

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

Present: T. Lee, Chair; M. Carpenter; A. Murphy; I. Salo; E. Snijders; D. Le Frank (3:15 p.m.)

Staff: J. Chow, Planner; H. Stanley, Planner; N. Findlow, Supervisor of Local Area Planning; and A. Park, Senior Committee Clerk.

Regrets: B. Forth; S. McGhee

MINUTES

MOTION: Moved by A. Murphy and Seconded by I. Salo: "That the minutes of the Advisory Design Panel meeting of April 2, 2008 be adopted."

CARRIED

CASE NO. 2008/007

Application by the District of Saanich, Parks Division, to construct a 281m² clubhouse for the Lakehill Lawn Bowling Club in Reynolds Park at 3930 Lasalle Street.

Planning File: DEV2008-00001

Ms. B. Goodall, Saanich Parks Department; Mr. R. Windjack, CEI Architecture Planning Interiors; Linda McClung, Lakehill Lawn Bowling Club, attended to present the design plans for the proposed building at 3930 Lasalle Street.

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

- The original club house built in 1931, with an addition constructed in 1993, must be replaced.
- One end of the existing structure will remain and a new structure added, containing an assembly hall, interior lawn bowling mats, an office, storage and lockers.
- Existing trees will be retained in accordance with an arborist's report; additional hedging for privacy screening will be planted by the municipality.
- One variance will be necessary for the setback from the south property line.
- The clubhouse will have a clerestory roof, cedar stained design elements, a wrapped roof in metal cladding; a concealed gutter at front, and a whimsical entry way.

MOTION: MOVED by E. Snijders and Seconded by M. Carpenter: "That it be recommended to Council that the design for the proposed building at 3930 Lasalle Street be accepted."

CARRIED

CASE NO. 2008/008

Application by Eric Barker Architect to construct a 46 unit 5400 m² condominium apartment building at 851, 861, 871 and 881 Short Street.

Planning File: DPR2006-00010 and REZ2006-00008

Mr. Eric Barker, Mr. G. Besnere, Mr. T. Kennedy all of Eric Barker Architect, Mr. B. Forth, Forth Land Planning, and Mr. M. Bains, owner, attended to present the design plans for the Short Street project.

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

- This project is consistent with the ongoing redevelopment of this section of the urban core of Saanich and designed to respond to the new buildings which have been completed on Oak and Short Streets.
- The property slopes, therefore the building has been stepped from one side to the other, from front to back and from the street edge to create greenspace.
- In order to reduce the mass of the building, various textures, colours and types of units have been mixed across the building; it will feel like an assembly of buildings rather than one mass.
- Exposed exit stairs at both ends of the building are a design feature and expected to be cleaner and safer for residents.
- A central entrance tower with a glass feature is proposed.
- The landscaping utilizes curvilinear walls and plantings and reflects existing landscaping design on Short Street; ground level patios have privacy screening; a roof garden with a communal barbeque area is accessible by elevator and private patio roof gardens are planned on a lower roof level.
- Glazing could be added at the ends of corridors; the pressurized air system precludes windows that open.
- Mechanical units will not affect the profile of the building.

Comments from Panel members:

- At the south-west end of the building the roof overhang could be extended out to add interest.
- Patio spaces and landscaping at the rear of the building could be curved to reflect the design at the front.

MOTION: **Moved by D. Le Frank and Seconded by E. Snijders: “That it be recommended to Council that the design for the proposed development at 851, 861, 871 and 881 Short Street be accepted, subject to:**

1. the applicant increasing the depth of the planters located on the southwesterly side of the building;
2. the applicant considering adding colour to the grey northwest face of the building;
3. the applicant considering glazing at the ends of corridors at the stair exits; and
4. the applicant screening and integrating the mechanical units on the roof.”

AMENDMENT:

MOVED by E. Snijders and Seconded by D. Le Frank: “That the applicant be urged to include an indoor communal space adjacent to the outdoor barbeque area.”

Upon the question of the adoption of the Amendment, it was **LOST**

The Main Motion was then Put and **CARRIED**

CASE NO. 2008/009

Application by Eric Barker Architect to construct a seven unit townhouse and 14 unit 1653 m² apartment complex at 1514 and 1520 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road.

Mr. Eric Barker, Mr. G. Besnere, Mr. T. Kennedy, all of Eric Barker Architect, and Mr. B. Forth, Forth Land Planning, attended to present the design plans for the above project.

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

- Previous applications for this site have not proceeded due to concerns from the neighbourhood

and the Planning Department.

- This new application offers more greenspace and is designed to alleviate any concerns put forward by neighbouring residents.
- The proposed development is in a unique location, at the point where single family homes meet multi-family, institutional and commercial uses.
- The townhouses will have a traditional look updated by modern design elements and give the appearance of separate houses; they are stepped on the hill with patios above street level; the apartment complex has a similar but more contemporary look and will be from three to four and one half storeys high due to the slope; exterior finishes are varied throughout the development.
- The natural conditions of the site influenced the landscape design which protects the large Garry oaks and enhances the natural landscape creating a park-like feel on the north to buffer the neighbours; the design includes raingardens, rockeries, traditional plantings, an arbour with seating on the corner and a fountain and bench in the open space between the townhouses and the apartment.
- Parking for the apartment is underground, with the roof surface as an open, landscaped area; the property will be fully fenced.

Comments from Panel members:

- It is a well- designed development which will enhance the area.

MOTION: MOVED by M. Carpenter and Seconded by I. Salo: “That it be recommended to Council that the design for the proposed development at 1514 and 1520 Cedar Hill Cross Road and 3801 and 3811 Cedar Hill Road be accepted.”

CARRIED

ADJOURNMENT

The meeting adjourned at 5:35 p.m.

NEXT MEETING

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

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary