MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
December 16, 2015 at 3:00 pm

Present: Cory Lee, Chair, Doran Musgrove, Sorin Birliga, Illarion Gallant, John Gauld, Art Beck, Ron Drane

Staff: Chuck Bell, Planner; and Penny Masse, Senior Committee Clerk

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ADOPTION OF MINUTES

MOTION:

MOVED by R. Drane and Seconded by A. Beck: "That the minutes of the Advisory Design Panel meeting held on October 7, 2015 be adopted."

CARRIED

CASE #2015/014

Application by SEBA Construction Ltd. for rezoning and development permit to construct a 14-unit townhome project consisting of two blocks of 4 units and two blocks of 3 units at 1032, 1042 and 1052 Cloverdale Avenue.

Legal(s):   Lot 9, Section 63, Victoria District, Plan 4628, Except That Part in Plan 15395
                    Lot 8, Section 63, Victoria District, Plan 4628, Except That Part in Plan 14267
                    Lot 7, Section 63, Victoria District, Plan 4628, Except That Part in Plan 14267
Planning File(s):   DPR00619; REZ00562
Planner: Chuck Bell

Jamie Gill, SEBA Construction Ltd.., Tim Rodier, Outline Home Design, and James Partlow, Lombard North Group (B.C.) Inc., attended to present design plans and answer questions from the Panel.

C. Bell briefly outlined the application.

T. Rodier, Outline Home Design, stated:
- The design of the townhome project adds character to and augments the existing neighbourhood and creates a buffer between the village centre, the nearby large apartment building and the subject property.
- The townhomes are small in scale and would be ideal as a starter home.
- Prefinished, cement fibre board would be used in most of the development as it has a longer life span than wood products and should represent as new in 10-15 years.
- Four colours are proposed in a muted palette that repeats and alternates along the length of the townhome project.
- Transition space is an important factor to the development proposal. The courtyard space will serve as a connection area for residents.
- The courtyard and pathways will incorporate finished concrete.

- Due to the smaller scale of the development and mass transit opportunities nearby, an increase in vehicular traffic is not anticipated.
- Each unit will provide parking for one vehicle; one handicapped space will be provided for the development. Electric vehicle chargers are also proposed.
- Larger trucks or emergency vehicles will need to back out of the site due to space constraints.

J. Partlow, Lombard North Group:
- A fair amount of structure was incorporated in the approach to the Landscape Plan; the interphase between the proposed units and the sidewalk proposes to retain trees that will assist in preserving the character of the neighbourhood.
- The courtyard will contain medium sized trees including red sunset maples and hedge maples.
- The front entry will have a fairly simple scheme; however, the interior of the site will contain a lot of green canopy. Each unit is proposed to have specimen shrubs installed, which will grow and become a point of interest. Entry patios will be surrounded by broadleaf evergreens.
- Existing conifers will be retained and additional conifers will be added in the corner and rear property line of the site.
- A single red oak will provide canopy in the rear of the development and a solid board, cedar fence is proposed to secure the site on three sides.
- Ground cover will include large masses of heather in various colours.
- Landscaping will have an architectural approach and will include many opportunities that will read well from the interior and public spaces.
- Consideration will be given to plantings that grow in an area lacking ambient light.
- No plantings can be considered for the new boulevard as it has been identified for future road widening and will therefore be paved, existing overhead wires prohibit any planting in the boulevard.

Comments from Panel members:
- The angle of the roofline accentuates the height and is quite steep; if dropped slightly it would make the homes look wider and reduce the impression of height.
- The colour palette is attractive; however, the lightest colour is used on the side of the buildings and results in a noticeable contrast.
- The wall that is incorporated into the upper and main floor at the rear of the units creates discontinuity from the living room.
- Darker areas of the site, including the garbage / bench area and portions of the pathway are too dark; controlled exterior lighting should be considered. This proposal does not adequately consider the policies of Crime Prevention through Environmental Design (CPTED).
- The site plan is too tight; if at all possible the buildings should incorporate larger separations.
- The west elevation indicates there is no separation between the driveway and the windows of the washroom and laundry room in the units.
- The site plan needs to be revisited; one additional foot into the setbacks or otherwise would provide the needed separation between the buildings.
- There is a claustrophobic impression to the current site plan.
- Mature plantings should be utilized throughout to help with screening.
- More separation and protection in the front of the buildings would be appreciated.
- An increase in the density of plantings proposed for the front of the units would be beneficial.
- The walkway may not be utilized as much as anticipated and the space could be used to create some separation.

MOTION:

MOVED by R. Drane and Seconded by D. Musgrove: "That it be recommended that the design of the proposed 14-unit townhome project at 1032, 1042 and 1052 Cloverdale Avenue be approved subject to a strong recommendation that:
- **A greater separation between the buildings be incorporated into the plans for the front and rear of the development; and**
- **The courtyard and pathways be constructed with a solid material and be well lit."**
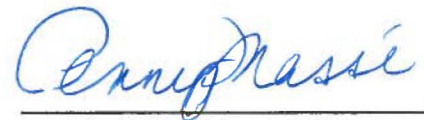
CARRIED

The meeting adjourned at 3:53 pm.

NEXT MEETING

The next scheduled meeting date is February 4, 2016.

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CHAIR

I hereby certify these Minutes are accurate.

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Committee Secretary