

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
August 17, 2016 at 3:00 pm

Present: Ron Drane, Chair; Eric Barker; Art Beck; Pat Danforth; Cory Lee

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

Regrets: Sorin Birliga; Illarion Gallant; John Gauld

ADOPTION OF MINUTES:

MOVED by P. Danforth and seconded by A. Beck: "That the minutes of the Advisory Design Panel meeting held on August 03, 2016 be adopted as circulated."

CARRIED

CASE #2016/008

Application by Tony James, KPL James Architecture Inc., to rezone the property at 4355 VIEWMONT AVENUE from A-1 (Rural) Zone to RT-5 (Attached Housing) Zone in order to construct 38 attached housing units. Variances are requested.

Legal(s): That Part of Lot 5, Section 8A, Lake District, Plan 2255 Lying to the North West of a Boundary Parallel to and Perpendicularly Distant 211.1 feet from the North Westerly Boundary of Said Lot

Planning File(s): DPR00642 / REZ00571

Planner: Andrea Pickard

Tony James, KPL James Architecture Inc.; and Keith Grant, Keith N. Grant Landscape Architecture Ltd. attended to present design plans and answer questions from the Panel.

Ms. Pickard briefly outlined the proposal:

- The 6.475 m² subject property is located in the Royal Oak Major "Centre".
- BC Hydro site is immediately to the east and is adjacent to the south lot line (tennis courts) and approximately half of the northern lot line.
- The Royal Oak Local Area Plan identifies this site as potential multi-family, specifically for attached housing or a small apartment building to a maximum of three storeys.
- Variances requested are as follows:
 - Front Lot Line Setback reduced from 7.5 m to 2.7 m;
 - Rear Lot Line Setback reduced from 10.5 m to 3.0 m;
 - Interior Side Lot Line Setback reduced from 7.5 m to 4.5 m;
 - Building Height increased from 7.5 m to 10.0 m;
 - Required Building Separation between buildings reduced from 6.0 m to 3.86 m, from living room windows from 15 m to 10 m and from other habitable rooms from 12 m to 10.8 m;
 - Required visitor parking reduced from 12 spaces to 10 spaces;
 - Parking Area increased from 30% of the lot to 40.6% of the lot; and
 - Projections from cantilevered balconies for six of the units increased from 0.6 m to 0.83 m.

The applicant highlighted:

- Site layout adjustments, including moving driveways from the rear of the homes to off of Viewmont Avenue, have resulted in additional green space and landscaping.
- A welcoming and attractive curving accent stone identifier wall is proposed for the entrance.
- No units will face towards the BC Hydro site and all units will have a variable middle floor plan, which will allow for the option of facing the driveway or green space.
- The colour palette proposed is pleasing and would utilize Hardie Plank / Panel, aluminum composite and Boral Versetta stone.
- Every unit would include a vertical element created by bay windows on upper and lower levels and a partially peaked roof to encourage stepped down massing.
- Permeable pavers will be utilized to break up asphalt.
- Off-site improvements are proposed for Viewmont Avenue including new curb, gutter, sidewalk and a boulevard.
- The landscape plan includes hardscape permeable pavers, unit entry walkways, patio spaces, planting areas in the front of each unit, a large rain garden including bench seating, and a pedestrian connection.
- Patio spaces will be appropriately planted to provide screening and privacy.
- Hedging, larger-scale trees, and tree augmentation is planned to create more dense landscaping.

Comments from the Panel:

- The lack of sufficient green and open space is a detriment to the project.
- The colour palette could be updated and made more inviting. If a neutral background treatment were considered the side units might be more aesthetically pleasing.
- The roof line presents as more commercial or industrial and could be more inviting.
- Adaptable housing guidelines should be more carefully considered and accessible washrooms should be included in the lower level of all end units.
- Street parking could be a concern due to the proposed reduction of required visitor parking spaces and street parking would be lost with the number of proposed driveways.
- There is a lack of sufficient outdoor play areas for children, however the proximity to Brydon Park was noted.
- The step down to 2-storey for the end units works well and that variety could be considered for the other townhouse blocks.
- The plan relates well with the street and the driveways, front doors and stepped down effects work well; however, the rear of the site plan does create concerns regarding a lack of open space and visual breathing room. Alternative parking plans / turnaround areas could be investigated to create more space.
- Additional landscape screening should be installed for any viewsapes that include the BC Hydro parking lot and easement area.
- A deeper overhang on the gabled roof could be considered, only 18" is proposed.

MOTION:

MOVED by E. Barker and Seconded by P. Danforth: "That it be recommended that the design to construct 38 attached housing units at 4355 Viewmont Avenue be approved as presented with recommendations to:

- **Reduce the number of units in order to create more open space on the site;**
and
- **Include accessible washrooms in all end units".**

CARRIED

The meeting adjourned at 4:15 pm.

NEXT MEETING

The next scheduled meeting date is September 21, 2016.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary