

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
June 17, 2015 at 3:08 pm

Present: R. Drane, Vice-Chair; A. Beck; S. Birliga; P. Danforth; J. Gauld

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

MINUTES

MOTION: MOVED by P. Danforth and Seconded by A. Beck: "That the minutes of the Advisory Design Panel meeting held on April 1, 2015 be adopted.

CARRIED

CASE #2015/006

Application by Jordan Milne, ProStorage Services, for a development permit amendment to allow changes to the exterior of the existing building, the addition of a new entrance and additional storage structures for self-storage at 3934 Quadra Street.

Legal: Lot 1, Section 32, Victoria District, Plan 31953
Planning File: DPA00822
Planner: Andrea Pickard

The Planner briefly outlined the application to amend a development permit to allow a new entrance fronting Quadra Street, exterior alterations to the north and east elevations, the addition of new exterior storage units and landscaping, along with the proposed renovation of half the interior of the existing building for self-storage units. Variances are required. The Planning Department supports the application.

Jordan Milne and Doug Schell, ProStorage Services, Bev Windjack, LADR Landscape Architects, Jim Mann and Diana Studer, CEI Architecture Inc., attended to present the design plans and answer questions from the Panel.

The applicants stated:

- The existing building will have a new entrance addition on the east, Quadra Street frontage constructed from stacked modified shipping containers with a green roof and canopy. The entrance will be vaulted with several glazed walls and cascading vines.
- An exterior storage compound on the northwest corner will be gated and locked; 24 hour access will be available to clients. The metal self-storage units will be self-contained and can be moved by forklift when necessary.
- They consulted with nearby neighbours and as a result decided to replace the chain link fence with a cedar fence and plant two maple trees; these features will buffer the neighbours' views of the compound.
- The building's colour scheme will be unified.
- False doors will be added to the north elevation to reflect the storage theme; doors will be painted orange to reflect their business brand. The use of such doors is not considered signage under the Saanich bylaw.
- A new feature planting area is proposed at the entrance, with boulders and mahonia situated to

- discourage trespass. A bench and bike racks are proposed.
- A raingarden has been designed for the north side of the property.
 - Invasive species, and some vegetation and cypress hedging will be removed from the southeast corner of the site along the Hulford Road frontage;
 - 25 parking stalls are covenanted for their use between 5 am and 5 pm daily; after 5 p.m. the Keg Restaurant has the rights to parking. An easement for access to the rear of the property is in place.
 - The majority of traffic to their business occurs during the day; the storage industry is known to have low parking demand.
 - A security system will be in place as well as exterior lighting.
 - A customer counter will be situated near the front entrance.
 - Interior tenant improvements include adding a second storey and installing storage units.
 - There are no windows in the structure.
 - The setback variance required for the front entrance is not a concern for any future road improvements by the municipality.
 - The glazed entrance area is intended to be back lit with tinted illumination.

Comments from Panel members:

- After-hours access to the storage units could have CPTED concerns.
- The new entrance feature could have been stepped down from the existing building.
- Recreating an ecosystem beneath the Garry oaks could have been considered.
- It would be beneficial to coordinate exterior colours with the Salvation Army building.
- This project will improve the streetscape.
- The applicant consulted and took the neighbours' concerns into consideration.

MOTION:

MOVED by S. Birliga and Seconded by John Gauld: "That the design of the proposed development at 3934 Quadra Street be accepted."

CARRIED
With A. Beck OPPOSED

The meeting adjourned at 3:50 pm.

NEXT MEETING

The next scheduled meeting date is July 8, 2015.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary