

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**September 07, 2016 at 3:00 pm**

Present: Ron Drane, Chair; Eric Barker; Art Beck; Sorin Birliga; Pat Danforth; John Gauld; Illarion Gallant

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

Regrets: Cory Lee

---

**MOVED by E. Barker and seconded by I. Gallant: "That the minutes of the Advisory Design Panel meeting held on August 17, 2016 be adopted as amended."**

**CARRIED**

**CASE #2016/009**

**Application by Carly Abrahams, Kang and Gill Construction Ltd., to rezone the properties at 4024, 4028, 4030, 4032 and 4036 SHELBOURNE STREET from RS-6 (Single Family Dwelling) Zone and RD-1 (Two Family Dwelling) Zone to RA-8 (Apartment) Zone in order to construct a 5-storey, 68-unit multi-family building with underground parking. Variances are requested for height, setbacks and parking.**

Legal(s): (4024) Lot B, Section 55, Victoria District, Plan VIP53405  
(4028) Lot A, Section 55, Victoria District, Plan VIP53405  
(4030) Strata Lot A, Section 55, Victoria District, Strata Plan VIS2957 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of Strata Lot as Shown on Form 1  
(4032) Strata Lot B, Section 55, Victoria District, Strata Plan VIS2957 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of Strata Lot as Shown on Form 1  
(4036) Lot 1, Section 55, Victoria District, Plan 46684

Planning File(s): DPR00591 / REZ00543  
Planner: Andrea Pickard

Carly Abrahams, Development Manager, Kang and Gill Construction Ltd.; Pradip Misra, Principal, Misra Architect Ltd.; Bev Windjack, Principal, and Renee Lussier, Senior Landscape Architect, LADR Landscape Architects, attended to present design plans and answer questions from the Panel.

Ms. Pickard briefly outlined the proposal:

- The subject site is comprised of four separate properties, one of which is a strata duplex; therefore, there are technically five separate owners.
- The proposed multi-family building would include a mix of one, two and three bedroom units.
- To address connectivity, the site plan includes a new 3.0 m pathway on the western boundary and a 1.5 m pathway on the northern boundary, both of which would be dedicated parkland.

- Variances requested are as follows:
  - rear lot line setback reduced from 12.0 m to 6.0 m;
  - interior side lot line setback reduced from 7.5 m to 7.0 m;
  - building height increased from 11.5 m to 14.8 m;
  - required visitor parking reduced from 0.3 spaces per dwelling unit to 0.2 spaces per dwelling unit, or reduced from 21 spaces to 14 spaces;
  - required total parking reduced from 1.5 spaces per dwelling unit to 1.2 spaces per dwelling unit, or reduced from 102 spaces to 82 spaces;
  - a reduction in building separation from living room windows from 15 m to an estimated 14 m, and from other habitable rooms from 12 m to an estimated 11.5 m, the precise distances still need to be confirmed; and
  - minimum fence height along rear lot line reduced from no less than 1.5 m to 1.2 m for the fence bordering the pathway which is consistent with the pathway at 4000 Shelbourne Street).

The applicant highlighted:

- The proposed development is located within the Gordon Head area and is consistent with the proposed Shelbourne Valley Area Action Plan.
- The five-storey, residential condominium building would front onto Shelbourne Street.
- Gross Floor Area is 6,156 m<sup>2</sup> with an approximate site coverage of 38.68%.
- Extensive neighbour consultation has resulted in an increase in green space, increased connectivity and a change to building siting to ensure enhanced buffering.
- Existing site context includes:
  - To the south of the subject property is 4000 Shelbourne Street (The Boulevard residential complex), which was completed in 2015;
  - To the north of the subject property is a duplex and two single family dwellings;
  - To the east of the subject property is a residential neighbourhood buffered from the road; and
  - Along the north boundary of the subject property is fencing and hedging.
- Plans respect the massing and scale of the existing neighbourhood. A park-like atmosphere would be created due to the strategic location of the building and the proposed green space.
- The design template mimics the neighbouring Boulevard residential complex; however, it would take on its own identity through design materials and colour scheme.
- A continuation of the pathway at the rear of The Boulevard (4000 Shelbourne Street) is proposed to connect the parkland located to the south of the subject property. Access would be achieved by a pathway extended along the west property line.
- The building would be stepped down at the north to alleviate the height difference between the proposed building and the adjacent single family dwellings.
- Finishing's and materials include hardie panels throughout, as well as metal cladding, stone cladding and hardie shingles to create more articulation and break-up.
- The north elevation would face into existing single family dwellings; the angle steps down to the third floor and balconies would be recessed to create buffering to those properties.
- The east elevation is the front portion of building; a lively street frontage would be created with walk-out areas and usable pedestrian accesses.
- The proposed courtyard to the rear of the site plan would create a vibrant viewpoint to the neighbours and residents of the building.
- The perimeter pathway is proposed as an amenity and would include bollard lighting. A 1.83 m wood panel fencing would be installed along the exterior boundary and the interior boundary adjacent to the development would include a lower (1.2 m) black aluminum picket fencing to allow for more visual transparency from within.

- Bicycle parking would be located in the parkade.
- The parkade would be well lit and a glazed lobby and surveillance would be included.
- All washrooms would be accessible.
- It is anticipated that a charging station for electric cars will be integrated into the design.

The Architect highlighted:

- The proposed building with five storeys is more efficient than The Boulevard development at four storeys due to different requirements of the Building Code. Different requirements apply for the sprinkler system and a five storey buildings cannot use combustible cladding. The metal siding of the proposed building is highly efficient.
- The lowest portion of the subject property is in the northeast corner, creating a difference in topography of 3 m to the southwest corner of the property.
- Five storeys allows for a smaller building footprint, therefore, as much site area as possible can be left as open green space and shadowing would be reduced on neighbouring properties.
- All units would comply with the Adaptable House Guidelines and washrooms would be accessible.
- Although the adjacent Boulevard building is technically four storeys, it presents as five storeys because the upper level has a mezzanine. However, due to the elevation difference and by keeping the main floor platform as close as possible to street level, the proposed building would be 1 m lower in elevation at the highest point.

The Landscape Architect highlighted:

- The landscape plan focusses on creating an interesting and dynamic environment with ample open space that would be highly visible to the surrounding neighbourhood and residents.
- The common patio space would include bench seating, bistro tables and a raised earth mound for plantings and small trees.
- Three levels of planted terraces are proposed for the perimeter of the northwest corner of the site, which would visually reduce the height of retaining walls. Gardening opportunities would be provided on the lower terraces.
- Extensive planting beds in front of buildings will provide buffering and will continue the landscape aesthetics of The Boulevard residential complex along the streetscape.
- A large Garry oak would be retained on the property; however, due to space and soil constraints there are limited opportunities to plant any additional large trees on the property. Trees have been selected that are suitable for the available soil volumes.

Comments from the Panel:

- The density of the proposal is suitable and the east to west grade increase is handled well.
- The edge of Shelbourne Street should be softened by utilizing more greenery.
- The raised earth mound located in the common outdoor space is an impediment to using the space; it should be removed to make it more accessible.
- The pathways do not take CPTED principles into consideration; no escape route exists as there are fences on both sides of the walkway.
- The westerly interface is not successful, a lot of balconies and glass would be located directly over these neighbours.
- Softening the acute angle of the pathway in the northwest corner might improve the pedestrian experience and could create a useable space.

- The fewer steps or stairs the better to ensure effective mobility for older or reduced mobility residents or guests, the ramp should have as low of an angle as possible.
- Townhouses along the frontage may have been a better choice and more suitable to the subject property.
- The unknown aspect of this site is what will happen to the north and how adjacent developments would be compatible.
- The perimeter pathway and adjacent landscaping does not work well; the common outdoor area design has a massive appearance, which creates unbalance.
- The outdoor area would sit approximately 3 m below the high point in the northwest corner and would detract from the pedestrian environment.
- The intention to compliment the design of The Boulevard development has not been accomplished. The proposed colour scheme looks more monumental beside the Boulevard building.
- Walking on a pathway enclosed by two fencing structures will not make for a pleasant pedestrian experience. Undulation on the pathway could slightly alleviate this challenge; however, it is not a solution.
- The intersection at the northwest corner of the site should be more clearly marked or enhanced.
- The roofline detailing could be simplified.
- The unit layout, as presented, would create challenges for interior natural lighting for some units near the inside corner.
- An increase in trees should be considered along Shelbourne Street to mitigate sound pollution.
- The outdoor common space could be more successfully executed without the earth mound, varied topography could be used; however, seating should be incorporated.
- The landscape plan does not integrate the pathway into the site and the 3 m elevation variation is a problem.
- The design does not sufficiently respond to the streetscape along Shelbourne Street.

**MOTION:**

**MOVED by J. Gauld: “That it be recommended that the design to construct a 5-storey, 68-unit multi-family building with underground parking be approved as presented and that the following recommendations from the Panel be considered:**

- **More attention be given to the safety and aesthetics of the perimeter pathways;**
- **Introduce an amenity to soften the acute angle in the northwest corner; and**
- **Additional tree planting on Shelbourne Street and between the proposed building and the adjacent residential properties”.**

**NO SECONDER**

**MOTION:**

**MOVED by E. Barker: “That it be recommended that the design to construct a 5-storey, 68-unit multi-family building with underground parking be Tabled to allow for revision of the design plans as per comments made by the Panel”.**

**NO SECONDER**

**MOTION:**

**MOVED by S. Birliga and Seconded by A. Beck: “That it be recommended that the design to construct a 5-storey, 68-unit multi-family building with underground parking be approved as presented and that the comments from the Panel, as recorded in the minutes, be considered.”**

**CARRIED**

**OPPOSED: E. Barker and P. Danforth**

The meeting adjourned at 4:19 pm.

**NEXT MEETING**

The next scheduled meeting date is September 21, 2016.

---

**CHAIR**

I hereby certify these Minutes are accurate.

---

**Committee Secretary**