

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**October 7, 2015 at 3:00 pm**

Present: R. Drane, Vice Chair; A. Beck; I. Gallant; J. Gauld; D. Musgrove

Staff: C. Bell, Planner; and P. Masse, Senior Committee Clerk

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**MINUTES**

**MOTION: MOVED by A. Beck and Seconded by D. Musgrove: "That the minutes of the Advisory Design Panel meeting held on September 2, 2015 be adopted."**

**CARRIED**

**CASE #2015/011**

**Application by Praxis Architects Inc. for rezoning and development permit to construct a new Cordova Bay Community Club building at 941 Sutcliffe Road. (Previously considered by the ADP on July 08, 2015)**

Legal: Lot 1, Section 31, Lake District, Plan 7684  
Planning File: DPR00541; REZ00512  
Planner: Chuck Bell

Michael Levin, Praxis Architects Inc., and Rob Oldfield, Cordova Bay Community Club, attended to present design plans and answer questions from the Panel.

C. Bell briefly outlined the application.

M. Levin stated:

- Several changes have been made to the design of the proposed building based on suggestions made by the ADP at its meeting of July 8, 2015. These changes include:
  - Landscape strips between the parking lot and the Sutcliffe Road Right-of-Way;
  - A separation of approximately 5.2m has been provided between the new and existing buildings; this separation will be illuminated at night and will be covered with an open, wooden trellis and will include secure, roofed parking for eight bicycles;
  - A second access door into the new building; and
  - Two colours of steel siding are now proposed to break up the massing of the building.
- The proposed rock garden will not be constructed as indicated on the plans; the District of Saanich is in discussion with the applicant regarding best uses for the ditched area.

Comments from Panel members:

- The planting areas are not well defined on the submitted plans.
- Modulation of grass, berming or shrubbery could be utilized to compliment the trees along the driveway.
- The rock garden area on the east side should be naturalized.
- The buffer proposed on the west side of the property should be continued throughout; the landscaping ratio is off balance and could be corrected by increasing the size of the Maple trees and softening the edge on Sutcliffe Road.
- The proposed building is too large and does not fit in with the small-scale, residential neighbourhood.
- Although Phase II may not come to fruition due to budgetary reasons, an attempt should be made to propose a more aesthetically pleasing and proportional building.

**MOTION:**

**MOVED by J. Gauld and Seconded by I. Gallant: "That it be recommended that the design of the proposed Cordova Bay Community Club building at 941 Sutcliffe Road be approved subject to:**

- **The east portion of the site being naturalized and not developed in the manner as shown on the plans presented; and**
- **The Maple trees on the frontage of Sutcliffe Road being increased in size and augmented with berming and shrubbery."**

**CARRIED**  
**R. Drane and A. Beck: OPPOSED**

**CASE #2015/012**

**Application by Moore Architect Inc. for tenant improvements to the Red Robin Restaurant at 800 Tolmie Road.**

Legal: Lot 1, Section 7, Victoria District, Plan 46337  
Planning File: DPA00849  
Planner: Chuck Bell

Tom Moore, Tom Moore Architecture Inc., and Brian Miller, Chipman Design Architecture, attended to present design plans and answer questions from the Panel.

C. Bell briefly outlined the application.

T. Moore stated:

- He is the original architect of the existing building; although the exterior colours are not radically changing, the siding needs to be completely replaced and a three-season patio and canopy are being added to the restaurant.

B. Miller stated:

- This Red Robin is the flagship store in BC and is the most profitable in the region. Upgrades and extensive interior renovations are planned to improve aesthetics and the body of service provided.
- Existing wood siding is beyond repair; TruCedar Steel siding is proposed in order to increase the longevity and create a more robust finish.
- 24-gauge top caps will be installed the entire perimeter of the building.
- The fabric awning is being removed in order to install the new canopy patio. Mechanized screens will be installed on the patio which will drop and rise dependent upon the weather.
- All pylons and red neon trim are being removed; the lit trim will be replaced with more noticeable white LED lighting.
- Parking will be upgraded and handicap spaces will be included.
- The existing roof is leaking and needs to be replaced with metal seam panel roofing.
- Signage will be governed by the signage package, which will form a part of the separate sign application.

Comments from Panel members:

- Removing the red neon piping and pylons is not supportable.

**MOTION:**

**MOVED by J. Gauld and Seconded by I. Gallant: "That it be recommended that the design of the tenant improvements to the Red Robin Restaurant located at 800 Tolmie Road be approved as presented."**

**CARRIED**  
**D. Musgrove: OPPOSED**

The meeting adjourned at 3:55 pm.

**NEXT MEETING**

The next scheduled meeting date is November 4, 2015.



CHAIR

I hereby certify these Minutes are accurate.



Committee Secretary