

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

Present: M. Carpenter, Acting Chair; S. McGhee; I. Salo; C-J. Rupp; B. Forth (3:25 p.m.).

Staff: N. Findlow, Supervisor of Local Area Planning; and A. Park, Senior Committee Clerk.

Regrets: T. Lee

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**MINUTES**

**MOTION: MOVED by I. Salo and Seconded by S. McGhee: "That the minutes of the Advisory Design Panel meeting of July 2, 2008 be adopted."**

**CARRIED**

**CASE NO. 2008/010**

Application by Omicron Architecture Engineering Construction Ltd. on behalf of Victoria Ford Alliance Ltd. to construct a four storey 2955 m<sup>2</sup> automobile dealership with commercial / office space and a two storey parking structure at 3351 Douglas Street.

Mr. Eric Norman, Principal with Omicron, attended to present the design plans for the proposed building at 3351 Douglas Street.

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

- The building was designed to accommodate alternate future uses; it is not auto specific.
- The building has four storeys – the main floor auto showroom, underground service garage and three floors of office space; a two storey parking structure with attractive security grillwork is to be located at the rear.
- Premium materials in concrete, glass and metal, with a contemporary, urban feel were selected for the building.
- A LEED silver rating is targeted.
- It is the intention of the owners to move their auto group headquarters to this location.
- The realignment of Audley Street became a requirement late in the process; the design has been revised to accommodate the resulting loss of approximately 20% of the original site.
- Customers arriving by car will enter via a ramp on the north side, park on the upper parkade and enter through the main entrance off the parking deck; cars will enter the lower parkade from Audley Street.
- Pedestrians will access the building by a staircase from Audley Street up to the main entrance at the rear.
- Windows have not been planned for the underground service areas where staff work, although some daylight will come through the parkade structure.
- The Douglas Street frontage will include a raised rock platform for display of cars; a strip of landscaping with boulders and various plantings is planned for Douglas Street and Audley Street; no landscaping is proposed for the upper parking deck as it would reduce the number of parking spaces.

Comments from Panel members:

- It is an attractive building that will improve this area of Douglas Street and inspire future projects.
- The development is built to the property line and it would be a concern if future developments did the same.
- The landscaping design is weak; the parking deck would benefit from shade trees in planters and vertical landscaping on the rear of the building; the Douglas Street and Audley Street landscaping does not have sufficient depth to be effective; the applicant could expand the landscaping right to the sidewalk by removing the grassed areas and continue the rock elements further onto Audley Street; the parkade grill could support a green wall.
- Daylight would enhance the staff areas; a window could be added to the staff room wall looking out onto the stairs.

**MOTION:      MOVED by S. McGhee and Seconded by I. Salo:**

- 1) **“That it be recommended to Council that the design for the proposed building at 3351 Douglas Street be accepted; and**
- 2) **that the applicant consider augmenting the landscaping on Douglas Street and Audley Street as follows:**
  - i) **by replacing the sod areas with landscaping up to the sidewalk (and beyond if permitted);**
  - ii) **by including a green screen or vertical landscaping on the rear wall overlooking the parking deck; and**
  - iii) **by considering additional plantings for the upper parking deck which would support the proposed LEED rating; and**
- 3) **that the applicant consider incorporating daylighting into the design of the staff areas.”**

**CARRIED**

**ADJOURNMENT**

The meeting adjourned at 4:12 p.m.

**NEXT MEETING**

The next Advisory Design Panel meeting is scheduled for September 17, 2008.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary

