

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**June 18, 2014 at 3:05 pm**

Present: S. Birliga, Chair; R. Drane; I. Gallant; M. Lucas; D. Musgrove  
Staff: A. Pickard, Planner; and A. Park, Senior Committee Clerk  
Guest: A representative of the Quadra Cedar Hill Community Association

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**MINUTES**

**MOTION: MOVED by D. Musgrove and Seconded by M. Lucas: "That the minutes of the Advisory Design Panel meeting of May 7, 2014 be adopted."**

**CARRIED**

**CASE #2014/009**

**Application by Victoria Design Group for a four unit townhouse development at 3974 Cedar Hill Cross Road.**

Legal: Lot 2, Section 32, Victoria District, Plan 7193, Except Part in Plan 49660  
Planning File: DPR00558; REZ00529  
Planner: Andrea Pickard

Mr. W. Peereboom, Victoria Design Group; Mr. Dwayne Ensing, Landscape Designer; and Mr. David Li, representing the property owner, attended to present the design plans and respond to questions from the Panel.

The Planner briefly outlined the proposal advising that interior side lot line variances would be required for the development and that trees would be retained on the street side with others to be removed. The site is close to a neighbourhood centre and amenities.

The applicants stated:

- The building consists of four two-storey units, each having its own rear yard.
- Two driveways located at the front of the homes will lead into the four garages and provide access to 6 outdoor parking spaces, all in permeable paving.
- The homes have a contemporary design with a flat roof for a lower profile fitting into the streetscape.
- Materials include hardipanel siding in two shades of grey, painted wood fascia and siding elements made from pine beetle wood.
- The muted colours will pull the development back from the road and into the landscape.
- The trees along the street will screen the homes from the road.
- A grass swale is being considered along the front of the property.
- Each home has a patio and lawn and garden areas.
- A six foot high wood perimeter fence is planned; each rear yard will be fenced for privacy with an interconnecting gate
- The garage doors will be made from a solid wood panel with a cut out pattern for interest.

Comments from Panel members:

- The units appear generous with deep garages and good separation between units.
- The central staircase area in centre units 2 & 3, seems dark; a skylight could be added to introduce more natural light to the interior.
- Although the homes offer three bedrooms, they are quite compact and garden space is limited.
- Infill development and increased density are characteristic of new developments today.

- The contemporary townhome design may be the first of an updated design trend for the neighbourhood.
- Side yards will be accessible; it would be preferable to add plantings beside the perimeter fences rather than turf.
- Entrance doors from the garage to the residence are situated at a narrow point in the house; if they were moved towards the back wall of the garages, improved access would result.
- The dining rooms of the end units look out directly onto the perimeter fence; an independent trellis with plantings, or climbing plants along the fence, could be added to improve the outlook.
- If pine beetle wood was also used for the soffits, it would be an attractive feature and integrate with the wood siding.

**MOTION:**

**MOVED by R. Drane and Seconded by M. Lucas: “That the design of the proposed townhouse development at 3974 Cedar Hill Cross Road be accepted and the applicant be requested to consider the following:**

- 1) Using pine beetle wood for the soffits;**
- 2) The addition of skylights over the stairs to bring more natural light into units 2 & 3;**
- 3) Relocating the doors from the garages into the homes for better access;**
- 4) Adding climbing plants at the perimeter fence to enhance the view from dining room windows.”**

**CARRIED**

The meeting adjourned at 3:40 pm.

**NEXT MEETING**

The next scheduled meeting date is July 2, 2014.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary