

MINUTES  
SAANICH ADVISORY DESIGN PANEL MEETING  
HELD IN COMMITTEE ROOM NO. 2  
WEDNESDAY, AUGUST 1, 2007 AT 3:00 P.M.

**Present:** Pradip Misra, Chair; Travis Lee, Vice-Chair; Brad Forth (3:45pm), Ann Murphy, Ernst Snijders.  
Also present were Anne Topp, Manager of Community Planning; and Andrea Park, Senior Committee Clerk.

**Regrets:** Mac Carpenter and Ilkka Salo.

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**MINUTES**

**Motion: MOVED by T. Lee and seconded by A. Murphy: "That the minutes of the Advisory Design Panel meeting held July 18, 2007 be adopted."**

**CARRIED**

**CASE #2007/008**

Application of Sunrise Development Inc. to construct a two-storey, 67-unit building for seniors assisted living at 3811 Rowland Avenue.  
Planning File: DPR2007-00010

Mr. Karim Winsor, Winsor Development Consulting, Mr. Larry Diamond, Sharp and Diamond Landscape Architecture and Mr. Duane Siegrist, Integra Architecture Inc. presented the plans for the proposed facility at 3811 Rowland Avenue.

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

- A seniors facility made sense for this site and will fit into the neighbourhood.
- Any environmental issues connected with the site will be resolved by the applicant.
- The exterior of the building will have a residential character to mimic existing homes nearby, utilizing a hip roof, gables, stone in dominant areas, large overhangs and darker colours for a resort feel.
- The roof form has been lowered by almost five feet since the initial application.
- The rear of the building facing the highway will have a strong visible marker.
- Landscape features include a lushly planted entry with porches, a large Garry oak on site which will be preserved, pavers instead of asphalt, a looping pathway around the property for residents, including trellised seating and activity areas for gardening, etc., and an upper level terrace.
- The applicant is continuing to work on a heat exchange system and stormwater management measures.
- Three levels of care will be provided - one for seniors requiring just housekeeping and meals, another designed for residents with mild dementia and a third level for residents with severe dementia who will have units in a secure area on the second storey. None of the residents will be bedridden.
- All living units are mixed with common areas; 40% of the total building space is common areas.
- Site constraints include a right of way and the sloping, narrow site.
- The location of the loading area was based on servicing the kitchen; trucks will have to back in.
- Site coverage is higher than permitted by bylaw; the increased costs associated with Building Code requirements for a three storey structure led to the applicants decision to

build a two storey facility; to meet their program needs, a building of this size is necessary.

- The applicant will rebuild the Rowland Avenue sidewalk to Huxley Street, with curb and gutter; there will be a buffer of vegetation between the sidewalk and the pathway for residents.
- The applicant has not investigated the possibility of replacing some of the onsite surface parking spaces with street parking, which could allow for more outdoor greenspace for residents.
- Underground parking was considered to be too costly.

Comments by Panel members:

- Ground level outdoor amenity spaces are insufficient for the proposed facility use.
- All residents should have access to outdoor ground level greenspace.
- A denser building would allow for increased greenspace.

**Motion:        MOVED by E. Snijders and Seconded by B. Forth:**

**“That consideration of the design plans for a seniors assisted-living facility at 3811 Rowland Avenue be postponed;**

**That the applicant be requested to reconsider the site plan with the goal of providing more outdoor amenity/activity space accessible to all residents; and**

**That the applicant be requested to redesign the ends of the corridors on the east and west sides of the building to allow for full daylight and increased space.”**

**CARRIED**

The meeting adjourned at 4:50 pm

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Chair

I hereby certify these Minutes are accurate.

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Committee Secretary