

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
Committee Room No. 2
April 2, 2008 at 3:00 pm

Present: T. Lee, Chair; Mac Carpenter; Stacy McGhee; Ann Murphy; Ilkka Salo.

Staff: J. Chow, Planner; and A. Park, Senior Committee Clerk.

Regrets: B. Forth; E. Snijders.

MINUTES

MOVED by M. Carpenter and Seconded by I. Salo: "That the minutes of the Advisory Design Panel meeting on March 19, 2008 be adopted".

CARRIED

CASE NO. 2008/006

Application by Alan Lowe Architect on behalf of Beacon Hill Holdings Ltd. to construct a 1236 m² addition to an existing (429.5 m²) one storey commercial building resulting in a 1665 m² two storey commercial building at 4480/4488 West Saanich Road.

Planning File: DPR2008-00003

Mr. Alan Lowe, Alan Lowe Architect Inc., and Mr. Keith Grant, Keith N. Grant Landscape Architecture Ltd., along with Ms. E. Gallacher of Hansbraun, presented the design plans for the proposed building at 4480/4488 West Saanich Road.

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

- The project consists of an addition to the second floor of the existing building at 4480 West Saanich Road (Subway Restaurant) and the construction of a new two storey building at 4488 West Saanich Road.
- The owner plans to consolidate the two properties into one.
- When completed, the new construction will give the appearance of one two storey structure.
- A 9 foot reciprocal easement is to be shared with the adjoining property owner at 4496 West Saanich Road.
- Office space will occupy the entire second floor with retail space on the ground floor.
- The design includes roof and window details in green and a neutral stucco finish with wood elements.
- Landscaping along the West Saanich Road frontage will be upgraded; 19 trees are required and will be planted on this and the Shopping Centre site.
- The landscaping theme will be consistent with other properties on West Saanich Road.
- Permeable pavers will be utilized on the north side of the property to facilitate the stormwater collection system.
- Plant materials will soften the existing patio area and feature plantings will enhance signage; planting islands will be utilized on the west side.
- A parking study was prepared for this project and a parking variance will be necessary; a Shared Parking Agreement with the Royal Oak Shopping Centre is intended to supply the required parking spaces.
- The applicants have met with the Royal Oak Community Association who have no objection to the application.
- The existing floor level of the second storey at 4480 West Saanich Road limited the design options for the building.

Comments from Panel Members:

- This project will improve the appearance of the area; the increased density is appropriate.
- The design successfully weaves the site into the Royal Oak Shopping Centre.
- The scale of the upper storey does not match the ground storey and could be improved by redesigning the dormers or roof.
- The area where customers exit their cars is not inviting and could be enhanced by more design details.
- The project achieves the elimination of one driveway from West Saanich Road.

MOVED by S. McGhee and Seconded by I. Salo: "That it be recommended to Council that the design for the proposed building at 4480/4488 West Saanich Road be accepted."

CARRIED

ADJOURNMENT

The meeting adjourned at 3:45 p.m.

NEXT MEETING

The next Advisory Design Panel meeting is scheduled for April 16, 2008.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary