

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
Committee Room No. 2
October 15, 2008 at 3:00 pm

Present: T. Lee, Chair; M. Carpenter; S. McGhee (3:25 p.m.); C-J. Rupp; I. Salo;
Regrets: B. Forth; D. Le Frank.
Staff: J. Chow, Planner; C. Bell, 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 of October 1, 2008 be adopted."
CARRIED

CASE NO. 2008/012

Application by Vic Davies Architect 2003 Ltd. to construct a two storey 384 m² commercial building at 535 Dupplin Road.

Planning File: DPR2008-00025

Mr. Des Bazett, Associate, Vic Davies Architect 2003 Ltd. and Mr. Wayne Pye, property owner, attended to present the design plans for the proposed building at 535 Dupplin Road.

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

- The proposed two storey building will replace a single family house; the slope of the property allows for a third storey at the rear with the ground level for parking; a one way driveway off Dupplin Road accesses the rear parking and exits onto Tolmie Lane; a chain link fence with sliding gate secures the rear of the property.
- The exteriors will be sided with hardipanel in several grey tones, with aluminum sunshades above all the windows.
- On the east side of the property, the side setback is zero and on the west side, there is a 12 foot setback which will require a variance.
- Permeable paving will be used for the parking area off Dupplin Road.
- The site allows for limited landscaping consisting of small shrubs, small trees and ground cover at the front and rear.

Comments from Panel members:

- The lack of greenspace is regrettable but the site is limited.
- Colour could be utilized to enhance the exterior walls.
- The proposed building will improve the area.
- The design and landscaping are suitable for the industrial location.

MOTION: MOVED by M. Carpenter and Seconded by I. Salo: "That it be recommended to Council that the design for the proposed building at 535 Dupplin Road be accepted."

CARRIED

CASE NO. 2008/013

Application by M.H. Johnston & Associates Inc. to construct seven townhouses at 4487 Wilkinson Road.
Planning File: DPR2008-00017

Mr. G. Nahal, Owner, and Mr. Jim Partlow, Landscape Architect with Lombard North Group, attended to present the design plans for the proposed development at 4487 Wilkinson Road.

In response to questions from the Panel, Mr. Nahal and Mr. Partlow stated:

- The property borders the rural Saanich area and contains a remnant of forest.
- In order to preserve the natural areas at the rear of the property, the townhouses have been sited to the Wilkinson Road side of the property; the design of the townhouses was limited by the requirement to preserve greenspace, by neighbourhood consultation, and by road safety issues arising from the project's location at the curve on Wilkinson Road.
- A stormwater management plan has been prepared by a consultant; two raingardens are proposed.
- The houses will be sided in a material which matches neighbouring homes; Saanich Built Green standards will be met; concrete and asphalt paving is proposed except in the protected root zones of trees where permeable pavers will be used.

Comments from Panel members:

- The narrow, deep decks at the rear of the homes are unattractive and dark.
- The townhouse footprints could be stepped, which would allow for more windows.
- A more attractive townhouse design would better suit the beautiful setting; this project looks like many others and does not connect well with the landscape; similar townhouse projects are not marketable at the moment in Victoria.
- Building #2 should be improved by redesigning the decks, by staggering the footprint, by adding windows on the end units.
- The entryways could be more inviting.

MOTION: MOVED by S. McGhee and Seconded by M. Carpenter: "That the design for the owner giving the townhouse project at 4487 Wilkinson Road be accepted subject to the serious consideration to:

- 1) Redesigning Building #2 by staggering the units in two foot increments so that the northern townhouse unit is placed furthest east thus achieving greater articulation and allowing the decks to have greater southeast exposure;**
- 2) Accenting the entrance to each home;**
- 3) Adding glazing to the end units."**

CARRIED

CASE NO. 2008/014

Application by Praxis Architects Inc. to construct a four storey 1877 m² office/retail building with underground parking at 3959 Shelbourne Street.
Planning File: DPR2008-00023 / REZ2008-00017

Mr. Michael Levin, Praxis Architects Inc., and Mr. Jim Partlow, Landscape Architect with Lombard North Group, attended to present the design plans for the building at 3959 Shelbourne Street, along with the owner, Mr. E. Park.

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

- The site will be cleared and a four storey building with two levels of underground parking constructed.
- The main entrance will be off Shelbourne Street; drivers will access the parking area by a right turn from Shelbourne Street onto Teakwood Road and exit via right turn from Teakwood Road onto Shelbourne Street.
- A private garden terrace is planned for the south side of the building for the use of tenants; deciduous trees are to be planted on the south side for shade in summer and light in winter; soil will be added to a depth which ensures survival of the proposed large trees.
- The north face will have balconies on the top floor and a restaurant or retail space on the ground level; 10 surface parking spaces are planned.
- A gas station blocks the view of the southwest corner of the building.
- A variety of materials have been used – three shades of concrete superpanel, leadstone, aluminum doors and windows, low E glass; lockstone paving for surface parking spaces and asphalt for the ramp and underground parking.
- A raingarden is to be situated on the edge of Teakwood Road.
- The adjacent Tuscan Village is approximately one meter higher than the proposed office building.
- They do not plan to build to a LEED standard.

Comments from Panel members:

- It is an attractive building; the architect must ensure that the stone sections are sufficiently raised to stand out from the panels.
- The southwest side of the building could be considered a major corner and given more prominence.
- Stairwells would benefit from daylighting.
- A LEED standard is required for government office tenancy; a green roof would contribute to obtaining LEED status.

MOTION: MOVED by S. McGhee and Seconded by M. Carpenter: “That the design for the proposed building at 3959 Shelbourne Street be accepted.”

CARRIED

ADJOURNMENT

The meeting adjourned at 5:12 p.m.

NEXT MEETING

The next Advisory Design Panel meeting is scheduled for November 5, 2008.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary