

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, NOVEMBER 15, 2006 AT 3:00 P.M.

Present: Jack James in the Chair; Mac Carpenter (3:15 p.m.), Brad Forth, Travis Lee, and Pradip Misra. Also present were Jeff Chow, Planner 1, Harold Stanley, Planner 1, Neil Findlow, Planning Supervisor, and Margaret Roper, Senior Committee Clerk.

Regrets: Bruce Hallsor and Ernst Snijders

MINUTES

Motion: **MOVED by T. Lee and Seconded by B. Forth: "That the minutes of the Advisory Design Panel meeting held October 18, 2006 be adopted."**

CARRIED

CASE #2006/022

Application of Park Pacific Lumberworld Ltd.
to construct a 1858 m² interim replacement retail store and warehouse for
Lumberworld, Lot 1, Section 32, Victoria District, Plan 14606 Except Parcel A
(DD340006I) Thereof, 3955 Quadra Street
Planning File: DPA2006-00046 (P/68/93)

David F. Flaig, Lumberworld, Erich Streit, Herold Engineering Limited, and Clive Piercy, Chateau Victoria, presented the design plans for the proposed temporary prefabricated structure to replace the Lumberworld building that burned down in June, 2006.

In response to questions from the Panel the applicants stated:

- The site consists of three parcels. For insurance purposes the building must be erected on the same lot and as close to the footprint of the previous building as possible.
- The plan is to erect a pre-engineered, steel, slab-on-grade structure and use it for three or four years while preparing a master plan for the entire site.
- The goal is to keep the seventy staff members working. Business is being conducted on site presently in all types of weather.

Motion: **MOVED by T. Lee and Seconded by P. Misra: "That the Advisory Design Panel is not comfortable commenting on the design for the structure planned to replace the Lumberworld building at 3955 Quadra Street based on its simplicity of construction, lack of landscaping, and temporary nature. The Panel has no mandate to comment on this building and prefers that Council deal with it."**

CARRIED

CASE #2006/023

Application of Vic Davies Architect Ltd.
to construct a 680.87 m² warehouse / manufacturing facility, Lot A, Section 100, Lake District, Plan 43549, 759 Vanalman Avenue
Planning File: DPA2006-00034 (P/17/86)

Des Bazett, Vic Davies Architect, and Rod Parker, Parker Johnston Ltd. presented the design plans for a proposed new industrial building at the rear of the lot and an addition to the existing building.

In response to questions from the Panel the applicants stated:

- The existing building is being used for manufacturing at present. The demand for the rain screen wall flashing being produced has resulted in a need for a proper manufacturing facility with more room for storage.
- The colours and exterior materials on the existing building will be carried over to the new building. The cladding will require no maintenance.
- There will be two loading bays; the main one on the north side of the new building will be used regularly. The larger trucks using the loading bay will back in from the street, which is common procedure in this area.
- A double door elevator will be installed into the existing building at the time of construction.
- The existing landscaping will be spruced up.
- Ornamental maples or something that grows more densely could be planted to cover the bicycle parking.
- Permeable paving could be installed in the front parking lot.

Motion: MOVED by B. Forth and Seconded by T. Lee: “That it be recommended to Council that the design for the proposed warehouse/manufacturing facility for 759 Vanalman Avenue be approved subject to consideration of providing:

- 1. three additional trees for the existing landscaped area at the front of the lot,**
- 2. additional planting on the north east perimeter, and**
- 3. the installation of permeable paving in the front parking lot.”**

CARRIED

CASE #2006/024

Application of Eric Barker Architect
to construct a 19-unit attached housing complex in three blocks
Lots 7, 8 & 13, Section 40, Victoria District, Plan 7177 and Lot B, Plan 16062
1514 / 1520 Cedar Hill Cross Road and 3801 / 3811 Cedar Hill Road
Planning File: DPR2006-00020 / REZ2006-00022

G. Besner and Eric Barker, Eric Barker Architect Inc., Brad Forth, Forth Land Planning, and James Lui, owner, presented the design plans for the proposed 19-unit housing complex on the corner of Cedar Hill Road and Cedar Hill Cross Road.

In response to questions from the Panel the applicants stated:

- There has not been a meeting with the community association yet but many discussions with the immediate neighbours have taken place regarding the proposal.
- The style evolved through discussions with the neighbours who are more comfortable with a traditional style than a contemporary style.
- Two large existing Garry Oak trees on the north side of the property, which provide a natural buffer for the adjacent residential property, will be retained.
- Between blocks two and three there will be a planted rockery to provide continuity with the Garry Oak meadow at the back.
- The fate of the existing trees on Cedar Hill Cross Road has yet to be discussed with the Parks Department, however new trees will be added along that side of the road.
- Two pedestrian accesses from the sidewalk along Cedar Hill Cross Road will be at the same level as the sidewalk.
- Municipal requirements for road improvements will necessitate the removal of the cluster of trees on Cedar Hill Road.
- Both driveways have been designed in a “right in - right out” style. Their locations have been placed as far away from the traffic intersection as possible in response to the advice from the traffic engineers.
- The Planning Department would like to see more than 3 visitor parking spaces.

Motion: MOVED by T. Lee and Seconded by M. Carpenter: “That it be recommended to Council that the design for the 19 unit housing complex proposed for 1514, 1520 Cedar Hill Cross Road and 3801, 3811 Cedar Hill Road be approved as is.”

CARRIED

The meeting adjourned at 5:09 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary