

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
July 5, 2017 at 3:00 pm

Chair: Ron Drane

Present: Eric Barker; Keith Davidoff; Illarion Gallant; Graham Gidden; and Tony James

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

Regrets: Cory Lee and Suzan Jennings

CALL TO ORDER

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

ADOPTION OF MINUTES

The draft minutes of the June 7, 2017 ADP were not available for Panel review; they will be considered for adoption at the next confirmed ADP meeting.

CASE #2017/09

Application by James Munro on behalf of the Greater Victoria Housing Society for Rezoning and Development Permit to rezone from Zone RA-1 (Apartment) to Zone RM-6 (Residential Mixed) in order to construct a 3-storey, 54-unit affordable apartment building for seniors and disabled persons and 10 attached housing units for families at 1780 Townley Street. Variances are requested.

Legal(s): Parcel A (DD 387967-1) of Lot 133, Section 26, Victoria District, Plan 11000, Except Part in Plan 32539

Planning File(s): DPR00634 / REZ00565

Planner: Andrea Pickard

Comments from the Planner:

- This application was originally considered by the ADP at its meeting of August 3, 2016; the proposal included a 4-storey, 51-unit apartment with 16 attached housing units for a total of 67 dwelling units.
- Council, at its meeting of October 17, 2016, postponed consideration of the original application in order for the applicant to address neighbourhood concerns.
- The amended application proposes a 3-storey, 54-unit apartment with 10 attached housing units for a total of 64 units.
- Variances are requested for:
 - Building height variance of 0.4 m (11.5 m permitted, 11.9 m proposed);
 - Separation between walls and outside corners of buildings variance of 2.2 m (12.0 m required, 9.8 m proposed);
 - Separation between walls and habitable windows variance of 1.5 m (12.0 m required, 10.5 m proposed)
 - Front yard setback variance of 3.0 m (7.5 m required, 4.5 m proposed);
 - Parking variance of 3 spaces (45 total parking spaces required, 42 spaces proposed); and

- Visitor parking variance of 15 spaces (21 visitor parking spaces required, 6 spaces proposed).

James Munro, Greater Victoria Housing Society; Adam Fawkes, CJ Rupp and Justin Chetty, HCMA Architects; and Paul De Greeff, Murdoch De Greeff Landscape Architects, attended to present design plans and answer questions from the panel.

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

- The Greater Victoria Housing Society (GVHS) is a registered, charitable non-profit that houses 1,500 seniors, people who require assisted living and families. The GVHS owns the subject property.
- The proposal includes designing to the Passive House Standard which results in high-performance, durable and resilient buildings with up to 90% reduced energy use, improved air quality levels and an increase in comfort by regulating temperature fluctuations. All units will be at or below housing income limits.
- Extensive community consultation has been undertaken; the amended plans have taken input into consideration and has received neighbourhood support. Green spaces between the rear of the proposal and neighbours will be increased. The existing hedge at the rear of the property will be retained or replaced if damaged during construction.
- Funding has been secured; however, timelines are tight.
- The 54-unit apartment building will include a driveway to underground parking and the main entrance will be located in the middle of the building in order to break-up the long street face. The building will be located as close as reasonable to the front of the property to provide more space for parking and to maximize the rear setback.
- Attempts have been made to minimize any shadow effects in the winter.
- The apartment building will include a common area on the main floor with outdoor space as well as a rooftop patio.
- The proposed roof is slightly articulated and will allow for future solar use.
- Design elements will include a combination of dark preformed metal panel siding and stucco, sikkens cedar siding, triple glaze windows, aluminum glass guards, fixed sunshades and asphalt shingles.
- The two storey townhomes will mix well with the existing neighbourhood and will include fencing around patios.
- Storm water management will be source controlled and managed through landscaping and rain gardens with a direct connection to Bowker Creek.
- Outdoor connectivity, improved tree retention, seating edges and walls in lawn areas, raised gardens and ornamental planting beds around units form part of the landscape plan.

Comments from the Panel:

- The relationship between the west side of the church and the proposal should be better connected.
- There is a barrack-like feel to the design of the proposal which may be attributed to the Passive House Standard design choice and related restrictions on articulations.
- Landscaping should include a soft edge to Bowker Creek and larger rain gardens; as much texture as possible should be created in the landscape plan with a more comprehensive planting list.
- Accessible parking stalls within the underground parking area should be relocated closer to the elevators.
- Pedestrian connectivity through the entire site could be improved and gathering spaces should be more easily accessed.
- The parking area will dominate the centre of the site and will present like a parking lot; this could be reconsidered.

MOTION:

MOVED by T. James and Seconded by E. Barker: “That it be recommended that the design of the apartment building and attached housing units at 1780 Townley Street be approved as presented.”

CARRIED

CASE #2017/10

Application by Paul Kitson, on behalf of Capital Region Housing Corporation, for a Development Permit in order to construct a 4-storey, 73-unit affordable housing apartment building with underground parking under existing CD-2MV (Comprehensive Development Mount View) zoning at 3816 Carey Road. Variances are requested.

Legal(s): Lot A, Section 24, Victoria District, Plan VIP88857
Planning File(s): DPR00691
Planner: Chuck Bell

Comments from the Planner:

- This proposal forms a part of the Campus of Care for a 4-storey, 73-unit 4 storey affordable housing apartment building; required zoning is in place.
- Requested variances are required for:
 - Building Height variance of 1.25 m (12.0 m maximum permitted, 13.25 m proposed);
 - Accessible parking spaces at grade variance of three spaces (four required, one proposed – *additional three accessible parking spaces located underground*); and
 - Parking variance of 30 spaces (83 spaces required, 53 proposed).

Paul Kitson and Christine Culham, Capital Region Housing Corporation; Margaret Newell, Joe Newell Architect Inc.; and Paul De Greeff, Murdoch De Greeff, Landscape Architects, attended to present design plans and answer questions from the Panel.

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

- The Capital Region Housing Corporation has been a wholly owned subsidiary of the Capital Regional District since 1982.
- 47% of renters in the capital region are paying more than 30% of their income on rent; this proposal offers housing opportunities for persons with lower income levels, who are on disability and / or seniors living and working in the community.
- The subject site is ideal for affordable housing; it has established connections, abuts a park and is close to amenities.
- The proposed 4-storey building will use the existing ramp for underground parking as well as the existing loop around Carey Place for emergency vehicles. The main entrance will be fully accessible.
- The northeast courtyard will mimic the existing courtyard and will include private space.
- The northwest side of the site will be planted with trees and a row of raised gardening beds, a gardening shed will also be installed.
- The plaza space on the north side will contain sizable trees and will be adjacent to a multi-use room.

- Rain gardens will manage the bulk of storm water to Cecilia Creek, with the exception of the plaza space which will utilize a drainage system.
- The connection between the building and the park will be mutually beneficial, including the opportunity for passive surveillance.

- Design elements will be cohesive to the palate of existing buildings on site and will include stucco, natural wood, stone and prefinished metal, and a combination of vertical and horizontal elements will be incorporated.
- A flat roof is proposed to maintain views and individual HRV systems would be within each unit to reduce the amount of roof top equipment. The roof top equipment would be screened to provide a noise barrier.

Comments from the Panel:

- The articulation and colour palette are successful; the design elements will be complimentary to the existing buildings on site.
- Accessible parking should be located closer to the main entrance.
- The location of the front entrance was questioned and the applicant responded that there are limitations due to the existing buildings and access route. Access to the underground parking would be shared with the adjacent building.
- Although the abutting park is close to the subject property, a successful connection has not been achieved; a pathway should be considered that leads to the park
- The five proposed parking spaces off the access loop create a circulation conflict with pedestrians accessing the park; this should be addressed more effectively.
- The courtyard is appreciated and should contain larger trees, this protected space has the potential to be an oasis for residents.
- A circuit pathway that leads to the park would be beneficial.
- All viewsapes should be taken advantage of and fully utilized.
- There could be an opportunity to integrate the covenant area into the landscaping plan.

MOTION:

MOVED by K. Davidoff and Seconded by T. James: “That it be recommended that the design of the 73-unit, four-storey, affordable housing apartment building with underground parking at 3816 Carey Road be approved as presented and the comments from the Panel be considered.”

CARRIED

The meeting adjourned at 4:24 pm.

NEXT MEETING

The next scheduled ADP meeting date is July 19, 2017.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary