

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
Committee Room No. 2
July 22, 2009 at 4:00 pm

Present: S. McGhee, Acting Chair; D. Le Frank; T. Lee; L. Melchior; C. Rupp; I. Salo (4:25 pm)

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

MINUTES

MOTION: MOVED by L. Melchior and Seconded by S. McGhee: "That the minutes of the Advisory Design Panel meeting of June 17, 2009 be adopted."

CARRIED

CASE NO. 2009/008

Application by Derek and Yuliya Braaten to construct a 275 square metre commercial building for a veterinary clinic and general office at 4808 West Saanich Road.

Mr. C. Bell, Planner introduced the application.

Mr. D. and Mrs. Y. Braaten, owners; Mr. B. Lunt, Mesa Design; Mr. J. Partlow, Landscape Architect, Lombard North Group (BC) Inc.; attended to present the design plans for the proposed building.

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

- They intend to create a veterinary clinic and office space.
- The narrow and deep lot influenced the design as it was necessary to include parking at the front and a large septic field.
- The building is set back from the road to allow for the parking area and has large windows with a cultured stone centre panel, a metal roof and will be built on a crawlspace.
- The design meets the requirements of Saanich Parks and Engineering.
- Three sides of the property will have wooden fencing; there will be two raingardens at the front, with a rock feature to add interest.
- They consulted with the Saanich Heritage Foundation as they originally planned to renovate the historic building but its poor condition meant they must rebuild.
- The neighbours support their application and prefer the existing building be replaced.

Comments from Panel members:

- The interior doors do not meet wheelchair accessibility standards
- The parking lot is dominant.
- The proposed building does not improve the area; perhaps it could have more of a heritage feel.
- The colour scheme shown is a problem; perhaps a west coast colour palette with natural stone would improve the appearance.
- Windows would make the rental space more attractive.
- The building looks like a house rather than a business.
- Slab on grade is preferable to a crawlspace.

MOTION: MOVED by T. Lee and Seconded by L. Melchior: "That it be recommended that the design of the proposed building at 4808 West Saanich Road be accepted subject to the applicant improving the paint colours, using natural stone rather than cultured stone on the front face of the building, and ensuring the doors are wheelchair accessible."

CARRIED,
with D. Le Frank voting against.

CASE #2009/009

Application by City Spaces Consulting to construct a three storey transitional housing building with 36 studio units and a single storey amenity wing, which is included in the master plan for a 3.2 hectare site at 3806 and 3818 Carey Road, 100 and 108 Cadillac Avenue comprised of care facilities, residential, office and park uses.

Mr. C. Bell, Planner, introduced the application. Councillor P. Gerrard was in attendance.

Mr. G. Symmons and Mr. J. Gauld of City Spaces Consulting Ltd.; Ms. K. Stinson and Mr. J. Crean of Victoria Cool Aid Society; Mr. M. Huggins of Burrowes Huggins, Architects; Mr. B. Forth, Forth Land Planning; and Mr. R. Lapham, CRD, attended to present the design plans.

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

- The 8 acre site will be developed over time as funds become available; this transitional housing building for persons at risk of homelessness (Olympic Vista Apartments) is part of the Campus of Care and has come forward now in order to qualify for donation of the Olympic Legacy housing modules.
- BC Housing, the Capital Regional Hospital District and the Victoria Cool Aid Society are partners in the project.
- The apartment building will be located in the northeast quadrant of the larger site; it will incorporate 36 studio units (made from 8 modules) stacked in a three storey building with a one storey wing having a common kitchen, lounge and staff facilities; it is not a LEED building but is considered sustainable because of the reuse of materials; modular construction results in a superior quality, solid building.
- It has a contemporary character, with a blend of pitched and flat roofs; bays and dormers; a warm colour palette; decorative timber beams and struts; with siding used to break up the walls vertically and horizontally.
- Vehicle access will be from Carey Road on the west side with parking for visitors and staff.
- Outdoor social space is planned with a courtyard, lawns, community gardens and fruit trees; bioswales are situated on three sides ; boundary plantings will buffer an adjacent apartment building; the entrance area is designed to be open for security reasons; a solid wood fence is planned for the perimeter with iron fencing at the front.
- The units can be made only quasi-accessible due to the modular components; door thresholds will be flush; they will consider replacing the two stairs at the southeast corner of the building with a ramp for accessibility in case of emergencies and including a landing as part of the central ramp to the outdoor area.
- With the aim of socializing residents and keeping the units as private space, the Society asked that one common lounge area be provided on the main floor rather than lounges on each floor.
- Clear site lines around the property are necessary for monitoring; they have purposely left the grounds on the east side more passive in response to neighbourhood concerns.

Comments from Panel members:

- The reuse of modular housing materials is commendable.
- Fruit trees in the location proposed may shade the garden.
- Covered exterior parking for bicycles would encourage their use.
- The front entrance could be made more welcoming.
- A pedestrian path is needed along the west side of the building.
- This is an impressive project and it is an exciting opportunity to have this building and this kind of development in Saanich.

MOTION: **MOVED by I. Salo and Seconded by L. Melchior: “That it be recommended that the design of the building at 3806 Carey Road be accepted as presented, subject to the applicant including a landing in the wheelchair ramp to the outdoor courtyard.”**

CARRIED

ADJOURNMENT

The meeting adjourned at 6:00 p.m.

NEXT MEETING

The next Advisory Design Panel meeting is scheduled for August 5, 2009.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary