

MINUTES  
SAANICH ADVISORY DESIGN PANEL MEETING  
HELD IN COMMITTEE ROOM NO. 2  
WEDNESDAY, DECEMBER 5, 2007 AT 3:00 P.M.

**Present:** Pradip Misra, Chair; Travis Lee, Deborah Le Frank, Mac Carpenter, Ann Murphy, Ilkka Salo, Ernst Snijders. Also present were Silvia Exposito, Planner, and Andrea Park, Senior Committee Clerk.

**Regrets:** Brad Forth.

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**MINUTES**

**Motion: MOVED by I. Salo and Seconded by T. Lee: "That the minutes of the Advisory Design Panel meeting held October 3, 2007 be adopted."**

**CARRIED**

**CASE #2007/0015**

Application of Herbert H. Kwan Architect to construct a three storey, 46 unit apartment building with underground parking at 994 Gorge Road West.  
Planning File: DPR2006-00011

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Mr. Herbert Kwan, Herbert H. Kwan Architect, Mr. Jim Partlow, Lombard North Group, Landscape Architect, Mr. Yi Liang and Mr. Paul Lee, West Coast United Development Group, presented the design plans for the proposed development at 994 Gorge Road West.

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

- The property presently consists of motel units with commercial and apartment properties on the west, an elementary school and single family housing on the north and west and a two storey apartment building on the east.
- The property is sloped and the condominium building has therefore been stepped in order to reduce visual massing and blend with the neighbourhood.
- The building will have a flat roof with curved roof forms and strong overhangs using green tinted glass and steel, for a nautical feeling.
- Generous landscaping provides separation from adjacent neighbours and creates a street presence.
- A water fountain with bench seating and formal plantings is planned as a public amenity on the Admirals Road frontage.
- Permeable pavers will be used in the outdoor visitor parking lot; it will be screened from neighbours by plantings and will not be visible from the street.
- A BBQ patio area will be located at the far edge of the open greenspace at the rear of the building, alongside a childrens play area; these areas will be screened from neighbouring property by a fence and plantings; the location was selected to be separate from the condominium units and to create a more open outdoor area for the residents.
- Access to the greenspace will be through a fitness room on the main floor.
- Underground parking will be gated; some visitor parking will also be provided underground; the security gate can be relocated to better allow for manoeuvring of cars.
- A walkway will be defined along the parking lot driveway for visitors.
- A green roof is not planned; some units will have outdoor private terraces.
- Stormwater management systems have not yet been designed but will comply with Saanich engineering requirements.

**Motion:** **MOVED** by M. Carpenter and **Seconded** by D. LeFrank: “That it be recommended to Council that the design for the proposed building at 994 Gorge Road West be accepted, subject to:

- 1) the applicant providing improved access to the building from visitor parking;
- 2) the applicant relocating the gate to the underground parking area;
- 3) the applicant considering an improved location for the public fountain to better serve the residents of the building;
- 4) the applicant considering an alternative to the fitness room as the main access to the outdoor amenity greenspace;
- 5) the applicant considering an enhanced connection between the childrens playground and the BBQ area.

**CARRIED**

The meeting adjourned at 4:15 p.m.

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Chair

I hereby certify these Minutes are accurate.

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Committee Secretary