

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, OCTOBER 3, 2007 AT 3:04 P.M.

Present: Pradip Misra, Chair; Travis Lee, Ann Murphy, Ilkka Salo, Ernst Snijders. Also present were Neil Findlow, Supervisor of Local Area Planning, Silvia Exposito, Planner (3:35 pm), and Andrea Park, Senior Committee Clerk.

Regrets: Mac Carpenter, Brad Forth.

MINUTES

Motion: MOVED by A. Murphy and Seconded by I. Salo: "That the minutes of the Advisory Design Panel meeting held September 19, 2007 be adopted. "

CARRIED

CASE #2007/0013

Application of Ronald Wong to construct a one storey 79 m² addition to an existing 172 m² commercial building at 3624 Shelbourne Street.
Planning File: DPR2007-00005

Mr. Ronald Wong, accompanied by Mr. Koji Hayashi and Mrs. Masami Hayashi, presented the plans for the proposed addition at 3624 Shelbourne Street (Fujiya Japanese Foods).

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

- The purpose of the single storey addition is to provide an expanded kitchen, a better food preparation area and thus improve customer service.
- The restaurant is for take out service only and has no tables.
- The addition is located on the Elm Street side of the building which is currently empty space.
- The community centre next door permits the restaurant's customers to use their parking lot when picking up food orders.

Comments by Panel members:

- The proposed design is unattractive.
- A zero setback to Elm Street is proposed.
- The site is underbuilt.
- Landscaping could improve the appearance of the addition on the south side.
- Any windows on the south side must meet stringent fire code requirements or be removed from the plans.
- The shortage of parking spaces is an issue; however, this is a takeout facility only and parking is for brief periods.

Motion: MOVED by E. Snijders and Seconded by I. Salo: "That it be recommended to Council that the design for the proposed addition at 3624 Shelbourne Street be accepted, subject to the applicant providing a minimum two foot setback on the south side of the building.

CARRIED

With two members voting against.

CASE #2007- 014

Application by Alan Lowe Architect Ltd. to construct a two storey 1525 m² commercial building for a car dealership (Campus Infiniti) at 3371 Oak Street.
Planning File: DPR2007-00020

Mr. Alan Lowe, applicant, and Ms. Bev Windjack, LADR Landscape Architects, presented the design plans for the proposed development at 3371 Oak Street.

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

- The intent of this application is to demolish an existing three storey office building and build a two storey 1525m² building containing a car showroom, service areas and offices on the site.
- Across the street a five storey condominium building is under construction; this building will be lower and will not block the residents' views.
- This project is consistent with the Saanich Core Local Area Plan.
- Different materials have been used on the exterior to add interest and highlight the different functions of the building.
- They will create a pedestrian-friendly boulevard on Oak Street utilizing a curved wall and sidewalk, plantings, and the different building materials; cars will be displayed outdoors on decorative paving as structural elements; trees will screen the parking.
- A deck and an area of green roof will be situated on the upper floor.
- The remaining single family homes on Short Street are expected to be redeveloped in future.
- The Infiniti dealership will share a plaza entrance off Oak Street with the Nissan dealership to the south at 3361 Oak Street, which is operated by the same company; additional parking space will be available to them on that site.
- The Nissan property will also undergo an upgrade which will tie the buildings together.
- Windows could be added on street level for interest.

Comments from members

- The contemporary, attractive design will improve the area; it respects the views from the townhomes across the street.
- Residential units on Short Street will overlook the building and would benefit from viewing a green roof.

Motion: Moved by E. Snijders and Seconded by T. Lee: "That it be recommended to Council that the design plans for the development at 3371 Oak Street be accepted, subject to the applicant including a full green roof.

CARRIED

The meeting adjourned at 4:15 p.m.

Chair

I hereby certify these Minutes are accurate.

Committee Secretary
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