

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**January 8, 2014 at 3:05 pm**

Present: S. Birliga, Chair; P. Danforth; R. Drane; I. Gallant; J. Gauld; C. Lee; M. Lucas; D. Musgrove

Staff: J. Matanowitsch, Manager of Current Planning; and A. Park, Senior Committee Clerk

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**MINUTES:**

**MOTION: MOVED by R. Drane and Seconded by P. Danforth: "That the minutes of the Advisory Design Panel meeting of November 20, 2013 be adopted."**  
**CARRIED**

**CASE #2014/001**

**Application by Habitat for Humanity Victoria for construction of four attached townhouses at 4000 Cedar Hill Cross Road.**

Legal: Parcel C(DD2202W) of Lot 33, Section 32, Victoria District, Plan 721 Except part in Plan VIP81269 and EPP27987  
Planning File: DPR00553; REZ00523  
Planner: Shari Holmes-Saltzman

Mr. Greg Welsh of Greg Welsh Design and Chair, Habitat for Humanity Victoria, Mr. Ian Scott, Planner and member of Habitat for Humanity Victoria, Ms. Yolanda Meier, Executive Director, Habitat for Humanity Victoria, and Mr. Gordon English, builder, attended to present the design plans and respond to questions from the Panel.

The Manager of Current Planning stated that a site specific zone will be created for the proposed rezoning as the setbacks proposed cannot meet any of our existing zone requirements. In general, the townhouse application meets Saanich goals.

The applicants stated:

- The triangular sloping site at the corner of Cedar Hill Cross Road and McKenzie Avenue was purchased from the District of Saanich in order to create an attainable home ownership opportunity for four local families; economies of scale require them to build four homes on the limited site.
- Saanich will retain some of the property to maintain a consistent boundary line and for a possible bike path in future; a row of Garry oak trees along Cedar Hill X Road will be preserved in accordance with the recommendations from their arborist, Talbot and Mackenzie; this land will assist in buffering the houses from the road.
- Habitat consulted with residents of the area; the local community association has endorsed the project.
- They took into consideration any impact on sight lines for traffic along McKenzie Avenue.
- The railing shown on the plans in front of the homes will be screened by shrubs and plantings; a 3 to 4 foot wide path of permeable pavers is planned at the front of the townhouses.
- The existing fence along McKenzie Avenue will be rehabilitated and a cedar hedge planted to create a buffer; a berm was considered but not permitted by Saanich.
- The houses will have crawlspaces only; no basements are planned due in part to bedrock on site, tree root concerns and the expense of excavating further.
- The smallest home will be approximately 1150 square feet.
- Three parking spaces and one visitor space are proposed; a proposed bike rack will mainly serve visitors; one existing driveway will remain and a new one added.

- Habitat has a sweat equity requirement of 500 hours before home ownership can be attained.
- The home entrances will be 7 inches above ground level but can easily have a ramp added for wheelchair access.
- Skylights are planned over the landings at the top of stairs.
- Middle units have an awkward bedroom window but that appeared to be the best option for daylight.
- No demarcation of backyards is planned; a children's play area will be situated in the rear southwest corner of the site.

Comments from Panel members:

- Habitat for Humanity might consider a policy which would allow secondary suites in their homes; one of these proposed units could be designed to accommodate a suite.
- Proposal is attractive and an improvement over the existing site.
- Visitor parking is minimal.
- None of the townhouses have been designed to be accessible.
- The applicant has an opportunity to consider deepening the basement in the southwest unit to make more usable space; the crawlspace is a lost opportunity in this unit and could have windows.
- On the upper level of the two interior units, the middle bedrooms have an awkward window placement; the window could be improved with a skylight perhaps or with an interior window from the landing as suggested by the applicant.
- The project is dense for the site.
- This is a nice compact development; the hardiboard exterior is a good feature.
- Soundproofing could be improved.
- The railing at the front of the homes is incongruous.
- The new driveway opening is narrow.
- The main elevation is facing a secondary street and should have been oriented toward the main road which is McKenzie Avenue; rear yards should remain overlooking the Cedar Hill Cross Roads Garry oaks.
- If a height variance were necessary in order to achieve an increased height of the basements, that should be supported by the municipality.
- The east and west elevations could be improved; the applicant could consider increasing the red tones, adding a dormer on the end elevations, and adding more detail.
- Two units have recessed front doors; a canopy could be considered instead for rain protection.
- Units 1, 2 & 3 might be pushed closer to Cedar Hill Cross Road.
- The rear elevation facing McKenzie Avenue should be made more prominent as it is facing the main artery; this could be considered as a simpler alternative to rotating or flipping the entire project while maintaining the rear yards facing Cedar Hill Cross Road.

- MOTION:**     **MOVED by R. Drane and Seconded by M. Lucas: "That it be recommended that the design of the Habitat for Humanity townhouse project at 4000 Cedar Hill Cross Road be accepted and the applicant requested to consider the following:**
- (1)     increasing the height of the basement in the west end unit to create more usable space;**
  - (2)     better definition of the east, west and south elevations to enhance the design visible from McKenzie Avenue;**
  - (3)     increased noise reduction measures on the rear of the building facing McKenzie Avenue;**
  - (4)     situating units 1, 2 & 3 further away from McKenzie Avenue, if possible.**

**CARRIED**

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**D. Musgrove OPPOSED**

The meeting adjourned at 4:20 pm.

**NEXT MEETING**

The next scheduled meeting date is January 22, 2014.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary