

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, FEBRUARY 6, 2008 AT 3:00 P.M.

Present: Travis Lee, Brad Forth, Mac Carpenter, Stacy McGhee, Ann Murphy, Ilkka Salo.
Staff: Silvia Exposito, Harold Stanley, and Jeff Chow - Planners; Neil Findlow,
Manager of Local Area Planning; and Andrea Park, Senior Committee Clerk.
Regrets: Ernst Snijders

ELECTION OF CHAIR AND VICE-CHAIR

Travis Lee was elected Chair of the Advisory Design Panel by acclamation. Ilkka Salo was elected Vice – Chair by acclamation.

MINUTES

Motion: **Moved by M. Carpenter and Seconded by B. Forth: “That the minutes of the Advisory Design Panel meeting held December 5, 2007 be adopted.”**

CASE #2008/001

Application of de Hoog & and Kierulf Architects to construct a 46 unit eight storey apartment building at 5388 Hill Rise Terrace.
Planning File: DPR2007-00025

Ms. Karen Jawl, Sayward Hill Developments Ltd., Ms. Lynn Gordon-Findlay, de Hoog & Kierulf Architects, and Mr. Keith Grant, Keith N. Grant Landscape Architecture Ltd. presented the design plans for the proposed building at 5388 Hill Rise Terrace.

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

- Originally two six storey buildings were proposed but due to concerns over massing, the applicant has revised the proposal to an eight storey 46 unit building; the owners will now be able to donate .9 acres of land to Saanich for parkland while imposing less of an ecological footprint.
- Neighbouring residents have been consulted on the design.
- The building will be sited near the road to avoid the ravine and park and take advantage of the slope, presenting a 7 storey face uphill.
- The building will utilize reverse curves and offer unimpeded views from the glass corners and terraces of all suites; penthouse units will have pop up ceilings for additional light and private terraces on the roof.
- Colours and materials will be consistent with the rest of the Sayward Hill development.
- Two parking stalls are planned per suite; visitor parking stalls are located along Hill Rise Terrace with a drop off and accessible parking area nearer the building.
- The existing trees along Hill Rise Terrace which will be removed are in poor condition.
- All stormwater will be collected on site and transferred as required to the Cordova Bay Golf Course course for irrigation purposes.
- The landscaping will be consistent with other areas of the development with ornamentals near the building, moving to indigenous species and ending in a meadow area.
- Cordova Bay Road landscaping will be a continuation of the existing plantings.
- A small sign will be erected to identify the building.

Motion: MOVED by B. Forth and Seconded by M. Carpenter: “That it be recommended to Council that the design for the proposed building at 5388 Hill Rise Terrace be accepted.”

CARRIED

CASE NO. 2008/002

Application by Warner James Architects to construct a 47 unit four storey commercial residential building at 4525 West Saanich Road and to relocate the heritage designated former Royal Oak Schoolhouse.

Planning File: DPR2007-00022 and REZ2007-00020

Mr. Tony James, Warner James Architects, Mr. Ed Geric, Mike Geric Construction Ltd., Mr. Stuart Stark, Stuart Stark and Associates, and Mr. Keith Grant, Keith N. Grant Landscape Architecture Ltd. presented the design plans for the proposed building.

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

- The proposed building will address two streets and will introduce a dense commercial and residential development to this corner.
- The building will be three to four storeys and present the lower two storeys as one coherent level.
- Design features consisting of cedar shingles, rock and timber, tie the upper and lower levels together.
- The Elk Lake Drive frontage will be totally residential while the West Saanich Road side will offer commercial space on the ground floor.
- Underground parking will be accessed via a ramp off West Saanich Road.
- The commercial area is also served by the underground parking; there is a ramp for handicapped access to the upper level; a two car short term parking space is planned on West Saanich Road.
- It is anticipated this commercial area will be a walking destination for the many residents of the area.
- Rock walls with plantings and lights will be utilized in various parts of the development.
- The main entry to the residences will be highlighted with ornamental plantings.
- The commercial promenade will have café seating, planter pots, and old country stone pavers; the preservation of Garry oaks on the site creates an opportunity for a more private patio seating area with a lawn to the rear.
- A rain garden will provide stormwater management.
- The developer plans to retain a number of units for rental purposes.
- The Royal Oak Community Association was consulted and their comments incorporated into the design.
- Generous setbacks are provided on Elk Lake Drive; a minimum number of suites will face each other.
- A taller building with a smaller footprint was not appealing to the community.
- This land was made available for sale by Saanich subject to the condition that the Heritage Schoolhouse be preserved.
- The Royal Oak Schoolhouse will be lowered and moved to the West Saanich Road frontage close to its original historic location; driveways will offer some open space at each side; colours have been chosen to reflect its history; a cedar snake fence with native plantings is planned.
- Other heritage buildings nearby give the effect of a heritage gateway.

Comments from Panel members

- The face of the building at the corner of Elk Lake Drive and West Saanich Road could be visually strengthened; the impression is given of two buildings joined; this is a busy prominent corner and the design of this development should reflect that; the entry canopy is weak ; a two storey element would be preferable.
- More prominence could be given to the heritage aspect of the site through its design; massing could be broken down to better suit the neighbouring schoolhouse.
- Dark colours would ground the lower two levels with a lighter colour on the top floors.
- Royal Oak could become a major centre and therefore it would be appropriate to consider retail along the frontage with residential situated behind.
- Additional height would result in a smaller building footprint and preserve open space.

Motion: Moved by B. Forth and Seconded by A. Murphy: "That it be recommended to Council that this application be postponed in order to allow the applicant to consider a revised design incorporating the elements suggested by the Panel."

CARRIED

Mr. McGhee left the meeting at 4:55 p.m.

CASE NO. 2008/003

Application by Kevin Ramsay, Ramsay Painting, to convert an existing house into a 360 square metre office building at 475 Dupplin Road.

Planning File: DPR2003-00025 and REZ2003-00034

Mr. Sorin Birliga, Sorin Birliga Architect, Mr. Kevin Ramsay, owner, and Ms. Bev Windjack, LADR Landscape Architects, presented the design plans for the office building at 475 Dupplin Road.

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

- This is the only residential property left on Dupplin Road; the zoning will change from RS-6 (Single Family Dwelling) to M-1DW (Industrial).
- The existing house will be converted into office space by raising and adding height to the first storey, creating an urban look with steel canopies, exposed concrete, stucco, vertical elements, aluminum windows, wood panels, and more modern siding.
- A new lobby will be created at the entrance and the front stairs moved forward.
- The roof will be demolished and walls carried up to a flat roof.
- The landscaping proposed will be simple and improved to match other streetscape improvements nearby.
- One parking space will be constructed with permeable pavers at the front of the office for the owner.
- Asphalt surfaces will replace existing gravel.
- As it is important to collect and secure hazardous materials used in the business, it is proposed to construct a concrete slab at the rear of the property with a secure engineered building on top.
- Vegetation and 11 trees will be added to the site.
- A green roof is impractical on this wood frame building.

Motion: **Moved by B. Forth and Seconded by M. Carpenter: “That it be recommended to Council that the design plans for the office building at 475 Dupplin Road be accepted, subject to the owner providing a metal structure rather than fabric for the secure storage hut at the rear of the property.”**

CARRIED

The meeting adjourned at 5:25 p.m.

Chair

I hereby certify these Minutes are accurate.

Committee Secretary