from the street.

**The Motion was then Put and CARRIED**

The meeting adjourned at 4:09 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary