

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, SEPTEMBER 5, 2007 AT 3:00 P.M.

Present: Travis Lee, Acting Chair; Mac Carpenter, Brad Forth (3:28pm), Ann Murphy, Ilkka Salo, Ernst Snijders. Also present were Harold Stanley, Planner, and Andrea Park, Senior Committee Clerk.

Regrets: Pradip Misra.

MINUTES

Motion: MOVED by M. Carpenter and Seconded by A. Murphy: "That the minutes of the Advisory Design Panel meeting held August 22, 2007 be adopted. "

CARRIED

CASE #2007/008

Further consideration of the application of Sunrise Development Inc. to construct a two storey, 67 unit building for seniors assisted living at 3811 Rowland Avenue.
Planning File: DPR2007-00010

Mr. Duane Siegrist, Integra Architecture Inc., Mr. Larry Diamond, Sharp and Diamond Landscape Architecture, Mr. Gilles Lacroix, Sunrise Assisted Living of Victoria, Mr. Karim Winsor, Winsor Development Consulting, and Mr. Frank Rockwood, Senior VP, Sunrise Development Ltd., presented the revisions to the plans for the proposed facility at 3811 Rowland Avenue.

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

- The ends of corridors have been enlarged to allow for 5' x 5' skylights which will bring daylight into the space; due to setback requirements, windows have not been added; the stairs and exterior access points on the lower floor will now have full glazing.
- They have increased the greenspace by 15% and enhanced the outdoor amenity space.
- The main entrance will be a single driveway off Huxley Street; the entry court was redesigned to allow additional usable green space for residents.
- Plantings will be varied to provide visual enjoyment through the seasons.
- A service entrance for trucks has been created separate from the south east parking area; it will be screened from the street and the yard.
- A continuous walkway around the building has been created and the pathway pulled away from the building.
- A dedicated walking loop will be located in the garden and a more generous activity court has been provided.

Comments by Panel members:

- The service entrance could be linked to the south parking area in order to accommodate larger trucks from time to time.
- This building design could be improved to better meet the needs of seniors.

Motion: MOVED by E. Snijders and Seconded by A. Murphy: “That it be recommended to Council that the design for the proposed development at 3811 Rowland Avenue be accepted, subject to the applicant providing view windows and daylight at the ends of the north and south corridors on both floors.

CARRIED

With two members voting against.

CASE #2007- 011

Application by Mandalay Development (Ambleside) Ltd. to construct a 29 unit apartment building, 7 units of attached housing and one single family dwelling and to convert a heritage-registered house to a two family dwelling at 3912 and 3914 Carey Road.

Planning File: DPR2007-00011 and REZ2007-00011

Mr. Michael Dillistone, Imagine Art & Planning, Mr. Jim Kerr, Merrick Architecture, Ms. Carole Rossell, Small & Rossell Landscape Architects, and Mr. D. Ganong, Canada ICI Capital Corporation, project partner, presented the design plans for the proposed development at 3912 and 3914 Carey Road.

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

- The site is the high point of land between two valleys with many large trees.
- Key elements of the site are the character house and the natural landscape.
- They have come up with a compact design form which suits the site and preserves the landscape.
- The different forms of housing reduce the footprint on the site.
- Access to the site will be from Carey Road utilizing an existing right of way for a shared driveway with the CRD housing property to the south; interior driveways were sited to preserve trees and the existing driveway to the heritage house will be retained.
- The project is designed to conform to RM-3 standards but variances will be requested.
- The townhouses will have sloped roofs, a central staircase between blocks for pedestrian access from Carey Road and stone retaining walls at street level.
- A boulevard of grass and trees will be provided at the southeast corner of the site.
- Amenity spaces with different focal points are planned where residents may informally meet; in front of the condominium will be a village green and path with a large oak tree surrounded by bark mulch and fenced to prevent ground compaction.
- A gravel path will meander in the natural area where overgrowth will be removed and the meadow allowed to reestablish; a natural bowl feature will be turned into a waterbody for wildlife habitat.
- The stormwater management plan will be integrated into the landscaping design.

Comments from members

- Adding more stonework to the condominium building would ameliorate the design disconnection with the townhouses.
- Paver patterns appear to be too busy.
- The walkway around the central greenspace should continue all the way around.
- An open lawn or natural meadow would be preferable to the fenced bark mulch area under the oak tree.
- Automatic door openers should be provided for the underground parking area and main floor entrance.
- The glazing provided in the corridors of the condominium building is an excellent feature.

- The gate provided for residents onto Mountfield Street should not be locked.
- The design of the single family dwelling should match the character of the heritage house.

Motion: **Moved by B. Forth and Seconded by M. Carpenter: “That it be recommended to Council that the design plans for the development at 3912 and 3914 Carey Road be accepted, subject to consideration of;**
1) providing a meadow or lawn in the central green space (Area 4) instead of a fenced area with bark mulch; and
2) simplifying the paver pattern in and around courtyard 1.

CARRIED

The meeting adjourned at 5:25 pm

Chair

I hereby certify these Minutes are accurate.

Committee Secretary