

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, MARCH 7, 2007 AT 3:00 P.M.

Present: Pradip Misra in the Chair; Mac Carpenter, Travis Lee, Ann Murphy, Ilkka Salo.

Also present were Harold Stanley, Planner, and Andrea Park, Senior Committee Clerk.

Regrets: Ernst Snijders, Brad Forth.

MINUTES

Motion: **MOVED by M. Carpenter and seconded by I. Salo: "That the minutes of the Advisory Design Panel meeting held January 17, 2007 be adopted."**

CARRIED

CASE #2007/002

Application of Queenswood Properties Ltd. to construct eight townhomes on Lots 1 and 2, Section 44, Victoria District, Plan 5497, 3877 and 3881 Cadboro Bay Road.
Planning File: DPR2007-00001 and REZ2007-00001.

Mr. Ron McNeil of McNeil Building Designs Limited, Ms. Carole Rossell of Small and Rossell Landscape Architects, Mr. Shane Moore of C.N. Ryzuk & Associates Ltd. presented the design plans for the proposed development of eight new townhomes. Mr. Chris Markham of Queenswood Properties, owner, and Mr. Eric Dahli of the Cadboro Bay Residents Association, also attended

In response to questions from the Panel the applicants stated:

- Site constraints include the mature trees on site and the property's location on a tight corner of Cadboro Bay Road; these factors and the desire to retain water views determined the location for the driveway entrance
- The compact site inspired a pedestrian-friendly European courtyard element in the design
- An arborist's report was obtained early in the design process and as many mature trees as possible have been retained
- The site will be screened from Gyro Park but will have access to the Park
- Two variances with respect to setbacks will be required for the Gyro Park side of the project
- If necessary, the project could be shifted up to 18" back from the street to gain further clearance
- They are aware of the groundwater issues with the site and have retained C.N. Ryzuk Engineering
- Stormwater holding cells are included in the design along with other permeable materials and green spaces for water infiltration
- Fire access has been designed to meet the standards required by the Saanich Fire Department

- Some of the mature trees along Cadboro Bay Road will be incorporated into the street boulevard for a public space; a new sidewalk will also be provided
- The Cadboro Bay Residents Association has expressed no objections to the project

Motion: MOVED by T. Lee and Seconded by I. Salo: “That it be recommended to Council that the design for the proposed eight townhomes at 3877 and 3881 Cadboro Bay Road be approved as submitted.”

CARRIED

CASE #2007/003

Application of Vic Davies Architect 2003 Ltd. to construct a 10 unit three storey commercial apartment building, a duplex and a single family dwelling on Lots 7, 18 and 19, Block C, Section 44, Victoria District, Plan 1483, 2588 Sinclair Road and 2589 and 2591 Penrhyn Street.

Planning file: DPR2007-00002 and REZ2007-00002

Mr. Des Bazett of Vic Davies Architect Ltd., Mr. Scott Davies of Casa Projects Inc. and Ms. Bev Windjack of LADR Landscape Architects, presented the design plans for the proposed commercial apartment building and homes at 2588 Sinclair Road and 2589 and 2591 Penrhyn Street. Mr. Eric Dahli of the Cadboro Bay Residents Association was also present.

In response to questions from the Panel the applicants stated:

- The property currently consists of three lots; two have commercial C-2 zoning and one is zoned RS-10 residential - the lots are to be consolidated and rezoned to a new site specific zone which will provide the live/work/commercial component combined with residential
- The apartment building backs onto Peppers Grocery and Smuggler’s Cove Pub with a zero lot line
 - The apartment has one live/work unit at each end, a central lobby, 2 garages and nine parking spaces with living units all on the second and third storey
- The top storey will be visible from Cadboro Bay Road
- Cars will move in a single direction from Sinclair Road through to Penrhyn Street
- Six surface parking spaces will be provided on a grass grid for permeability; a large tree on Sinclair Road is to be retained
- At each street front there will be gardens resembling private gardens to match the streetscape
- Lower growing trees are to be planted on Penrhyn Street due to low overhead wires
- A wider boulevard will replace the current one
- Decorative paving is to be used except in the asphalt parking stalls
- Exposed planters containing Italian cypress which grow into tall green pillars will be located on the north side
- The site slopes down to the water

- Stormwater will be collected in a holding cell
- The applicant has met with the Cadboro Bay Residents Association and held a public open house; no concerns have been expressed by residents
- The project meets the intent of the Local Area Plan and fits in with the neighbourhood
- The applicant is willing to consider reversing the one way traffic flow into the site so that Penrhyn Street becomes the entrance
- A traffic engineer reviewed the site plans and concluded the development would have no impact on local traffic
- The applicant is willing to consider a green roof element and solar panels and will work with Peppers Grocery and Smuggler's Cove Pub to improve the appearance of the back alley
- Garbage storage is in an enclosed area off Penrhyn Street
- The street fronts of the apartment building are stepped back by 8 feet to 12 feet on the second and third floors allowing for open outdoor patios

Motion: **MOVED by T. Lee and seconded by M. Carpenter: "That it be recommended to Council that the design for the proposed commercial apartment building and homes at 2588 Sinclair Road and 2589 & 2591 Penrhyn Street be approved, subject to further consideration of reversing the one way traffic flow so that the entrance to the site is from Penrhyn Street."**

CARRIED

ADVISORY DESIGN PANEL AGENDA PACKAGES - DISCUSSION

Advisory Design Panel members expressed concern that the information packages provided to them for review prior to a meeting are insufficient to give them a clear impression of the design merits of the proposal under consideration.

Motion: **MOVED by T. Lee and seconded by I. Salo: "That staff be requested to provide the Advisory Design Panel members with the following information prior to each meeting:**

- a) plans, elevations, landscape drawings, in a larger 11" x 17" format;**
- b) Colour plans, where possible; and**
- c) Information on (or plans of) the adjacent properties and buildings, which will enable the Panel to evaluate the new project in its neighbourhood context."**

CARRIED

The meeting adjourned at 4:45 p.m.

Chair

I hereby certify these Minutes are accurate.

Committee Secretary