

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
June 15, 2016 at 3:00 pm

Present: Ron Drane, Chair; John Gauld, Vice-Chair; Eric Barker; Art Beck; Sorin Birliga; Cory Lee

Staff: Andrea Pickard, Planner; Penny Masse, Senior Committee Clerk

Regrets: Pat Danforth; Illarion Gallant

ADOPTION OF MINUTES:

MOVED by A. Beck and seconded by C. Lee: "That the minutes of the Advisory Design Panel meeting held on March 16, 2016 be adopted as circulated."

CARRIED

CASE #2016/005

Application by Aaron Yager, Aaron Yager Construction, to rezone from Zone RS-6 (Single Family Dwelling) to Zone RD-1 (Two Family Dwelling) in order to convert an existing single family dwelling into a duplex (814 Mann Avenue). Variances are requested.

Legal(s): Lot 4, Section 8A, Lake District, Plan 9811, Except that Part in Plan 43838
Planning File(s): DPR00624 / REZ00563
Planner: Ms. Andrea Pickard

Doug Snowsell, owner, and Aaron Yager, Aaron Yager Construction, applicant, attended to present design plans and answer questions from the Panel.

Ms. Pickard briefly outlined the proposal:

- The proposal meets the objectives and policies of the Official Community Plan.
- Variance requests include increasing the permitted percentage of non-basement area from 70% to 74% and variances to the combined interior and side yard setbacks to allow for a deck and two utility sheds.
- The subject property is close to a major centre, is located on a collector street and is a suitable form of infill for this area.

The owner and applicant highlighted:

- The owners have lived in the existing home, which includes a basement suite, for twelve years. Planned Improvements to the subject property include removing the secondary suite.
- All neighbours have indicated full support for the proposal.
- Adjacent neighbour (4264 Vanguard Place) shares a common fence; they have agreed to the fence being removed and a hedge being installed at the owners' expense.
- The proposed addition will result in positive impacts to the neighbourhood, including vehicular access and egress improvements and water catchment upgrades.
- Landscaping improvements at an approximate value of \$18,000 will include terraced gardens on the west wall and drip-water irrigation.
- Proposed exterior materials include a hardy plank and concrete composite for aesthetics and durability. The intention is to include integrated shingle work.

- The existing vinyl will be removed from the exterior of the home and new stucco will be installed on the existing home and the addition, the finished product will therefore easily blend into the existing neighbourhood and will be a seamless addition. Windows and insulation will also be upgraded.

Comments from Panel members:

- Improvements to vehicular access and egress will result in a dramatic increase in visible pavement.
- Moving the main entrance to the side of the home could result in a more efficient and attractive proposal as the result would create the impression of a larger house versus a duplex.
- The powder room located in the public space of the dining room should be well insulated.
- The walkway and sidewalk improvements are an added benefit to the proposal.

MOTION:

MOVED by E. Barker and Seconded by C. Lee: "That it be recommended that the conversion of an existing single family dwelling to a duplex at 814 Mann Avenue be approved as presented and that the comments from the Panel be considered".

CARRIED

CASE #2016/006

Application by Chris Supeene, Citta Construction, for construction of a two-storey, 495m² wood frame office/warehouse building (3321 Tennyson Avenue).

Due to a perceived conflict of interest, C. Lee vacated the meeting at 3:25 p.m.

Legal(s): Lot 1, Section 7, Victoria District, Plan 27322
Planning File(s): DPR00648
Planner: Chuck Bell (Attended by Andrea Pickard)

Bill Phillips, owner, Island Temperature Controls; Bill Patterson, applicant, Citta Construction; Larry Cecco, Architect, Keay Cecco Architecture; and Bev Windjack, Landscape Architect, LADR Landscape Architects attended to present design plans and answer questions from the Panel.

Ms. Pickard briefly outlined the proposal.

- This application is for a Development Permit only; current zoning permits the proposed use on this undeveloped lot.
- There will be a decrease of approximately 275m² of impervious area due to on-site pavers.
- The construction of a suspended concrete parking structure is proposed on an unmaintained steeply sloped area at the rear of the property in order to facilitate parking requirements. Chain link fencing will be installed in the spaces between the columns suspending the structure.
- A landscaping strip is proposed on the portion of the property shared with the adjacent property owner.

The applicants highlighted:

- An existing parking lot and warehouse are currently on the subject property. The proposed layout includes the office being located at the rear of the building to ensure technicians have

easy access to vehicles and the roadway. This service-oriented scheme works as it does not create a bottle neck.

- Two levels are proposed; the main floor will include office areas, a boardroom and the warehouse; the second floor will include a caretaker suite, potentially leased out office space, an additional board room, file storage, a mezzanine and an open loft area.
- Proposed elevations are simple with clean lines that will be easily maintained.
- The main entry proposes elongated design materials, including vertical corrugated metal with a wood and steel entry canopy.
- Longboard aluminum metal panel siding will be the main design components and will include two colours of stucco. The north elevation will include differing panels in ginger and satin black.
- The warehouse proposes to be clad in horizontal metal siding with sun shading coating.
- A roof terrace will be constructed and located on the upper rear of the building.
- The proposal fits in contextually with the existing neighbourhood of massing forms with flat roofs.
- All parking requirements will be met.
- The landscape plan fits with the form of the neighbourhood and will maintain the existing gravel verge along the frontage of Tennyson Avenue. Five street trees, six bike racks, permeable pavers and ornamental grasses along the access path are proposed.
- The concrete slab to be cantilevered over the slope cannot be permeated; however, the retaining wall will include rip rap with pockets, black wire-coated chain link screens and plantings in order to enhance the aesthetics of the periphery. The suspended slab is the easiest way to deal with the slope and avoid a large retaining wall in order to maximize the use of the site in an otherwise challenging area.
- The proposed wall supporting the concrete slab was necessary in order to accommodate vehicles around the building. Other design concepts to fully enclose the wall are being evaluated, i.e.: a wall that can be back-filled.
- The sewer right-of-way located underneath the subject property is currently being rerouted to the rear of the property.
- A boulevard treatment between the gravel verge and the travel portion of the roadway is a long-term intention.

Comments from Panel Members:

- This is a nice project and an attractive building plan. The highlighted entrance and whimsical exterior patterning are appreciated. Given the landscaping plan, the front door and paving seems a little tight for the area.
- A retaining wall that provides a long-term and secure barrier should be required for this proposal.
- The proposed terrace above the warehouse space is a good element for this proposal and should be included in the final plans.
- An accessible parking space and accessibility to the second floor could be considered for the proposal.
- A sloped driveway should be considered in order to lift the main floor of the building in a positive way.

MOTION:

MOVED by S. Bergin and Seconded by A. Beck: “That it be recommended that the application to construct a two-storey, 495m², wood frame office/warehouse building be approved as presented with recommendations to:

- **Include the proposed terraced area above the warehouse; and**
- **Include a revised, long-term and secure solution for the retaining wall to be located**

at the rear of the property”.

CARRIED

The meeting adjourned at 4:15 pm.

NEXT MEETING

The next scheduled meeting date is July 6, 2016.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary

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