

**MINUTES**  
**SAANICH ADVISORY DESIGN PANEL MEETING**  
**Committee Room No. 2**  
**November 19, 2008 at 3:05 pm**

Present: T. Lee, Chair; M. Carpenter; B. Forth (3:40 p.m.); S. McGhee; C-J. Rupp; I. Salo;

Staff: S. Exposito, Planner; and A. Park, Senior Committee Clerk.

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**MINUTES**

**MOTION: MOVED by I. Salo and Seconded by M. Carpenter: "That the minutes of the Advisory Design Panel meeting of October 15, 2008 be adopted."**

**CARRIED**

**CASE NO. 2008/015**

Application by Smith Designs to construct a 153 square metre addition to a 263 square metre office building at 4212 Glanford Avenue.

Planning File: DPA2008-00040

Mr. Jeff Smith, Smith Designs, along with associates, Rich Poulin and Martine Kiliwnik, attended to present the design plans for the proposed addition at 4212 Glanford Avenue.

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

- The proposed addition will replace storage trailers and be integrated into the existing building.
- Features of the existing building (stucco and siding) will be painted out to match the new addition.
- Landscaping will anchor the new sections to the old.
- Existing gravel parking is planned to be paved with asphalt.
- Bicycle parking will be provided as required by Saanich.
- Existing mature trees will remain and all landscaping will be pruned, tidied and mulched.
- The property is hidden by mature trees on Glanford Avenue; the building will not be visible to passersby unless they enter the property.
- The business will continue operating during construction; therefore, more extensive renovations are not planned.
- Unisex shower facilities will be provided.

Comments from Panel members:

- The new entryway overhang could be expressed more strongly even though it is not visible from the street.
- It would be preferable to retain the gravel parking area rather than paving it.
- Although it would be desirable to incorporate enhancements to the site and boulevard which would add interest on Glanford Avenue, in this case the mature trees which conceal the property make it less critical.
- Preservation of existing trees is appreciated and the property is in keeping with the area.

**MOTION: MOVED by M. Carpenter and Seconded by S. McGhee: "That it be recommended to Council that the design for the proposed addition at 4212 Glanford Avenue be accepted."**

**CARRIED**

### **CASE NO. 2008/016**

Application by Warner James Architects to construct a two storey 1748 square metre office/warehouse building at 433 and 437 Boleskine Road/ 3385 and 3389 Whittier Avenue.  
Planning File: DPR2008-00028 and REZ2008-00020

Mr. Tony James, Warner James Architects, and Mr. K. Grant, Keith N. Grant Landscape Architecture Ltd. attended to present the design plans for the above development, along with business owner, W. Gordon.

In response to questions from the Panel, Mr. James and Mr. Grant stated:

- The property currently contains four small houses which will be deconstructed in order to build the office/warehouse building.
- This site is the last piece of this industrial block to be redeveloped; the opposite side of Whittier Ave remains residential.
- The design of the proposed building suits the prominent corner location and incorporates metal siding, low E glazing, hardipanel with reveal, exposed concrete and a curved element on the northwest corner; the top floor is to be stepped back and accented by a different expression including a deck and planters; the building will have two storeys in front and three storeys in the rear due to the slope; the colour scheme is monochromatic with strong shading to contrast with the glazing and greenery.
- The height is compatible with other industrial properties on Boleskine Road.
- LEED Gold is targeted; a green roof is planned; a deciduous green wall will eventually cover the exposed concrete on the west side;
- The main entrance to parking will be on Whittier Avenue at the rear of the building; the warehouse entrance door will be on Boleskine Road.
- Landscaping on Boleskine Road will continue the established theme of a grass boulevard with street trees; at the rear property line, the parking area will be screened with plantings; a series of stepped planters will be used along Whittier Avenue; planters on the top floor will have trailing specimens creating a green edge; a stormwater management plan has been prepared by an engineering firm.
- A sewer right of way passes through the centre of the site (relocation to the rear may be possible); Saanich has required that a ten foot strip of the property's frontage be dedicated for widening of the right of way.
- Variances for setback, height and parking will be necessary.

Comments from Panel members:

- The building is well designed with massing reduced through various design elements such as the circular corner feature.
- The green roof could be intensified using larger plants in order to be visible from the street.
- The colour scheme may be too subdued.
- The warehouse door weakens the design of the front of the building; design features could be used which would make the warehouse door disappear into the wall and highlight the main entrance door.
- The open underground parking area will need a gate or fence for security.
- The pole supports at the rear of the building appear insubstantial.

- MOTION:**     **MOVED** by B. Forth and **Seconded** by M. Carpenter: “That it be recommended to Council that the design for the proposed building at 433 and 437 Boleskine Road/3385 and 3389 Whittier Avenue be accepted and that the applicant be requested to address the following:
- a)     the issue of the security fencing at ground level to ensure it is consistent with the design of the building;
  - b)     improvements to the design of the warehouse door and differentiation between that and the main entrance door;
  - c)     improving the view of the green roof from the street through the use of taller plants or by extending the green roof into the circular corner area.”

**CARRIED**

#### **ADJOURNMENT**

The meeting adjourned at 4:25 p.m.

#### **NEXT MEETING**

The next Advisory Design Panel meeting is scheduled for December 3, 2008.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary