

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
Committee Room No. 2
September 2, 2009 at 3:35 pm

Present: I. Salo, Chair; B. Forth (3:45 p.m.); D. LeFrank; T. Lee; S. McGhee; C. Rupp.

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

MINUTES

MOTION: MOVED by C. Rupp and Seconded by S. McGhee: "That the minutes of the Advisory Design Panel meeting of August 19, 2009 be adopted."

CARRIED

CASE #2009/010 – Postponed from the meeting of August 19, 2009

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.

C. Bell introduced the project.

Mr. D. Graham, Architect and Ms. S. Bonet, A. J. Finlayson Architect Ltd., Mr. D. Boot, Designer, and Ms. D. Le Frank, Landscape Architect, attended along with the owner, Mr. G. Koutougos, to present the application.

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

- The project is situated in a prime location with Rutledge Park across the street, multifamily housing on one side and single family residential on the other side of Cloverdale Avenue.
- A five storey wood frame building is proposed with underground parking for 27 cars and commercial space on the ground floor; units will vary in size but are primarily intended for families with 2-3 bedrooms.
- The site is narrow with a privately - owned property and a right of way separating the two main portions; parking for 10 cars is proposed to the north of the private lot; the site formerly contained a corner store and derelict houses remain.
- The building is stepped back from both corners with the upper floors not exactly following the footprint; the vaulted roof feature with clerestory windows add light to the interior; a green roof element is proposed for the common patio area on the roof; a natural colour scheme is planned.
- The building has been designed based on the land presently available; a possible phase two is under consideration should more land become available.
- The proposed commercial space mediates between the private and public spaces with a landscaped area flowing toward the nearby park; the local Community Association has been consulted and supports the idea of a coffee shop on the site.
- The owner conducted a survey of the neighbourhood which showed unanimous support for this project.
- A fresh modern look is the aim of the landscaping plan which emphasizes the Cloverdale and Inverness corner; the curved cafe terrace slopes down to a natural stormwater collection pond featuring sculptural cut stones; walkways are designed to pull people into the cafe area; a six foot high wood fence will be erected along the property line and decorative metal fencing used elsewhere.
- Any trees to be removed will be replaced.

Comments from Panel members:

- The building will anchor the neighbourhood.
- The units have good layouts and create livable spaces for families.
- The colour palette proposed is unexciting.
- The cut stone features and pond are attractive; more of the stones could be used near the entranceway for seating.
- The vaulted clerestory elements appear arbitrarily placed and could be enhanced.
- The presentation would have benefitted from a shadow study.
- There appears to be no connection between the pathways on site and the neighbourhood.
- The potential phasing of this development has affected the design; the main residential entrance appears to be down an alley; it would be desirable to make the main entrance more prominent; a gate or other feature could be considered to identify the main residential entrance.
- A direct pedestrian path to Inverness Road and Rutlege Park from the public commercial terrace is needed and would benefit the commercial space.

MOTION: MOVED by T. Lee and Seconded by B. Forth: “That it be recommended that the design of the proposed building at 931, 935 and 945 Cloverdale Avenue and 914, 922 and 930 Inverness Road be accepted, and that the applicant be requested to:
a) add an access to Inverness Road and the park from the public commercial terrace;
b) add sculptural cut stones near the main commercial entrance; and
c) better identify the residential entrance to the building.”

CARRIED

ADJOURNMENT

The meeting adjourned at 4:30 p.m.

NEXT MEETING

The next Advisory Design Panel meeting is scheduled for September 16, 2009.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary