

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
May 7, 2014 at 3:05 pm

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

Staff: N. Findlow, Planner; and A. Park, Senior Committee Clerk

Guest: H. Charania, North Quadra Land Use Protection Association

MINUTES

MOTION: MOVED by P. Danforth and Seconded by I. Gallant: “That the minutes of the Advisory Design Panel meeting of April 16, 2014 be adopted.”

CASE #2014/008

Application by de Hoog & Kierulf Architects for a proposed development consisting of a food processing warehouse, an office, 33 townhomes and 9 single family strata homes at 4247, 4253 & 4255 Dieppe Road.

Legal: Lot D (DD234442I), Sections 11 & 100, Lake District, Plan 2611
Lot A, Sections 8 & 11, Lake District, Plan 10698
Planning File: SUB00717; DPR00543; REZ00515
Planner: Neil Findlow

Mr. P. de Hoog and Ms. L. Gordon-Findlay of de Hoog & Kierulf Architects; Mr. S. Murdoch of Murdoch de Greeff Inc., Landscape Planning & Design; and Mr. I. Fatt, owner; attended to present the design plans and respond to questions from the Panel.

The Planner briefly outlined the proposal advising that a new comprehensive development zone would be created for this application and that a minor variance would be necessary for the height of a sound attenuation wall/ fence. The proposed uses are considered appropriate for the site, noting the industrial use is of long standing.

The applicants stated:

- The need to replace the old, inefficient warehouse has driven the development of the site.
- The location of the new warehouse and office building is closer to the highway opening up the remainder of the property for townhouses and single family homes; one orphaned lot will remain at the southwest corner.
- Site issues determined the location of buildings; a hydro right of way crosses the property to the south and will remain greenspace, three significant trees are to be retained, the land is sloping to a high point on the east side.
- Management of water on the site directed the planning; roadways and raingardens have been integrated into depressions and slopes, all designed to control runoff.
- 280 trees, 2/3 of which are native, will be planted on the site; a buffered edge is planned along the back of the industrial building; a community garden area for residents is planned as are trails through the site.
- A concrete sound barrier and fencing will be constructed around the north side and part of the east edge of the warehouse site.
- The proposed warehouse/office building is graded into the hill, screened by landscaping and doesn't

appear high; it will be used for vegetable storage, processing and freezing, with areas for staff and outdoor patios.

- Materials include metal panels and aluminum siding- some corrugated and perforated, in white and shades of grey, all on concrete. Green walls and glass walls and windows break up the concrete.
- The proposed townhome component includes one block of two-storey townhomes facing Dieppe Road and 7 blocks of three-storey townhomes.
- Materials include a panel system of shingle or clapboard, stone veneer, all in natural colours with each home having individual colour elements; end units are similar but different.
- The design ensures privacy by having no living areas overlook another living area; there are private outdoor spaces; shared greenspace runs through the rear yards of two rows of townhomes.
- The single family homes will be designed in the same theme.
- There will be no change in the scheduling of trucks to and from the warehouse with truck access from Douglas Street only; loading bays are located between two wings of the warehouse/ office complex.
- All of the food processing will take place inside the factory building.
- Materials for the warehouse were chosen for their natural appearance and durability; the aluminum allows for varying effects when lit and also gives a sense of hygiene for the food operation.
- The sound attenuation wall and grade transitions across the site have been designed to eliminate any safety issues.
- Lighting will be directed down and away from the townhomes.
- The warehouse must be built first before demolishing other buildings on the site; specific phasing will be followed.

Comments from Panel members:

- It would be preferable to have more variety in the colours and design of the townhomes.
- The project fits well into the site and possible noise impacts have been mitigated.
- There is too much uniformity in the townhomes; some windows may give the appearance of crosses.
- Well-designed industrial building.
- The development is impressive and the green walls proposed for the industrial building will provide relief.
- Good use of the land; community gardens, play area and walkways work well.
- The warehouse is too grey, unlike the rest of the development.
- It is commendable that some adaptable housing has been included, when not legally required.
- The level of stormwater management on this challenging site is appreciated.
- There is a good mix of industrial and residential uses following a logical hierarchy from highway to hilltop.
- This appears to be a good quality development; noise from the highway and the factory which might affect townhouse Block 2 appears to be mitigated by the existing berm and the sound wall.
- There appears to be sufficient vegetation to screen townhouse Block 6 from the factory.

MOTION:

MOVED by R. Drane and Seconded by M. Lucas: "That the design of the proposed mixed use development at 4247, 4253 & 4255 Dieppe Road be accepted."

CARRIED

The meeting adjourned at 4:05 pm.

NEXT MEETING

The next scheduled meeting date is May 21, 2014.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary