

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**November 19, 2014 at 3:00 pm**

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

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

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**MINUTES**

**MOTION: MOVED by R. Drane and Seconded by D. Musgrove: "That the minutes of the Advisory Design Panel meetings held on June 18, 2014 and September 17, 2014 be adopted.**

**CARRIED**

**CASE #2014/011**

**Application by SEBA Construction Ltd. for a five unit townhouse development at 3999 Cedar Hill Road.**

Legal: Lot A, Section 56, Victoria District, Plan 17356  
Planning File: DPR00582; REZ00545  
Planner: Andrea Pickard

P. Misra, architect, and R. Mishra, of Misra Architect Ltd.; Jamie Gill, SEBA Construction; Julie Lommerse, LADR Landscape Architects, attended to present the design plans and answer questions from the Panel.

The Planner briefly outlined the proposal advising that the project is consistent with the Gordon Head Local Area Plan and serves as an appropriate transition between the commercial development to the south and the adjacent multi-family development to the north. The applicant has minimized the project's impact on the mature trees on the site. Variances for setbacks and height will be required, which the Planning Department supports.

The applicant stated:

- The townhouse development consists of 5 three-storey homes and is situated between commercial developments to the south and multi-family residential development on the north, fronting onto Cedar Hill Road.
- The homes were situated as far from the root zones of the mature trees on the south as possible; three out of eight mature trees must be removed.
- The east property line will have landscaping and a fence as a buffer.
- On the north side, the homes face an existing public trail which runs between Shelbourne Avenue and Cedar Hill Road; low wrought iron fencing is proposed along this property line.
- The site is sloping and in order to avoid excavation and protect the root zones of trees, they will raise the grade.
- Ten parking spaces are planned including one parking space for disabled.
- The homes will have a contemporary style in keeping with the townhomes to the north; materials include hardipanel in three colours, cedar siding and cultured stone.
- The landscaping is intended to create an attractive environment for residents and also for people walking by; small yards are included on the north with gates onto the path.
- Permeable pavers are proposed for vehicle access and parking on the south side.

- Understory planting is proposed under the large trees, which will mature over time should the remaining trees become unhealthy; although the lifespan of the five trees is uncertain, they do provide needed screening.
- Their project arborist has approved the design as it affects the trees, as has the Saanich Parks Division.
- Level access to the homes is available at the ground/garage level.
- No additional lighting is proposed along the park trail but lighting from the new homes will be sufficient for that purpose.

Comments from Panel members:

- The project has been designed to harmonize with the development to the north.
- The open fencing and the landscaping for the public areas are attractive.
- This is a sensitive and well done project.
- The passageway to the electrical room under the porch is not covered; perhaps some lighting could be provided under the porch at the entrance to electrical room.
- The cultured stone facing could be carried further along the sloping concrete retaining wall.
- This will be a great finish to the existing streetscape.
- The landscaping is pragmatic; it deals with vehicle issues and makes a gesture on the north side; the east side is good; however, the planned paving may impact the mature trees in spite of proposed measures.
- There is an opportunity at this time to replace the trees and create bigger landscaped beds.
- The cedar horizontal siding will be consistent with the development to the north.
- The blank squares on the south side of the structure need relief.
- Upper floor balconies could use protection.
- This development will be a good contribution to the neighbourhood.

**MOTION:**

**MOVED by R. Drane and Seconded by D. Musgrove: "That the design of the proposed townhouse development at 3999 Cedar Hill Road be accepted and the applicant requested to consider the following:**

- 1) Stone facing on the concrete retaining wall.**
- 2) Adding a light adjacent to the electrical room entrance."**

**CARRIED**

**CASE #2014/012**

**Application by Kevin and Barbara-Jean Dunmore for a duplex at 40 Lurline Avenue.**

Legal: Lot 9, Block 1, Section 81, Victoria District, Plan 1006  
Planning File: DPR00593; REZ00551  
Planner: Chuck Bell

Applicants Kevin and Barbara-Jean Dunmore attended to present the design plans and answer questions from the Panel.

The Planner briefly outlined the project and stated that although the existing up/down duplex has legal non-conforming duplex status, an application for rezoning is necessary due to the proposed addition and change to a front and rear duplex structure. The house has a moderne style and will add a single storey addition at the rear with minimal impact on the streetscape. Tandem parking on turfstone is proposed. A variance will be required for the interior side yard setback of the existing building.

The applicants stated:

- The proposed rezoning to RD-1 will correct an anomaly.
- A single storey, west facing, 1200 square foot addition is proposed at the rear of the existing two storey building.
- The homes will have a neutral stucco exterior except for one panel of metal; an area of red stucco will highlight the new residence.
- They have designed the project to be compatible with their neighbours' homes; windows on the east wall are set higher to avoid overlooking the adjacent home.
- The addition will be constructed to an Energuide 80 standard; a swale for water management will be constructed.
- The new unit will have parking spaces on turfstone.
- This development constitutes their retirement plan.

Comments from the Panel:

- The location of the entrance to the rear unit is not easily determined; entrances need definition.
- The design of the tandem parking area could be improved.
- A hard surface at the entrance to the new unit is recommended.
- There appear to be different roof designs on each building section; the design lacks cohesion.
- A different colour could be considered for the roof fascia to add interest.
- Where the two units join, an element is needed to resolve the connection; a patio area could be created in the alcove area on the east side with a roof or pergola to join the two sections and make them look as if they are meant to be together.
- Additional landscaping along the blank wall would be beneficial.
- The long blank east wall is not neighbour-friendly and could be relieved by adding a red section for interest; bigger windows would be preferable.

**MOTION:**

**MOVED by D. Musgrove and Seconded by R. Drane: "That the design of the proposed duplex at 40 Lurline Avenue be accepted subject to the following recommendations:**

- 1) That the applicants develop a patio area in the alcove area on the east side of the duplex using different materials and landscaping; and**
- 2) That the entranceway to the rear unit be enhanced with an impervious stoop."**

**CARRIED**  
**I. Gallant OPPOSED**

The meeting adjourned at 4:30 pm.

**NEXT MEETING**

The next scheduled meeting date is December 3, 2014.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary