

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, SEPTEMBER 19, 2007 AT 3:05 P.M.

Present: Pradip Misra, Chair; Mac Carpenter, Brad Forth (3:10 pm), Travis Lee, Ann Murphy and Ilkka Salo. Also present were Jeff Chow, Planner, Andrea Park, Senior Committee Clerk and K. Whitworth, President, Royal Oak Community Association.

Regrets: Ernst Snijders.

MINUTES

Motion: MOVED by M. Carpenter and Seconded by A. Murphy: "That the minutes of the Advisory Design Panel meeting held September 5, 2007 be adopted."

CARRIED

T. Lee declared, pursuant to Section 85 of the Council Procedure Bylaw, that he is not entitled to participate in the discussion of the design of the proposed development at 4396 West Saanich Road as he is a principal of the company which owns the site. Mr. Lee then left the meeting at 3:11 p.m.

CASE #2007/012

Application of de Hoog & Kierulf Architect to construct a three storey, commercial/office and restaurant at 4396 West Saanich Road.

Planning File: DPA2007-00021

Mr. Merv Mawson, agent for Tri-Eagle Plaza Inc., owner, Mr. Charles Kierulf, de Hoog & Kierulf Architect, and Ms. Bev Windjack, LADR Landscape Architects presented the design plans for proposed Building C – a three storey, commercial/office building with restaurant/retail at 4396 West Saanich Road.

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

- This is the second building proposed for the site – the first is a residential building now under construction.
- The owners purchased a portion of road allowance from Saanich earlier this year which enabled a larger building than originally planned.
- The main floor will contain retail uses; a cafe and bank are proposed.
- Office space will occupy the second and third floors.
- Building materials will resemble those used in Building A on the site.
- A stained cedar box feature surrounds the second storey; the third floor will have an outdoor deck.
- Soffit lighting will illuminate the building and grounds.
- A LEED silver designation is proposed.
- A green roof is planned with six inches of soil supporting low growing perennials and native plants; access to the green roof was deemed unnecessary as the site is located in a park area with access to trails.
- The south edge of the site is a plaza; different paving designs delineate the cafe area and entrances.

- The south west corner of the site will provide access to the Saanich Centennial Trail.
- On weekends the parking lot may be used as a trailhead by bicyclists.
- The property is sloping; runoff will be collected in concrete runnels adjacent to the building and directed either to a water feature in the cafe area or to rain gardens.
- The stairs and elevator are located in the central concrete towers.
- The cafe will have a low retaining wall with glass panels on top to separate it from the public trail.

Comments by Panel members:

- The connection to the trail should be elaborated more clearly and made safe for persons entering the trail.
- The appearance of the building at ground level is unwelcoming in solid concrete
- The appearance of the exit doors to the front plaza could be enhanced.
- The concrete runnels could be made into a design feature of the site.
- The look of Building C is compatible with the old Hydro building on site.
- The stairwells would benefit from natural light.

Motion: MOVED by B. Forth and Seconded by M. Carpenter: “That it be recommended to Council that the design for the proposed development at 4396 West Saanich Road be accepted and the applicant requested to further consider:

- 1. The safety of the site’s connection to the Saanich Centennial Trail; and**
- 2. A more pedestrian- friendly design for the ground level of the building.”**

CARRIED

The meeting adjourned at 4:05 p.m.

Chair

I hereby certify these Minutes are accurate.

Committee Secretary