

**MINUTES**  
**SAANICH ADVISORY DESIGN PANEL MEETING**  
**Committee Room No. 2**  
**August 19, 2009 at 3:00 pm**

Present: I. Salo, Chair; S. McGhee; D. Le Frank; L. Melchior; C. Rupp.

Staff: C. Bell, Planner; and I. Hoffmann, Senior Committee Clerk.

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**MINUTES**

**MOTION: MOVED by L. Melchior and Seconded by S. McGhee: "That the minutes of the Advisory Design Panel meeting of July 22, 2009 be adopted."**

**CARRIED**

**CASE NO. 2009/007**

**Application by Chandler Associates Architecture Inc. to amend a Development Permit for the proposed Real Canadian Superstore – Oakview Shopping Centre – 760 Tolmie Avenue**

Ms. D. Wingerak, Sr. Director Real Estate, Loblaw Properties West Inc., Mr. S. Chandler, Architect, Chandler Associates Architecture Inc. and Mr. J. Partlow, Landscape Architect, Lombard North Group, attended to present the amended design plans for the proposed shopping centre.

This application was postponed by the Panel on June 17, 2009 and the applicant requested to revise the plans with respect to:

- a) The design of the main entrance
- b) Accessibility concerns
- c) The design of the building at Tolmie Avenue and Oak Street
- d) The blank façade along Oak Street
- e) Ensuring the project meets CPTED standards

Mr. S. Chandler, reviewed the changes made to the design in response to the comments from the Design Panel at the last meeting, noting the following:

- The degree of animation along the Oak Street façade has been altered to increase the vibrancy of the street, and to enhance the walking and driving experience, as follows:
  - The commercial retail unit (CRU) in the northeast corner of the site has been expanded which will increase activity at the corner.
  - Also at this corner the trellis has been expanded to the north and will be enhanced with plantings.
  - To create more of a presence to the elevation, a cornice and a projection have been added.
  - A deep blue colour panel has been introduced to the Superstore logo.
- Regarding CPTED concerns:
  - There was a degree of confusion regarding the entrance ramps, and this has been amended.
  - One parking stall on the main floor has been eliminated to increase the space between cars and the width of the handicapped stalls has been increased by about 2 feet.
  - They have looked at the major elements, the openings, and visibility; except for the elevator shafts, visibility is unimpeded into the parkade.
  - Options have been provided to allow people to enter and leave the store by different routes.
- Regarding accessibility issues:
  - The covered entrance ramp above the garden centre is 2.5 m wide and allows customers to walk directly to the second floor; compared to the previous design, this option breaks up the massing on the portion of the building facing Douglas Street.
  - An entrance and stairway on the southwest corner (Tolmie and Douglas) has been introduced.

- A ramp into the building has been included on the Roderick Street façade.
- Apart from adding the blue graphic to the store logo, changes to the Tolmie frontage are minor.
- However, there have been dramatic design changes from the original version approved in January this year.

Mr. J. Partlow, landscape architect, stated:

- The main entrance has been improved significantly through the use of different landscaping materials and the addition of the elevated walkway from the parking lot.
- Accessibility issues have been addressed by increasing the size handicapped parking spaces.
- The Oak Street and Tolmie façades have been landscaped in such a way to encourage people to linger, but not loiter; high quality landscaping and plantings have been selected.
- The blank façade along Oak Street has been addressed and it is a place people will enjoy walking.
- The project has been carefully reviewed by the architects and they believe there are no locations in the building that don't meet CPTED standards.
- The applicants will own the building after completion and consider employee and customer safety a high priority; they are confident the design adjustments will address any safety concerns.

Ms. Wingerak stated:

- The grade works well at the delivery entrance, eliminating the need for a freight elevator.
- The superior quality of materials used on the exterior of the building can be easily maintained at a high level for many years.

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

- They will review weather protection elements for the ramp on the north elevation.
- Additional cart collection areas will be considered in the parkades.
- Covered bicycle parking has been provided for both employees and customers.
- Because it is located over a structure, the north parking lot will not use permeable paving, although there will be stormwater retention underground. Where pavers are used, they will be permeable.
- The parkade levels will have a high standard of light and the walls and ceiling will be white.
- Because the stairwells are open the parkade there will be ample natural light; however, they can look at this in more detail, keeping CPTED regulations in mind. They have been working on the detailed design with the Planning Department.
- Given the nature and operation of the business, including showcase windows to add animation to the ramps can be challenging.

Comments from Panel Members:

- The Panel's major concerns have been addressed and the design has come a long way.
- The treatment of the ramp on the north elevation could be improved upon to not only protect customers from the weather but to make it more pleasant, eg: adding climbing vines.
- There is an opportunity to improve the pedestrian experience on the stairwells from the underground parkade in terms of lighting and other treatments.
- Although providing one handicapped parking space by the ramps is good, two would be better.
- It was suggested that a family washroom be included as well as the handicapped washroom.

**MOTION:      MOVED by S. McGhee and Seconded by L. Melchior: “That it be recommended that the amended design of the proposed Superstore at 760 Tolmie Avenue be accepted, and the applicant be requested to consider the accessibility improvements as suggested.”**

**CARRIED.**

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Ms. Le Frank vacated her seat due a conflict of interest.  
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**CASE #2009/010**

Application by A. J. Finlayson Architect Ltd. to construct a 27 unit multi-family residential building with commercial space on the ground floor at 931, 935, and 945 Cloverdale Avenue and 914, 922 and 930 Inverness Road.

Mr. D. Boot and Ms. S. Bonet , representing A. J. Finlayson Architect Ltd., and Ms. D. Le Frank, Landscape Architect, attended to present the application.

Panel discussion ensued on whether the application could be heard as neither of the applicants representing A. J. Finlayson Architect Ltd. were members of the Architectural Institute of BC (AIBC). Two of the Panel members present, being AIBC members, would not be permitted to comment on the application since, according to AIBC regulations, when an authority such as a Design Panel receives a presentation on an architectural matter, the presentation shall be made by (or under the attending personal supervision of) an architect. The two remaining Panel members were not comfortable being the only ones to comment.

It was agreed the application should be postponed until a registered architect from the firm is available to attend the meeting.

**MOTION:        MOVED by L. Melchior and Seconded by S. McGhee: “That the application be postponed to the next meeting when an architect from A. J. Finlayson Architect Ltd. can be present.”**

**CARRIED**

**ADJOURNMENT**

The meeting adjourned at 4:25 p.m.

**NEXT MEETING**

The next Advisory Design Panel meeting is scheduled for September 2, 2009.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary