

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, JUNE 6, 2007 AT 3:00 P.M.

Present: Travis Lee, Acting Chair, Mac Carpenter, Brad Forth, Ann Murphy, Ilkka Salo.
Also present were Jeff Chow, Planner, and Andrea Park, Senior Committee Clerk.

Regrets: P. Misra and E. Snijders.

MINUTES

Motion: MOVED by Ilkka Salo and seconded by Ann Murphy: "That the minutes of the Advisory Design Panel meeting held May 16, 2007 be adopted."

CARRIED

CASE #2007/007

Application of D'Ambrosio Architecture and Urbanism to construct two condominium buildings with a total of 51 units on Lots 39, 40, 41 and 42, Section 32, Victoria District, Plan 1676 and Lot 2, Section 32, Victoria District, Plan 16786 – 4030, 4032, 4034, 4036 Borden Street and 4040 Cedar Hill Cross Road.

Planning File: DPR2006-00013 and REZ2006-00014

Mr. Franc D'Ambrosio and Ms. Julie Brown of D'Ambrosio Architecture and Urbanism attended with Ms. Bev Windjack, LADR Landscape Architects, Mr. Bill Porteous, Artist, and Mr. Dennis Nyren, Borden Street Properties, owner.

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

- This project has been two years in development; five single family properties have been consolidated to facilitate the development.
- There will be 51 units in two 4 storey buildings, one of which steps down to three storeys; a green roof is planned for the top of the third floor.
- The applicant has applied the Quadra McKenzie Action Plan guidelines for redevelopment to the design although the property is located just outside the boundaries of this area.
- They have had input from the North Quadra Land Use Protection Association.
- There is multi-occupancy housing nearby.
- Pedestrian circulation is deficient in this area; the streetscape is unwelcoming to pedestrians and unsafe.
- A previous proposal included a traffic calming roundabout but this was found to be unsuitable for the location by the District of Saanich.
- They subsequently included an inviting pocket public park on the site which, combined with street trees and sidewalks, will create an improved street presence.
- The ground floors on the back and front of the buildings will look like townhouses and be landscaped with boxwood hedges and generous patios.
- The central landscaped area (which is located over the underground servicing) will be the public amenity with bench seating, a pond with boulders, etc. and a security fence and locked gate for resident access.
- The Saanich Public Works Yard is adjacent but there is reasonable separation and thus no conflict between the different uses.

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- The side of the property along the entrance road to the Public Works Yard will be planted with an extra buffer, although the road is presently well screened.
 - The owner has purchased more properties on the block and has a concept plan for the entire site.
 - The west edge of the property will contain a series of landscaped visual rooms (ie) a maze, native plant garden; instead of a boundary fence, they will use panels and hedging for flexibility when the remainder of the site is developed in future.
 - Due to the underground parking garage there is no room for underground water storage; therefore, an above ground tank or silo will collect rainwater.
 - The art component is part of the architectural concept.
 - Artist, Bill Porteous, will apply visual art to two vertical elements on the fronts of the buildings which enclose the stair/elevator towers.
 - The water silo can also be incorporated into the ambient art.
 - One setback variance is presently required on the northwest side.
 - Two parking spaces may be lost in order to preserve two mature oak trees at the south east corner of the project; a parking variance will then be required.
 - The permeable surface treatment around the two oak trees to be preserved is necessary and may require some adjustment to the underground parking garage.
 - A small arbor could be considered at the entrance to the public park, as well as a pergola at the entrance to the parking garage.
 - The public park and site landscaping will become the responsibility of the Strata Council through a maintenance contract.
 - This development may add to the rental housing stock since many buyers of such units rent them until their investment matures.

MOVED by B. Forth and Seconded by I. Salo: "That it be recommended to Council that the design for the condominium buildings at 4030 Borden Street, be approved subject to the following:

- a) Resolution of the question of preserving two oak trees at the southeast corner of the development, which may reduce parking spaces and result in a parking variance;
- b) Adding two more trees near the north west corner of the lot where the setback variance is required;
- c) Linking the water silo feature in the public park with the vertical art and engaging it with the pond, so that they all work together. "

CARRIED

The meeting adjourned at 4:17 pm

Acting Chair

I hereby certify these Minutes are accurate.

Committee Secretary