

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, MARCH 1, 2006 AT 3:00 P.M.

Present: Chair: Jack James in the Chair: Mac Carpenter, Brad Forth, Bruce Hallsor, Deborah Le Frank, Misra. Also present were Neil Findlow, Supervisor of Local Area Planning, Silvia Exposito, Planner 1, and Margaret Roper, Senior Committee Clerk.

Regrets: Ernst Snijders.

MINUTES

Motion: **MOVED by M. Carpenter and Seconded by Misra: "That the minutes of the Advisory Design Panel meeting held February 1, 2006 be adopted as presented."**

CARRIED

CASE #2006/006

Application of Grant Thomas Laing, Merrick Architecture to renovate and construct a 69 sq. m. addition to Barnacle Winslow House at St. Michaels University School on Lot 5, Section 35, Victoria District, Plan 23610
- 3400 Richmond Road, Planning File: DEV2006-00002

Grant Laing and Jim Kerr, Merrick Architecture, and Doug Park, St. Michaels University School, presented the design plans for the renovation and addition to the Barnacle Winslow House at St. Michaels University School which will provide five new dormitories.

In response to questions from the Panel the applicant stated:

- The building is currently divided into two sections, each of which has two stairwells which will not be compromised by the proposed addition.
- The building includes an existing fire sprinkler system.
- The addition will protrude sixteen feet into a grassy area.
- No existing trees will be affected and there will be no need for a retaining wall.
- There is no landscape plan for the addition however St. Michaels' landscaping crew may plant beds or shrubbery.
- Another phase to this project is an addition to the building opposite.
- The existing building was built over-height.
- The flat portion of the roof, which resembles a saddle on the elevation, is a previous addition which was built according to the height restrictions in the zoning bylaw.
- The new roof would be set back from the saddle and fairly innocuous.
- At the end of the day the little dip won't be as apparent as it is on the elevations.
- If the peak line could be extended through to the end of the building without requiring a variance they would do it.
- The neighbours would likely have concerns with a variance and the applicants would rather not go through that process.

Motion: “That it be recommended to the Director of Planning that the design for the addition to the Barnacle Winslow House at St. Michaels University School, 3400 Richmond Road be approved with the following recommendations:

1. reconfiguration of the roof elements;
2. planting of a landscape separation between the residential units when both phases of the construction are completed.”

CARRIED

CASE #2006/007

Application of Mark Thompson, Musson Cattell Mackey Partnership to construct a restaurant building, a bank building, and convert a 1,968 sq. m under-building area for retail use, a loading bay and parking, at Tillicum Mall, Lot 1, Sections 13, 14, 15, 15A & 80, Victoria District, Plan 32836.

- 3170 Tillicum Road, Planning Files: DPA2005-00017 DPR98-00002

Stuart Craig, Rio Can, Mark Thompson, Musson Cattell Mackey Partnership Architects, and Jeffrey Philips, PWL Partnership Landscape Architects Inc., presented the design plans for the proposed restaurant, bank, retail space and underground parking additions to the Tillicum Mall.

In response to the questions from the Panel, the applicant stated:

- The road into the parking lot from the Burnside Road entrance will be reshaped using landscaping features rather than painting on the pavement.
- The two-lane entrance from Burnside Road will be reduced to a single lane to eliminate confusion.

B. Forth left the meeting at 4: 20 p.m.

- The traffic plan will be reviewed to ensure that the lanes of the internal intersection align.
- The turn from the interior road beside the proposed bank to the Burnside Road exit will be reconsidered in terms of reducing the radius.
- The creation of a pedestrian entrance from the Burnside Road intersection to the mall will be reviewed.
- The plans will be checked to confirm that an adequate turning radius has been provided for traffic turning either way into the proposed bank parking lot.
- The municipality has not requested permeable surfaces on the parking lot due to the fact that the soil underneath is largely clay.
- The owners of Tillicum Mall are placing the new restaurant near the existing restaurants because they wish to create a “restaurant row”.
- A small accessory building will be built behind the new restaurant to conceal the garbage.
- Due to the landscaping around the proposed new restaurant, only the upper part of the building will be visible from the park.
- There are limitations to improving the mall on the Tillicum Road side because the contract with the anchor tenants stipulates that their vista cannot be obscured.
- Three quarters of the new bike parking will be under cover.

Motion: “That it be recommended to Council that the design for the additions to the Tillicum Mall at 3170 Tillicum Road be approved subject to:

1. confirmation that the access from the internal road into the proposed bank parking area CRU#2, provides adequate turning radius for vehicles to turn both left and right upon entry and adequate parking is provided for that unit;
2. provision of a pedestrian connection to the mall site from the Burnside Road crossing; and
3. improvements to the traffic movement at the internal intersection where the four-way stop is proposed.

CARRIED

The meeting adjourned at 5:09 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary