

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
Committee Room No. 2
April 1, 2009 at 3:00 pm

Present: I. Salo, Chair; B. Forth (3:22 p.m.); S. McGhee; L. Melchior; C. Rupp.

Staff: J. Chow, Planner; C. Bell, Planner; and A. Park, Senior Committee Clerk.

MINUTES

MOTION: MOVED by T. Lee and Seconded by L. Melchior: "That the minutes of the Advisory Design Panel meeting of March 4, 2009 be adopted."

CARRIED

CASE NO. 2009/003

Application by Stantec Architecture and the University of Victoria to construct a six storey, 3,245 square metre student residence on the university campus at 3800 Finnerty Road.

Mr. N. Connelly, Director, Campus Planning and Sustainability, and Mr. S. Birliga, Manager, Design, Capital Projects, University of Victoria; Mr. D. Paterson, Principal, and Ms. C. Wilson, Project Manger, Stantec Architecture, attended to present the design plans for the proposed student residence.

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

- It is the policy of the university to provide all first year students with a place in residence and there is a continued high demand for spaces; when short-term funding became available it was decided to use the existing plans for another residence.
- Tenders are planned for May 2009 with project completion by September 2010.
- This 106 bed residence is a replica of the existing 126 bed residence nearby but it has been rotated and mirrored.
- It will be constructed to a LEED gold standard and certified.
- Form and character match the existing building; varied surfaces give character; finned concrete walls and colour elements differentiate the new building from the old.
- A parking variance will be required but will not compromise parking on campus; an active TDM program is in effect.
- A height variance will be required although due to a 2 metre grade difference, this building appears to be almost the same height as the building opposite.
- The enhanced ventilation and plumbing systems in this residence meant raising the height of each floor and therefore the overall building height was increased.
- Accessible/ barrier-free washrooms are planned for every floor; one accessible suite is planned for each of the top two floors.
- New paths will link up to create a pedestrian walkway through to the rest of the campus.
- A preliminary landscape plan has been created and a Landscape Architect will be retained shortly; naturalized landscaping is planned around the building.

Comments from Panel members:

- The Advisory Design Panel requires landscape plans to be submitted and none were presented; therefore no review was possible.
- The two buildings will read as one complex but different colours could be used to differentiate between them.

- MOTION: MOVED by B. Forth and Seconded by T. Lee: “That it be recommended that:**
- 1) the design of the proposed student residence at 3800 Finnerty Road be accepted; and**
 - 2) the applicant be requested to submit a proper landscape plan for review by staff prior to Council consideration of the project.”**

CARRIED

CASE NO. 2009/004

Application by Omicron Architecture for a Development Permit for a building addition to Suburban Motors at 3377 Douglas Street.

Mr. J. Levine, Architect with Omicron Architecture , attended to present the design plans for the addition to Suburban Motors, 3377 Douglas Street.

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

- A 45 square foot addition is proposed on the south side and will be identical to the existing building.
- Two new tower structures, containing the identity ikons of the Lincoln and Ford brands, are to be erected as entryways; they are required by corporate headquarters of the parent company.
- All new structures are situated on existing asphalt areas.
- No additional landscaping is proposed in keeping with the preference of the owners for an uncluttered expanse of lawn.

Comments from Panel members:

- The towers do not respect the expression of the original architecture of the building and are not an improvement.

- MOTION: MOVED by T. Lee and Seconded by C. Rupp: “That it be recommended that:**
- 1) the design of the proposed 45 square foot addition be accepted ; and**
 - 2) the design of the two entry towers be rejected.”**

CARRIED

ADJOURNMENT

The meeting adjourned at 4:50 p.m.

NEXT MEETING

The next Advisory Design Panel meeting is scheduled for May 6, 2009.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary