

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
February 01, 2017 at 3:00 pm

Present: Eric Barker (Arrived 4:05 p.m.); Keith Davidoff; Ron Drane; Illarion Gallant (Vacated 4:50 p.m.); Graham Gidden; Tony James; Suzan Jennings; Gary Smith

Staff: Jarret Matanowitsch, Manager of Current Planning; Chuck Bell, Planner; Andrea Pickard, Planner; Penny Masse, Senior Committee Clerk

Regrets: Cory Lee

CALL TO ORDER

The Secretary to the Advisory Design Panel Called the meeting to Order at 3:05 p.m.

ORIENTATION SESSION / PLANNING DEPARTMENT

The Manager of Current Planning presented to the Panel and gave an overview of the role of the ADP from a planning perspective. The following was noted:

- Development applications considered by the ADP include rezoning, development permit and development variance permit applications. It is not common that the ADP would consider a rezoning application without a development permit, an exemption to this would be the consideration of an institutional building.
- ADP guidelines require a professional critique of the overall design and character of a proposal as it relates to surrounding development. Form and character, site development, building design and quality and livability should also be considered.
- The most important outcome of ADP deliberation is the formulation of a Motion in regard to a proposal; this Motion gives direction to Council, the applicant and staff and is part of the permanent public record.
- Motions should provide clear and defined direction; if the application is not approved as presented it should include recommendations subject to approval; the expectation is that the applicant will adapt plans accordingly prior to moving forward for Council consideration.
- Motion recommendations require ADP membership consensus.

ELECTION OF CHAIR / VICE CHAIR

- Chair of the Advisory Design Panel: Ron Drane – by Acclamation
- Vice-Chair of the Advisory Design Panel: Keith Davidoff – by Acclamation

ADOPTION OF MINUTES – November 16, 2016

MOVED by R. Drane and seconded by I. Gallant: “That the minutes of the Advisory Design Panel meeting held on November 16, 2016 be adopted as circulated.”

CARRIED

CASE #2017/01

Application by Carly Abrahams, Kang & Gill Construction Ltd., for a Development Permit Amendment to DPR-2006-00010 to construct a 61-unit, multi-family residential condominium building under the existing C-5 zoning. Variances are requested.

Legal(s): 851 Short Street: Lot 9, Section 7, Victoria District, Plan 2431
 861 Short Street: Lot 1, Section 7, Victoria District, Plan 5603
 871 Short Street: Lot 2, Section 7, Victoria District, Plan 5603
 881 Short Street: That Part of Lot 3, Section 7, Victoria District, Plan 5603
 Lying to the South West of a Boundary Parallel to the South Westerly
 Boundary of Said Lot and Extending from a Point in the North Westerly
 Boundary of Said Lot Distant 55 Feet from the Most Westerly Corner of Said
 Lot
Planning File(s): DPA00893
Planner: Chuck Bell

Carly Abrahams, Development Manager, Kang & Gill Construction Ltd.; Joseph Kardum, Principal, Architect and Herman Kao, Principal, Architect, Koka Architecture + Design Inc.; Bev Windjack and Renee Lucier, LADR Landscape Architects attended to present design plans and answer questions from the Panel.

Comments from applicant / owner / applicant representative(s):

- The proposed project is a six-storey, multi-unit residential building on four formerly single family dwelling lots.
- The subject sites are situated within walking distance to nearby amenities as well as commercial, office, and residential uses. A car dealership is located to the south.
- Design goals include a high performance building with a passive design by reducing the amount of perimeter wall and maintaining a more simplified form. Balconies, screening and sun shading projections achieve building articulation.
- A 4m grade change on Short Street affords an opportunity for an underground parkade entrance that would provide direct access to all units as well as direct access to the outdoors from the proposed bike room.
- Building layout includes stacked one and two bedroom units, each with its own slightly skewed balcony to maintain privacy. Balconies will also include raised planters, landscape armatures and an adjustable perforated screen spanning from the top of each guardrail to the underside of the balcony above to provide solar and light screening.
- The roof level will be stepped back and will include open space terraces, container gardens, and private patio space.
- Materials include warm white cement horizontal panels, wood finish metal panels to accentuate the lobby area, wood finish soffits and aluminum window frames and trims.
- The landscape plan ties into the architecture of the building and includes defined and buffered unit spaces, access and pathway opportunities throughout the entire site, ample indoor/outdoor living opportunities, many food garden possibilities, and landscape screening.
- A tree will be provided in every ground floor unit space.
- A 2m concrete walkway would be provided on the east side for future connectivity.
- A berm is proposed in the southeast corner which would include trees.
- Due to the existing significant grade change on Short Street there will be more solid landscaping volume to the east, although planters will be utilized in areas with less soil volume.

Comments from the Panel:

- The stairwell, balcony designs and adjustable screens are innovative and the individual unit entrances are appreciated. While the design is thoughtful, there are some concerns.
- Viewscapes could be improved by providing more planting materials towards Short Street.
- The northwest corner could be better screened with landscaping features to ensure privacy.
- The exterior stairwell should be more efficiently enclosed with screening for security considerations.
- Additional accessible parking spaces and mobility scooter parking should be considered in the parking area.
- Sufficient lighting to ensure safe entrance and exit to the building and exterior spaces should be considered.
- The building design is not articulated enough and there are lost opportunities to animate or engage the streetscape.
- The massing does not include much needed modulation and the building has no vertical distinction or break; a more creative approach should be considered by attempting to improve the monotone façade.
- Windows on the east and west elevations would be preferable.

MOTION:

MOVED by T. James and SECONDED by K. Davidoff: “That it be recommended that the design to construct a 61-unit, multi-family residential condominium building at 851, 861, 871 and 881 Short Street be approved as presented and the applicant be requested to consider improvements to the animation, massing, colour and texture of the exterior building.”

CARRIED

The meeting adjourned at 4:28 pm.

NEXT MEETING

The next scheduled ADP meeting date is March 01, 2017.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary