

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, SEPTEMBER 20, 2006 AT 3:00 P.M.

Present: Jack James in the Chair; Mac Carpenter (3:20 p.m.), Brad Forth (3:17 p.m.), Bruce Hallsor, Travis Lee, Pradip Misra and Ernst Snijders. Also present were Neil Findlow, Supervisor of Local Area Planning, Silvia Exposito, Planner 1, Jeff Chow, Planner 1, and Margaret Roper, Senior Committee Clerk.

MINUTES

Motion: MOVED by P. Misra and Seconded by J. James: “That the minutes of the Advisory Design Panel meeting held August 16, 2006 be adopted.”

CARRIED

CASE #2006/018

Application of Cannon Design Architecture Inc.
to construct a 3 storey, 6,780 m² office, academic and sports facility for Pacific Sport Institute on Lot A, Sections 20 and 1, Lake District, VIP69114, 4371 Interurban Road

Christopher Rowe MAIBC, Cannon Design, Gwyn Symmons and Craig Fulton, CitySpaces Consulting Ltd., and Brian L. Genge, Camosun College presented the design plans for the proposed 6,780 m² office, academic and sports facility for Pacific Sport Institute on the grounds of the Camosun College Interurban Campus.

In response to questions from the Panel the applicants stated:

- The building plans include a double gymnasium which will be built to accommodate expansion to a triple gymnasium in the future.
- Design options for the gymnasium are limited due to the potential for expansion; however they could take a look at some sort of art work for the wall facing the field.
- The landscape plan is not ready at this time. It will be prepared by Jim Partlow, Lombard North Group.
- Retaining walls will be required for the road and pathways. The materials and appearance of the retaining walls will be addressed in the landscape plan.
- The location chosen for the building allows the main entrance to be close to grade, the playing field to be built in the most appropriate spot, and all construction well away from the covenant area.
- The budget could not sustain the cost of incorporating a green roof. The trees on site would block the view of the roof from higher elevations.
- The pedestrian walkway from Camosun College to the institute will be built to a width and grade which will accommodate wheelchair use.
- The building will have showers for access by wheelchair athletes.
- The site allows the building to be constructed almost one story below grade on the park side.
- From any given point in the hallway(s) there will always be a view from a window and at some locations from three windows.
- The canting of the wall overlooking the sports field will reflect the heat away from the building.

- The stainless steel shape at the main entrance is an attempt to create an abstracted architectural aspiration with an iconic quality.

Motion: **MOVED by B. Hallsor and Seconded by B. Forth: “That it be recommended that the design for the three-storey, 6,780 m² office and sports facility for the Pacific Sport Institute at 4371 Interurban Road be approved subject to:**

- 1. The landscape plan being presented to the Advisory Design Panel when it has been prepared; and**
- 2. The landscape plan including details pertaining to the retaining walls for the property.”**

CARRIED

CASE #2006/016

Application of Vic Davies Architect Ltd.

to construct a four storey 1914 m² condominium building with underground parking 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-I) 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, Bev Windjack, 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.

In response to questions from the Panel the applicants stated:

- It is proposed that the northern triangular piece of the property will be added to their property at 945 Cloverdale Avenue.
- Access points and a staircase to and from the underground parking area have been added to the design.
- The arbor has been removed from the entrance.
- One unit on the main floor has been reworked to accommodate a wheelchair and all the other units can be adapted for wheelchair use.
- A pathway from the rear of the building to Cloverdale Avenue can be reincorporated into the plan.
- Pisardi plum will be planted along Cloverdale Avenue and fastigiata oak will be planted along Inverness Road in compliance with the directions from the Parks Department.
- The outdoor parking spaces have been removed to allow room for vehicles to turn around and exit the driveway.

P. Misra advised that the elevator is not an exit - the door from the basement should open to the outside.

Motion: **MOVED** by E. Snijders and **Seconded** by P. Misra: “That it be recommended to Council that the design for the four storey, 23 unit building proposed for 914, 922 930 Inverness Road and 931 Cloverdale Avenue be approved, and that it be left to the applicant whether or not to act on the Panel’s comments.”

CARRIED

CASE #2006/019

Application of Earl W. Large

To relocate and renovate the existing dwelling into two units and construct a new building containing two additional units for a total of four units for attached housing use on Lot C, Sections 62 and 63, Victoria District, Plan 1732, 1108 Tolmie Avenue
Planning Files: DPR2006-00015 and REZ2006-00015

Phil and Earl Large, Large & Company presented the design plans to relocate and renovate the existing dwelling into two units and construct a new building containing two additional units for a total of four units for attached housing use on Lot C, Sections 62 and 63, Victoria District.

In response to questions from the Panel the applicants stated:

- The existing shed will be removed.

E. Snijders left at 5:20 p.m.

- Most of the existing vegetation consists of brambles and scrub. They will be planting cypress, cherry and oak trees and one maple tree. A significant tree can also be planted in three of the yard areas.
- There are several two and three story homes in the immediate neighbourhood.
- The dormers would look better if they were higher or the pitch matched the pitch of the roof but they are reluctant to make changes because of the height variance being requested.
- The exterior finishing materials on the two buildings can be integrated a little more closely.

Motion: **MOVED** by T. Lee and **Seconded** by P. Misra: “That it be recommended to Council that the design for relocating and renovating the existing dwelling into two units and constructing a new building containing two additional units for a total of four units for attached housing use at 1108 Tolmie Avenue be approved subject to:

1. The planting of three significant trees in separate yard areas; and
2. More unification between the old and the new buildings in terms of the exterior surface materials.”

CARRIED

The Panel also recommended that:

- The applicant bring coloured elevation plans, landscape plans and their landscape architect when they appear before Council; and
- Consideration be given to the dormer issue.

The meeting adjourned at 5:45 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary