

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
Saanich Municipal Hall, Committee Room No. 2  
March 15, 2017 at 3:00 pm

Chair: Ron Drane

Present: Eric Barker; Illarion Gallant; Graham Gidden; Tony James; and Suzan Jennings

Staff: Neil Findlow, Senior Planner and Penny Masse, Senior Committee Clerk

Regrets: Keith Davidoff and Cory Lee

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**CALL TO ORDER**

The Chair to the Advisory Design Panel Called the meeting to Order at 3:01 p.m.

**ADOPTION OF MINUTES**

**MOVED by S. Jennings and Seconded by T. James: "That the minutes of the Advisory Design Panel meeting held on March 01, 2017 be adopted as amended."**

**CARRIED**

**CASE #2017/03**

**Application by Alan Lowe, Alan Lowe Architect Inc., for a Development Permit Amendment to DPR00055 in order to construct 3,482 m<sup>2</sup> of commercial retail space with 86 residential units above and underground parking under current C-3 zoning at 5120 and 5144 Cordova Bay Road. No variances are requested.**

Legal(s): 5120 Cordova Bay Road: Lot 2, Section 31, Lake District, Plan 14005,  
Except that Part in Plan 14262  
5144 Cordova Bay Road: Lot A, Section 31, Lake District, Plan 14262

Planning File(s): DPA00900

Planner: Neil Findlow

**Comments from the Senior Planner:**

- A Development Permit was approved for the subject properties in 1999; however, a site Certificate of Compliance from the Ministry of Environment for soil remediation was not received until 2012 and the development did not proceed, although the Permit remains active.
- The previously approved Development Permit proposed 3,800 m<sup>2</sup> of commercial space, 16 residential units and 189 parking stalls, 52 of which would have been underground.
- The current site layout is similar to the 1999 proposal; however, a total of 86 residential units and 350 parking spaces, 204 of which are underground, are now proposed.
- The current C-3 (Shopping Centre) Zone allows for the proposed uses and the development complies with height and parking requirements, as well as with the Official Community Plan, which supports mixed-use, 3-4 storey development in villages.
- No variances are requested.

- The Local Area Plan designates for commercial and residential uses that respect the village-like character of the area.
- Council review will be limited to consideration of form and character and applicable design guidelines, which includes strong pedestrian access and tree retention wherever possible.
- Numerous letters have been received from residents who feel the scale and massing is out of character with the village-like quality of the area.

Alan Lowe, Alan Lowe Architect Inc.; James Gardiner, applicant; as well as Bev Windjack and Christopher Windjack, LADR Landscape Architects attended to present design plans and answer questions from the panel.

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

- The existing C-3 Zone permits four-storey, mixed-use development; the proposal focusses on form and character and considers the Cordova Bay Design Guidelines.
- The proposed buildings have a modern, west coast design using a mixture of cedar siding, rock facing, composite aluminum paneling, hardi-panels and a generous use of glazing to maximize views.
- The southernmost building (Building 1) steps down towards Cordova Bay Road reducing the impact of height and creating large rooftop decks for residents. The corner building (Building 3) also steps back at the upper floors.
- Overall height of the proposal, including all buildings, will not exceed 15 m.
- Access points will be from Doumac Avenue and Cordova Bay Road, a second access point to underground parking will also be located on Cordova Bay Road.
- Pedestrian corridors and pathways are extensive and will connect east to west and north to south.
- A grocery store is planned for the rear of the site in Building 2.
- A café, rooftop patio area and ground level patio are proposed at the frontage of Building 1 along Cordova Bay Road.
- A bank is proposed on the ground floor level of Building 3; a pedestrian plaza is envisioned at the corner of Doumac Avenue and Cordova Bay Road fronting the bank.
- A right-of-way on Cordova Bay Road is proposed with a landscaped median and one through lane of traffic going north and south. Bike lanes are proposed on both sides of the street, as well as a bus bay and sidewalks separated from the roadway by landscape features.
- The proposed corner plaza fronting Building 3 will be attractively landscaped and will include a community sign along Cordova Bay Road to allow for announcements or area information.
- Existing shrubs on the south end of the subject site will create a natural buffer and will be enhanced through additional landscaping.
- The landscape plan is sensitive to, and influenced by, the proximity to the ocean and will include:
  - a public 'dock' seating area with ocean views;
  - streetside boardwalk with wood-patterned stamped concrete;
  - wave patterned sawcut and coloured concrete;
  - plantings and a water feature set into the stairs fronting Cordova Bay Road;
  - a nautical star / compass paving pattern located in the plaza fronting Building 3;
  - planting beds featuring ornamental grasses and boulders;
  - ornamental grasses in large pots;
  - rain gardens with a dry river bed detail;
  - hanging baskets on columns along pathways; and
  - lamp standards with vibrant, seasonal banners.The intent is to bring the beach into the village.

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**Comments from the Panel:**

- Access and egress implications will create a significant impact to Cordova Bay Road.
- The bus bay should be moved further down Cordova Bay Road; the proposed location would create traffic issues in the holding lane.
- The main entrance will feel more like a parking lot than a plaza with the current configuration; some of the forward parking stalls could be replaced with additional landscaping to create more of a plaza atmosphere.
- Roof detailing has not been utilized in terms of access or design.
- The overall impression of the proposal could be softened by rethinking the frontage to Cordova Bay Road.
- Accessibility considerations should result in a completely barrier free development.
- This is a great project that is overdue at this underutilized site.
- The streetscape pavers offer a slightly stark impression.
- The eight parking stalls fronting Cordova Bay Road could be sacrificed to create more of a plaza development with an enhanced critical mass outdoor area for pedestrians, this would augment the village atmosphere.
- The stepped back effect on Building 3 is not as successful of a relationship to the street as the stepped back effect of Building 1; Building 3 should be treated as a feature accent using different materials or colours, it is not quite as resolved as the rest of the project.
- Pedestrian engagement along Cordova Bay Road needs to be better addressed.
- Additional landscaping in the parking lot area between the buildings should be considered.
- Connecting Cordova Bay Road to the centre of the proposal would help address the need for more public space.

**MOTION:**

**MOVED by T. James and Seconded by S. Jennings: “That the design of the 3,482 m<sup>2</sup> of commercial retail space with 86 residential units above and underground parking at 5120 and 5144 Cordova Bay Road be approved as presented and that the comments from the Panel be considered”.**

**DEFEATED  
Due to a Tie Vote**

**MOTION:**

**MOVED by E. Barker and Seconded by T. James: “That the design of the 3,482 m<sup>2</sup> of commercial retail space with 86 residential units above and underground parking at 5120 and 5144 Cordova Bay Road be approved subject to the following recommendations:**

- **Attention to accessibility considerations beyond minimum requirements;**
- **Design details that better reflect the beachside character;**
- **Enhanced retail presence along Cordova Bay Road to create more successful engagement opportunities; and**
- **Increased landscaping in place of the eight proposed parking stalls fronting Cordova Bay Road to create a stronger pedestrian plaza”.**

**CARRIED**

**NEXT MEETING**

The next scheduled ADP meeting date is April 5, 2017.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**Committee Secretary**