

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
Committee Room No. 2
March 19, 2008 at 3:00 pm

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

Staff: H. Stanley, Planner; and A. Park, Senior Committee Clerk.

MINUTES

MOTION: Moved by M. Carpenter and Seconded by I. Salo: "That the minutes of the Advisory Design Panel meeting on February 20, 2008 be adopted".

CARRIED

CASE NO. 2008/005

Application by Eric J. Barker Architect on behalf of Jasta Enterprises Ltd. Inc. to construct a 516 square metre warehouse building at 450 Banga Place.

Planning File: DPR2008-00002

Mr. Eric Barker and Mr. Guy Besner of Eric J. Barker Architect, and Mr. S. Copp, Steve Copp Construction Ltd., presented the design plans for the proposed warehouse building at 450 Banga Place.

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

- The project consists of an L-shaped warehouse building which will connect to an existing warehouse on the site by an expanded loading dock which aligns the two buildings.
- A retail showroom is included which will have a utility core of kitchen and washrooms.
- A glass and metal entrance will be taller than the main building and will highlight the showroom doorway.
- An minimal industrial look is proposed with simple volumes and different proportions, using concrete block set off by metal doors, windows and canopies all of one colour.
- The back of the warehouse on Whittier Avenue will have a vertical colour element and windows set high on the wall.
- The Banga Place parking area will be part pavers and part asphalt.
- Two retaining walls with plantings will be added to the parking area which will function as a raingarden for stormwater collection; plants will be selected for minimal maintenance; residual areas on site will also be landscaped.
- On Whittier Ave, the existing trees and shrubs will be retained; the Parks Department has requested additional trees be planted to complete a band of trees along the entire rear of the property.

Comments from Panel Members:

- The simple industrial design is appropriate and set off well by the addition of the colour elements; there does not appear to be much room at the showroom front door and this could be improved.
- This project and its landscaping will improve the area.
- Since the area has a parking shortage and a parking variance will be necessary for this project, the applicant might consider encouraging bicycle use by providing bike parking and showers.

MOTION: MOVED by M. Carpenter and Seconded by S. McGhee: "That it be recommended to Council that the design for the proposed warehouse building at 450 Banga Place be accepted on the understanding that the trees required by the Parks Department will be provided."

CARRIED

ADJOURNMENT

The meeting adjourned at 4:00 p.m.

NEXT MEETING

The next Advisory Design Panel meeting will be held on April 2, 2008.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary