

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, JANUARY 17, 2007 AT 3:00 P.M.

Present: Pradip Misra in the Chair; Mac Carpenter, Brad Forth (3:26 p.m.), Travis Lee, Ann Murphy, Ilkka Salo, and Ernst Snijders. Also present were Jeff Chow, Planner 1, Andrea Park, Committee Clerk, and Margaret Roper, Senior Committee Clerk.

ELECTION OF CHAIR AND VICE CHAIR

Misra was elected Chair of the Advisory Design Panel by acclamation. Travis Lee was elected Vice Chair by acclamation.

MINUTES

Motion: MOVED by M. Carpenter and Seconded by T. Lee: “That the minutes of the Advisory Design Panel meeting held December 6, 2006 be adopted as amended.”

CARRIED

CASE #2007/001

Application of Daniel Doore, Cheenaht Holdings
Site concept for 12 single family lots, 27 attached homes, two 32-unit apartment buildings on AM Lot 35 (DD 1058271), Section 64, Victoria District, Plan 280; Lot A, Section 49, Victoria District, Plan 1098, and the Easterly Portion of Lot 35, Section 64, Victoria District, Plan 280, 4021, 4045 Rainbow Street & 850 McKenzie Avenue
Planning File: REZ2006-00027

Franc D’Ambrosio and Juliana Brown, D’Ambrosio Architecture & Urbanism, Daniel Doore, applicant, Scott Murdoch, Murdoch Landscape Planning & Design Ltd., Don Bottrell, Dogwood Tree Service Ltd. and Karl Leong, ReMax, presented the master site concept plan for the residential development proposed for 4021, 4045 Rainbow Street and 850 McKenzie Avenue.

In response to questions from the Panel the applicants stated:

- The plan was to improve the appearance of the retaining wall along McKenzie Avenue by carving it out and stepping it back; if this will affect the existing Gary oak trees the wall can be undulated or made more interesting in some other way.
- The style of road will be contingent upon the municipal requirements but the plan at present is to construct curbless roads with swales.
- The entrance point from McKenzie Avenue will be just a little wider than a private driveway; there is no possibility of purchasing the adjacent properties for a better entrance point which would disturb fewer trees, and the topography of the site will not allow for a loop configuration of the road.
- The shade from the eight-story buildings will not affect the Gary oaks.
- If the neighbours are agreeable, consideration can be given to adding a ninth level to the apartment buildings and removing a house from the middle of the row of houses and a unit from the row of townhouses to allow more connectivity throughout the development.

- The cluster of trees at the Rainbow Road entrance will not be affected by the new road as it will be built over an existing driveway.
- A transitional zone can be created to separate the ground area where people can garden from the functional edge of the forest.
- The homes along Rainbow Road are shown as a row which is a traditional style similar to the older neighbourhoods in Oak Bay; the houses will not be identical and it will be a function of the landscaping to create interest.

Motion: MOVED by T. Lee and Seconded by B. Forth: “That it be recommended to Council that the site concept plan for the proposed development of 4021, 4045 Rainbow Street & 850 McKenzie Avenue be accepted; and that the applicant provide a conceptual master plan for the landscaping for consideration at the Committee of the Whole.”

CARRIED

with A. Murphy voting against.

The meeting adjourned at 5:13 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary