

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

Present: I. Salo, Chair; T. Lee: D. Le Frank (3:17 p.m.); 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 April 1, 2009 be adopted."

CARRIED

CASE NO. 2009/005

Application by KMP Architecture Inc. to construct a single storey, 200 square metre office building with workshop at 476 Dupplin Road.

Mr. M. Moody, KMP Architecture Inc. and Mr. S. Copp, Steve Copp Construction Ltd., attended to present the design plans for the proposed building.

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

- The proposed building has a simple industrial design in keeping with the area; it conforms with zoning requirements.
- Geometric coloured elements enhance the windows and reflect the business operation.
- Two black-coated chain link gates will allow access from Dupplin Road and Tennyson Avenue.
- Recyclable materials and permeable pavers will be used.
- They will ensure that parking stall #7 is designated for handicapped parking and washrooms will be wheelchair accessible.
- Although the public is not expected to visit the building, they will consider a redesign of the front entrance for public and wheelchair access.

Comments from Panel members:

- The design treatment could be improved, perhaps by cladding the entire building in metal and having an artist apply signage onto the surface.
- Although the design is modest, it will be an improvement to the immediate area.

MOTION: MOVED by T. Lee and Seconded by L. Melchior: "That it be recommended that:

- 1) the design of the proposed office building and workshop at 476 Dupplin Road be accepted;**
- 2) the applicant be requested to designate parking stall #7 for wheelchair accessible parking; and**
- 3) the applicant be requested to ensure that the east door shown on the north elevation drawing meets the accessibility standards of the BC Building Code."**

CARRIED

CASE NO. 2009/006

Application by Herbert H. Kwan Architect to construct 245 apartment units in five buildings with underground parking at 4567 Wilkinson Road (formerly 4564 West Saanich Road).

Mr. H. Kwan, Herbert H. Kwan Architect; Mr. E. Geric, Mike Geric Construction, owner; Mr. K. Grant, Keith N. Grant Landscape Architecture Ltd., attended to present the design plans for the proposed development.

Mr. G. Holloway, President, Royal Oak Community Association, was in attendance.

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

- The site (2.9 ha) which has been cleared is in a valley rising 16m to West Saanich Road and 11m to Strom Ness and is surrounded by institutional buildings (including Royal Oak Middle School), townhouse developments, a small park and single family homes.
- The five new buildings ranging in height from 3 to 6 storeys will be visible only from Wilkinson Road and, at a distance, from Greenlea Drive.
- Vehicular access from Wilkinson Road through the site to West Saanich Road.
- A sidewalk along one side of the vehicular road will serve pedestrians walking through the site to access the school and was designed as requested by Royal Oak Middle School.
- Building styles took inspiration from the neighbourhood and the entire site uses similar colour palettes and materials to create a cohesive look; overhangs, beams, etc. create a west coast feel.
- Resident parking will be in underground parkades; eight surface stalls are planned for visitors; 245 secure bike parking spaces are included.
- Internal pedestrian pathways serve the residents with two publicly accessible pathways connecting to neighbouring streets.
- Building A will have 26 units dedicated for rental use in perpetuity.
- Wood fencing and black chain link fence will be used where appropriate.
- Garden plots for residents will be situated on the southwest side.
- A central plaza/pedestrian concourse is planned for the open space between buildings; a stormwater retention pond with wooden deck and island will be situated on the south central side of the concourse.
- A Garry oak meadow will be located on the project's northeast perimeter.
- Perimeter plantings include both deciduous and coniferous trees for buffering and privacy.
- Lighting consists of downlit lamp standards on the vehicle road with bollards on pedestrian walkways.

Comments from Panel members:

- Both the "flying" roof design and flat roof design are attractive.
- There is good emphasis on pedestrian movement throughout the site; however, the discontinuous sidewalk along the vehicle road could be a concern.
- Gravel paths can be contaminated quickly by weeds; an alternative permeable surface could be considered for the garden plot area.
- The adjacent middle school may allow visitor parking in the evenings for the residences.
- Wheelchair accessible parking stalls should be situated near elevators.
- Interior floor plans show long corridors unfriendly to wheelchairs.
- A large family or unisex washroom could be considered for the common meeting areas.
- Heights and massing of each building are appropriate for the site and adjacent uses.

MOTION: MOVED by T. Lee and Seconded by C. Rupp: "That it be recommended that the design of the proposed development be accepted."

CARRIED

ADJOURNMENT

The meeting adjourned at 4:50 p.m.

NEXT MEETING

The next Advisory Design Panel meeting is scheduled for June 17, 2009.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary