

**MINUTES**  
**SAANICH ADVISORY DESIGN PANEL MEETING**  
**Committee Room No. 2**  
**February 18, 2009 at 3:00 pm**

Present: T. Lee, Acting Chair; M. Carpenter; D. Le Frank (3:10 p.m.); L. Melchior; C-J. Rupp.

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

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**ELECTION OF CHAIR AND VICE-CHAIR**

It was unanimously agreed to postpone the election of a 2009 Chair and Vice-Chair until the next meeting to allow all members to be present and participate and that T. Lee would continue as Acting Chair.

**MINUTES**

**MOTION:        MOVED by M. Carpenter and Seconded by C-J. Rupp: “That the minutes of the Advisory Design Panel meeting of November 19, 2008 be adopted.”**  
**CARRIED**

**CASE NO. 2009/001**

Application by Eric Barker Architect to construct a 36 unit, four storey multi-family building at 976, 980 and 982 McKenzie Avenue.

Planning File: DPR2008-00016 and REZ2008-00012

Mr. Eric Barker and Mr. Les Poon, Eric Barker Architect ; Amarjeet Gill and James Liu, owners; and Brad Forth, Forth Land Planning, attended to present the design plans for the proposed development at 976, 980 and 982 McKenzie Avenue.

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

- The 27,000 sq. ft. site is bounded by McKenzie Ave on the south, single family dwellings on the west, townhouses on the north and an apartment building on the east. The land is sloping and contains two groves of Garry oaks.
- The proposed building has been situated and designed to utilize the best features of the site, preserving the Garry oaks and capturing sunshine from the east and west.
- The parkade design utilized the advice of an arborist so that root zones of the Garry oaks will not be damaged.
- The building will nestle into the site; existing contours will be retained.
- A stormwater retention plan has been prepared which proposes that roof water be directed to one raingarden and parkade runoff to another.
- Saanich requirements for bike parking have been met.
- Modest size suites with two fully accessible suites are planned. Three accessible parking stalls are proposed.
- The building will be stepped back on the top two floors with increased stepping on the north side due to neighbouring townhouses.
- A section of the McKenzie Avenue frontage will be dedicated for future road allowance, but, in the interim, will be incorporated into the landscaping plan for the development.
- Due to the irregular shape of the proposed building, a large open landscaped area is possible on the west side; a BBQ patio space is proposed at the north east corner of the building.
- The private outdoor areas will be secured with appropriate fencing.
- A paved walkway from the rear curves around the west side of the building and joins up with the street sidewalk.
- A staggered row of trees is to be located at the front, sheltering the below grade entranceway

from the street.

Comments from Panel members:

- The location and design of the proposed building suits the site.
- Roof gardens could be added in order to soften the angles.
- The tree proposed to be located in the road allowance could be set back a short distance and thereby preserved in the case of future road widening.
- The design for access to the residents' parking area creates a safety concern; it should not be necessary to exit the secure parkade to get to your living quarters.
- It would be helpful if the fence design were included in the information provided to the Design Panel.
- When designing accessible suites, the balconies must be flush with the interior floor.
- The applicant has offered to provide two fully accessible suites; however, the experience in other developments has shown that this may not be workable if purchasers for these units do not come forward at the appropriate time.
- Perhaps the developer could contribute funds to a trust, which later could be applied to the creation of an accessible unit when such a purchaser comes forward.
- An alternative would be to consider including in all suites, those accessible design features which would benefit any occupant.

**MOTION:      MOVED by M. Carpenter and Seconded by D. Le Frank: "That it be recommended to Council that the design for the proposed apartment building at 976, 980 and 982 McKenzie Avenue be accepted subject to the following:**

- a) the applicant enhancing the pedestrian and vehicle entrance area with more refined detailing of the canopied doorway and incorporating glazing or a green screen in the expanse of blank wall;
- b) the applicant exploring ways to improve the security of the resident parking area and the convenience of access to the units; and
- c) encouraging the applicant to undertake a CPTED review (Crime Prevention through Environmental Design) of the design plans."

**CARRIED**

**ADJOURNMENT**

The meeting adjourned at 4:55 p.m.

**NEXT MEETING**

The next Advisory Design Panel meeting is scheduled for March 4, 2009.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary