

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
June 7, 2017 at 3:00 pm

Chair: Keith Davidoff

Present: Ron Drane; Illarion Gallant; Cory Lee; and Gary Smith

Staff: Chuck Bell, Planner and Penny Masse, Senior Committee Clerk

Regrets: Eric Barker; Tony James; Graham Gidden and Suzan Jennings

CALL TO ORDER

The Vice-Chair to the Advisory Design Panel called the meeting to order at 3:02 p.m.

ADOPTION OF MINUTES

MOVED by K. Davidoff and Seconded by I. Gallant: "That the minutes of the Advisory Design Panel meeting held on April 05, 2017 be adopted as circulated."

CARRIED

CASE #2017/07

Application by Mark Johnston, M. H. Johnston & Associates Inc., for Rezoning and Development Permit to rezone from Zone RS-10 (Single Family Dwelling) to Zone RT-FC (Attached Housing Four Corners) in order to construct a 14-unit townhouse development at 2590, 2594 and 2598 Penrhyn Street. Variances are requested for building separation, front yard setback and maneuvering aisle width.

Legal(s): Lot 6, Block D, Section 44, Victoria District, Plan 1483
Amended Lot 7 (DD 128770-I), Block D, Section 44, Victoria District, Plan 1483
Amended Lot 8 (DD 126833-I), Block D, Section 44, Victoria District, Plan 1483

Planning File(s): DPR00660 / REZ00578

Planner: Chuck Bell

Comments from the Planner:

- Variances are requested for:
 - Separation from walls and outside corners of buildings variance of 0.98 m (2.13 m required, 1.15 m proposed);
 - Front yard setback variances of 1.36 m and 1.58 m (3.9 m required, 2.46 m and 2.32 m proposed for east and west blocks respectively); and
 - Maneuvering aisle width variance of 0.85 m (7.6 m required, 6.75 m proposed).

Mark Johnston, M. H. Johnston & Associates Inc., Brian Kapuscinski, KPL James Architecture, and Duane Ensing, Landscape Solutions attended to present design plans and answer questions from the panel.

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

- The proposed 3-storey, 14-unit townhouse development will include nine different suite types in two buildings and will be designed in response to the surrounding area.
- The sloped land will allow for less perceived massing and will reduce shadowing effects. Flat roofs will also assist in reducing shadowing onto adjacent properties.
- Retaining walls will be installed along the west property line and in the parking area.
- Building placement will be aligned with the new Abstract Developments building on Penrhyn Street.
- All units will be fully accessible with ground level entry and an elevator. A garage and a deep driveway will be included for each unit.
- Living rooms and master bedrooms will be oriented towards the ocean view unless the orientation infringes on the privacy of a neighbouring property or unit.
- Stamped concrete rear patio areas large enough for furniture, as well as at least one semi-enclosed upper balcony are proposed for each unit.
- Exterior design elements will have a sophisticated yet casual beach impression and will include Cedar shake siding, prefinished corrugated metal panels, stone veneer, wood trellis, prefinished aluminum and glass guardrails, curtain wall glazing, prefinished metal flashing, high-end wood entry doors and aluminum clad vinyl windows.
- Penrhyn Street frontage will include a sidewalk and a meandering permeable paver drive aisle which will extend to the rear parking area; all landscaping will be fully visible from this viewpoint and will be inviting and attractive.
- Perimeter fencing will be installed around the proposal and patio screening will be included where required.
- 8 trees are proposed to be removed; however, 36 to 38 trees will be planted, six of which will be installed into the proposed street boulevard. Tree plantings will include Purple California Beech, Sweet Gum, Vine Maple, and Crimson Sentry Maple.
- Rain water management is extensive and the property will also be fully irrigated, rock work will be included for undulation and visual interest.

Comments from the Panel:

- Screening and / or buffering at the rear of the subject properties is not adequate and should be improved to better accommodate the existing single family dwelling located adjacent to the rear property line.
- Existing hedging should not be considered as part of the required separation at the rear of the proposal.
- The exterior materials of metal, wood and stone should be utilized in equal measure; wood should be used as an integrating material.
- The interior drive aisle is appreciated, as is the roof relief when viewed from afar.
- The overall design is to be complimented.
- Concern was expressed about the potential for an 'oil canning' effect occurring on metal pop-outs.
- There may not be adequate room at the rear property line for the proposed vine maples to be planted behind the retaining wall.
- A more efficient parking configuration should be discussed with the Planning Department.

MOTION:

MOVED by G. Smith and Seconded by R. Drane "That it be recommended that the design of the 14-unit townhouse development at 2590, 2594 and 2598 Penrhyn Street be approved as presented with consideration given to improving the rear parking buffer."

CARRIED

CASE #2017/08

Application by Erik Thompson, Colliers Project Leaders, and Scott MacNeill, Stantec Consulting, for a Development Variance Permit to construct a new four-storey, 9,500 m² health and wellness school under existing P-1 (Assembly) zoning at 4431 and 4441 Interurban Road (Camosun College). Variances are requested to increase permitted building height and for required parking.

Legal(s): Lot 5, Section 20, Lake District, Plan VIP68477
Lot 10, Section 20, Lake District, Plan VIP68477
Planning File(s): DVP00389
Planner: Chuck Bell

Comments from the Planner:

- The application proposes a 9,851 m² health and wellness school at Camosun College under existing P-1 zoning.
- Variances are requested for:
 - Building Height variance of 7.94 m (10.0 m maximum permitted, 17.94 m proposed);
 - Parking variance of 115 spaces (308 parking spaces required, 193 spaces proposed); and
 - Disabled parking spaces variance of two spaces (four disabled parking spaces required, two spaces proposed).
- Generally speaking, institutional uses are exempt from the requirement to appear before the Advisory Design Panel (ADP); however, in practice institutional applications appear before the ADP as a courtesy. In this case, Section 11.1 of the Glendale Lands Memorandum of Understanding refers to Design Guidelines and states “Camosun and BCBC recognize the role of the Saanich Design Panel in ensuring the guidelines are met.”

Erik Thompson, Colliers Project Leaders; Ray Wolf and Scott MacNeill, Principals, Stantec Architecture; Jennifer Stamp, Durante Kreuk Landscape Architects; and Ian Tol, Director of Facilities, Camosun College attended to present design plans and answer questions from the panel.

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

- The proposed four-storey building envisions a new 21st century health sciences academic teaching and learning facility at the Interurban Camosun College campus.
- This facility will offer flexible and adaptable inter-professional education and collaboration opportunities.
- The facility will offer a connective entry, atriums, collaborative hubs, outdoor learning spaces, therapeutic gardens, an indigenous space, social stairs, a working teaching clinic, laboratory, café, classrooms and offices.
- Access and egress opportunities have been fully explored to create a stronger campus plan and embellish and improve campus networking and barrier-free connectivity.
- Atrium design will take advantage of natural daylight and will create a stacked effect for insulation while pulling the entire building together. Solar shading opportunities will be used as well as natural ventilation along the east classrooms.
- Exterior concepts include shifted massing to create a welcoming and public building, preformed, charcoal-coloured metal panels and corrugated metal siding, architectural exposed concrete, curtain wall system with high performance glass, laminated glass guardrail, Douglas Fir wood soffit, and anodized aluminum sunshades.
- Storm water management directed to a controlled pond and extensive landscaping will connect the interior and exterior of the building.

Comments from the Panel:

- Exterior holistic and experimental planting opportunities should be explored.
- Accessible parking should be located closer to the main entrance.
- Transparency on the lower half of the building is appreciated; extending the transparency to the entire building to allow for the campus to view the inner workings could be considered, roller shades which match the colour of the soffits would ensure privacy at night.
- Reflective glass should be minimized to efficiently deal with possible heat gains.
- Multiple exterior colours should be avoided so as to not detract from the classic longevity of the building.
- Interior and exterior bench material should be complimentary in colour.
- The concept of natural landscaping influencing the architectural design is appreciated and inspired.
- Mass shifting, exterior finishes and the landscape plan are appreciated.
- The efforts to minimize the effects of grade challenges are successful.
- This elegant building design is well executed and respectful to the natural surroundings.

MOTION:

MOVED by C. Lee and Seconded by I. Gallant: “That it be recommended that the design of a new health and wellness teaching facility at 4431 and 4441 Interurban Road (Camosun College) be approved as presented and that comments from the Panel be considered.”

CARRIED

OTHER BUSINESS:

The Chair requested that filling the recently vacated seat representing persons with disabilities on the Advisory Design Panel be undertaken immediately to ensure input to future applications and to ensure a quorum can be achieved going forward.

The meeting adjourned at 4:35 p.m.

NEXT MEETING

The next scheduled ADP meeting date is June 21, 2017.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary