

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

Present: R. Drane, Vice Chair; A. Beck; S. Birliga; I. Gallant; D. Musgrove

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

MINUTES

MOTION: MOVED by I. Gallant and Seconded by A. Beck: "That the minutes of the Advisory Design Panel meeting held on August 19, 2015 be adopted."

CARRIED

CASE #2015/010

Application by Number Ten Architectural Group for rezoning and development permit to construct one three storey and one three / four storey building for affordable seniors housing in two phases. The designs presented are in regard to Phase I only.

Legal: Lot A, Section 56, Victoria District, Plan 23817, Except Part in Plan 27015
Planning File: DPR00614; REZ00559
Planner: Andrea Pickard

Barry Cosgrave and Mark Anthony, Number 10 Architectural Group, Bev Windjack, LADR Landscape Architecture, and Peter Daniel, Diocese of British Columbia, attended to present design plans and answer questions from the Panel.

The Planner briefly outlined the application.

The applicants stated:

- Phase I will include a total of 95 parking spaces.
- A market study determined the proposal should only include studio and one bedroom units.
- Articulation will be formed along the length of the building through the use of glazing and indentation in order to create a bay window like effect on the north and east sides of the building. Balconies will be introduced on the west and south sides of the building.
- A custom, larger unit is proposed to be located above the entrance on the second and third floors.
- Finishes include acrylic stucco and horizontal hardy panels, windows will be grouped with vertical hardy panel and hardy panel trim.
- Existing vegetation will be retained and substantially added to with extensive trees and hedging on the north property line. Existing hedging on the west and east sides of the site will remain.
- Permeable paving and a large rain garden will aid in the storm water drainage issues that exist on site.
- The covered entrance plaza will include a loading / handyDART zone, benches and bicycle racks.
- Stairs are not proposed into the building or within the exterior amenity spaces to ensure it is accessible; a new drop-off area will serve both buildings.
- A large rain garden and a common, deer-fenced garden area with raised beds are proposed on the east side of the site. A path will circumnavigate the site and will connect to Arrow Road.
- A new aviary will be featured in the entrance off of Arrow Road and a gazebo is proposed for the centre island.

Comments from Panel members:

- The elevator should be rotated or recessed to allow for better traffic capabilities.
- Some exterior corners could be more emphasized by adding additional eyebrows; elements over balconies could be considered.
- The main entrance volume does not relate well with the proposed entrance doors.
- The glazed balconies are a nice touch.
- Although the south side aesthetic offers a lot more foundation plantings, a softer edge should be considered on the north side.
- Storm water drainage issues need to be sufficiently addressed.
- Additional lay-bys along the pathway should be considered to create circuit opportunities.
- The main entrance lacks identity and limits effective assemblage.
- Accessibility opportunities should be explored through providing a larger one bedroom unit and a studio unit in the southwest corner of each floor to better accommodate persons with disabilities.
- The larger unit proposed for above the main entrance should be repeated on all floors.
- The washroom proposed off of the main floor should be repeated on all floors.

MOTION:

MOVED by S. Birliga and **Seconded** by D. Musgrove: "That it be recommended that the design for Phase I of the proposal at 1550 Arrow Road be approved as presented with the following suggestions:

- Provide larger, fully accessible units in the southwest corner of each floor;
- Redevelop the larger unit above the main entrance and repeat on each floor;
- Better emphasize and identify the main entrance; and
- Recess the elevators to provide more space for access and egress."

CARRIED

The meeting adjourned at 4:08 pm.

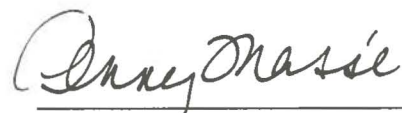
NEXT MEETING

The next scheduled meeting date is September 16, 2015.



CHAIR

I hereby certify these Minutes are accurate.



Committee Secretary