

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, AUGUST 22, 2007 AT 3:05 P.M.

Present: Travis Lee, Acting Chair; Mac Carpenter, Brad Forth (3:14pm), Ann Murphy, Ilkka Salo (3:10pm), Ernst Snijders. Also present were Silvia Exposito, Planner, and Andrea Park, Senior Committee Clerk.

Regrets: Pradip Misra.

MINUTES

Motion: MOVED by E. Snijders and Seconded by A. Murphy: "That the minutes of the Advisory Design Panel meeting held August 1, 2007 be adopted. "

CARRIED

CASE #2007/009

Application of Dennis Carlsen (Three Point Properties) to construct a four storey, 44 unit condominium building, 12 townhouses and one duplex at 3350 Quadra Street.
Planning File: DPR2005-00026 and REZ2005-00032

Mr. Barry Cosgrave, Number TEN Architectural Group, Ms. Bev Windjack, LADR Landscape Architects, and Mr. Dennis Carlsen, Three Point Properties, applicant, presented the design plans for the proposed development at 3350 Quadra Street.

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

- A total of 56 units of housing is proposed consisting of one four storey 44 unit condominium, one set of 7 townhouses, one set of three townhouses and one duplex fronting Glasgow Avenue.
- Area residents requested that the Garry oak grove be preserved and that the development not add to the existing parking problems on Inverness Road.
- An arborist was retained to evaluate the Garry oak grove on the site and develop a preservation plan;
- All but one of the healthy Garry oaks will be retained and an attempt will be made to rehabilitate the grove; it will be a protected greenspace but not a public park.
- A 60 ft cedar tree on Quadra Street will be preserved and boulevard trees planted.
- A raingarden design is proposed for the backyards of the townhouses; the rest of the site will have a naturescape or parklike design.
- The north property line will be fenced.
- Different colours and materials will be used to reduce the massing effect; a gabled front entry composed of stone with large columns running up to the third floor is proposed as well as a central bay window feature on each end of the condominium building.
- A shadow study was done showing the effect of the condominium building on neighbouring properties.
- The underground parking for the condominium takes advantage of the natural slope of the property.
- Presently, the number of parking spaces proposed does not meet the bylaw requirement.
- Variances may be required for height, setbacks from interior lot lines and parking.
- Lot coverage and floor space ratio are below that permitted.
- Storage lockers will be located on each floor rather than in the basement.

- Due to the rocky site, permeable pavers are not suitable overall.

Comments by Panel members:

- The central bay window feature on the east and west faces of the condominium building could be extended to two storeys which would integrate the building as a whole and create more desirable interior living space.
- The main entrance to the condominium could be two storeys high for greater impact.
- The addition of daylight at the ends of corridors in the condominium building would benefit the residents.
- Increased landscaping along the northerly property line from Quadra Street to the Garry oak grove would buffer the adjacent property.

Motion: MOVED by B. Forth and Seconded by E. Snijders: “That it be recommended to Council that the design for the proposed development at 3350 Quadra Street be accepted, subject to:

- 1. increasing the depth of the central bay window feature on the east and west facades of the condominium building to two storeys;**
- 2. increasing the natural light in the condominium corridors by adding glazing to the stairwell wall and to the interior fire doors;**
- 3. providing additional landscaping as a buffer along the north property line from Quadra Street to the Garry oak grove. ”**

CARRIED

The meeting adjourned at 4:30 pm

Chair

I hereby certify these Minutes are accurate.

Committee Secretary