

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, OCTOBER 4, 2006 AT 3:00 P.M.

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

Regrets: Travis Lee

MINUTES

Motion: MOVED by B. Hallsor and Seconded by M. Carpenter: "That the minutes of the Advisory Design Panel meeting held September 20, 2006 be adopted."

CARRIED

CASE #2006/020

Application of de Hoog Kierulf Architects Ltd.
to construct a four storey, 56-unit, 5640 m² apartment and to propose a conceptual layout for a second commercial phase that incorporates an existing office building on Lot A, Section 8-A, Lake District, VIP71164, 4396 West Saanich Road
Planning File: DPR2005-00033

Charles Kierulf, MAIBC, de Hoog & Kierulf Architects, Bev Windjack, Landscape Architectural Design & Rendering, Cory Lee, Tri-Eagle Developments, and Merv Mawson, Broadmead Planning & Development, presented the design plans for the proposed four storey, 56-unit, 5640 m² apartment (Building "D") and conceptual layout for a second commercial phase.

In response to questions from the Panel the applicants stated:

- There will be a vegetated screen along the Centennial Trail adjacent to Building "D" which will not be heavy enough to block vision completely.
- The location of the Centennial Trail was negotiated with Saanich. They cannot change the location, but the connection from Building "D" to the trail can be enhanced by making it stronger.
- The rear ground floor units will have a townhouse style back yard which will access the gravel maintenance path along the western perimeter. The gravel will provide drainage for the gardens. Travel along this path will not be encouraged. It will be gated at the south end and can be gated at the north end.
- The feature wall and canopy for the main entrance are not shown on the elevation plans.
- The plans for the building include windows at the stairway landings. The doors to the corridors and the stair wells could include glass to provide natural light for the corridor.
- The location of the driveway entrance to the site has been approved. It addresses the traffic stacking problem to the south and sight distances. The installation of the traffic light will create breaks in traffic.
- A vehicle connection at the north end of the site to the shopping centre was originally part of the proposal. A traffic engineering study indicated that it was not required at this stage; however it would be useful when the site is built out. There is a possibility it could be built when Phase 3 is implemented.

- A pedestrian route will lead from Building “D” through the site to the north east corner where there will be a controlled intersection to access the Royal Oak Shopping Centre. It will be wheelchair accessible. There are legal responsibilities to consider when placing a pedestrian path at the north west corner where there is no crosswalk.

Motion: MOVED by E. Snijders and Seconded by D. Le Frank: “That it be recommended to Council that the design for the proposed apartment and conceptual layout for a second commercial phase for 4396 West Saanich Road be approved subject to:

1. Articulation of the main entrance to Building ‘D’;
2. Increasing the landscaping along the Centennial Trail by Building ‘D’;
3. Power door openers for the parking level lobby;
4. Moving the stairs in order to provide direct daylight at the north and south end of the corridor;
5. A stronger, wheelchair accessible, connection between Building ‘D’ and the Centennial Trail;
6. Study of the site access for accommodating emergency vehicles;
7. Consideration of a level wheelchair-accessible pedestrian pathway through the site to the north west corner to access the Royal Oak Shopping Centre;
8. Reviewing the location of Building ‘C’ to provide clear access to the site, particularly access to Building ‘D’;
9. Consideration of retaining more trees in front of Building ‘A’.”

CARRIED

The meeting adjourned at 5:20 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary