

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, APRIL 18, 2007 AT 3:00 P.M.

Present: Pradip Misra in the Chair; Travis Lee, Mac Carpenter, Ilkka Salo.
Also present were Anne Topp, Manager of Community Planning, Silvia Exposito, Planner, and Andrea Park, Senior Committee Clerk.

Regrets: Ann Murphy, Brad Forth, Ernst Snijders.

MINUTES

Motion: **MOVED by Mac Carpenter and seconded by Travis Lee: "That the minutes of the Advisory Design Panel meeting held March 21, 2007 be adopted."**

CARRIED

CASE #2007/005

Application of Bernard Karcher to construct a new warehouse/office building on Lots 3 and 4, Section 71, Victoria District, Plan 1037 - 559 and 569 Kelvin Road
Planning File: DPR2006-00026

Mr. Bernard Karcher, Designer, and Wayne Farey, Campbell Construction, attended the meeting and presented the design plans for the proposed warehouse/office building at 559 & 569 Kelvin Road.

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

- A small house on the site is to be demolished.
- The two storey building has offices on the second floor and a warehouse area on the ground floor.
- There will be a zero setback at the rear and on the east side of the property.
- Concrete cast in place panels will enhance the front of the concrete block building; tinted glass will be used in the window panels, the foyer and the sloping glass sunroof.
- An existing Douglas Fir is to be retained.
- The garbage area is within a fenced compound.
- The property is sloping; a concrete block retaining wall is proposed for the east side.
- One illuminated sign will identify the building.
- An easement has been requested by the Engineering Division on the Kelvin Road frontage.
- In accordance with Parks Division requirements, the applicant will revise the landscape plans to incorporate hardier species.
- Variances are required
 - a) parking – 22 stalls instead of 25
 - b) loading bays – three of the four off street loading bays are half sized
- A portion of the parking area is behind a locked fence and is intended for outdoor storage of equipment.

Motion: MOVED by T. Lee and Seconded by M. Carpenter: "That it be recommended to Council that the design for the new warehouse/office building at 559 & 569 Kelvin Road, be approved as submitted.

CARRIED

DISCUSSION – PLANNING DEPARTMENT PROCESSES

The Manager of Community Planning spoke to the members about new processes being implemented in the Planning Department.

The meeting adjourned at 3:45 pm

Chair

I hereby certify these Minutes are accurate.

Committee Secretary