

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
Saanich Municipal Hall, Committee Room No. 2  
August 2, 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 MaryAnn Greco, Senior Committee Clerk

Regrets: Cory Lee and Suzan Jennings

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**CALL TO ORDER**

The Chair to the Advisory Design Panel called the meeting to order at 3:00 p.m.

**ADOPTION OF MINUTES**

**MOVED by I. Gallant and Seconded by K. Davidoff: "That the minutes of the Advisory Design Panel meeting held on June 7, 2017 be adopted as circulated."**

**CARRIED**

**MOVED by K. Davidoff and Seconded by I. Gallant: "That the minutes of the Advisory Design Panel meeting held on July 5, 2017 be adopted as circulated."**

**CARRIED**

**CASE #2017/11**

**Application by Abstract Developments for Rezoning and Development Permit to rezone from Zone RS-6 (Single Family Dwelling) to Zone RA (Apartment) in order to construct a 4-storey, 56-unit multi-family residential building at 1586, 1588 and 1592 North Dairy Road and 3200 Wordsworth Street.**

Legal(s): Lots 21 & 22, block 4, Section 34, Victoria District, Plan 1228

Lots 4 & 5, Section 34, Victoria District, Plan 9016

Planning File(s): DPR00688 / REZ00591

Planner: Andrea Pickard

**Comments from the Planner:**

- The development site is comprised of four, single family dwelling zoned properties that form the block end fronting onto North Dairy Road across from Hillside Shopping Centre.
- The development has three road frontages: North Dairy Road, Keats Street and Wordsworth Street.
- Proposed rezoning for multi-family use is consistent with the Shelbourne Valley Action Plan, Shelbourne Local Area Plan, and Official Community Plan policies which encourage new multi-family developments within "major centres".
- Proposed density is above the existing "RA" (Apartment) zones; a new RA-10 zone is proposed this is not site specific and could also be used on other sites.

- Variances are requested for:
  - Parking variance for unit parking from a total of 84 to 47 spaces (1.5 spaces/unit to 0.83/unit)
  - Visitor parking variance from 17 to 6 spaces (0.3/unit to 0.1/unit)
  - Lot coverage of parking area from 30% to 42%, and parking space setback from 3 to 1 metres applies to two exterior lot lines.
  - Fence – variance along rear property line to allow the fence to extend to the property line versus within 3 metres of a street and it would apply to both Keats Street and Wordsworth Street
  - Building width from 55 to 55.9 metres
  - Front yard setback on North Dairy from 5.0 metres to 4.2 metres to the building face and 3.0 m to end wall entry
  - Exterior yard setback on Keats Street from 5.0 metres to 3.4 metres to the building face and 1.7 m to support post canopy
  - Rear yard setback from 7.5 metres to 6.1 metres

Korbin Da Silva, Abstract Developments; Chris Rowe, Low Hammond Rowe Architects; and Bev Windjack, Landscape Architect attended to present design and landscape plans and answer questions from the panel.

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

- The proposal has been worked on for over a year as it was delayed awaiting the acquisition of the fourth site.
- They have consulted with the neighbours, held two open houses with the public and incorporated the feedback into the proposal.
- This project site has been identified in the Shelbourne Valley Action Plan as a “major centre” which envisions the site as a protective buffer to the residential neighbourhood.
- The recommendation of the Shelbourne Valley Action Plan for the project site is a four storey apartment building.
- Staff encouraged traffic to flow mainly into the intersection at Wordsworth Street and North Dairy Road with a secondary vehicle access to and from the site on Keats Street.
- To create a street presence, the design addresses all three street frontages as primary and provides individual street level entrances for ground floor apartments.
- The building envelope has been shifted south towards North Dairy Road to increase the landscape buffer at the rear of the site; the centre mass of the building is also shifted farther south.
- The main parking entry is on Wordsworth Street with a secondary parking entry from Keats Street; the main entrance to the building is on North Dairy Road.
- The shadow study results in no impact in the summer months on the neighbours; rear gardens are impacted mid-day in the spring and fall months and everything is shadowed in the winter.
- Exterior materials include white stucco, cedar siding and iron fired brick with some colour accents.
- The building covers all but two thirds of the parking area.
- A generous main lobby has been provided on North Dairy Road with a secondary entrance on Wordsworth Street and a residents’ entrance on Keats Street.
- Each ground floor apartment has a corridor entrance and formal gated patio entrance that can serve as a front door as well.
- Storage is provided for each unit in a small basement area.
- There is a variety of unit types from studio to 2 bedroom + den to make the price point more

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- accessible to buyers.
- Given the proximity to the university and Hillside Mall, the units will be desirable to a mix of people.
  - A strong landscape buffer has been created on the north end of the site for the adjacent residential properties including a five foot high fence.
  - The landscape will be enhanced with significantly along North Dairy Road and includes a two metre wide separated sidewalk.
  - They have alternated Maple and Japanese trees throughout and pulled the fence back from front property line to allow for additional landscaping and trees.
  - Saanich will provide street trees along North Dairy Road.
  - Concrete paving will be provided for the entrances as well as bicycle parking.
  - Rain gardens will be located in the south west and south east corners of the property.
  - Sidewalks will be constructed on Wordsworth Street and Keats Street.
  - A total of 29 new trees, 800 shrubs / perennials will be provided and have been all selected for resilience and low maintenance.
  - The site slopes down from east to west by almost one metre so an important driver of the landscape plan was to address the grade change transition.
  - The mass of the building has been broken up into smaller-scaled portions and the height broken-up with horizontal bands of material, dark brick, white stucco and warm cedar siding.
  - The balcony areas would be treated with cedar siding
  - The roof line is articulated with parapets that are projected higher than the roofline and cut back.
  - The balconies and decks are semi-recessed and projected with some accent panels.
  - North Dairy Road improvements will include a bike lane.
  - Proposed parallel parking on North Dairy Road was not supported.
  - The entrance on the west is primarily provided for the convenience of residents needing to get into the bike room.

**Comments from the Panel:**

- The design is straight forward, clean and suitable for the area.
- In terms of the G units, it is unfortunate the balconies are close together although a frosted privacy screen is provided.
- The building is not relating well to the neighbours to the north, there could be more street animation if the landscaping and entrances along the front carried around on the side streets.
- It is a good project given the tight site.
- In terms of the visitor parking area, the pedestrian connectivity through the parking lot could be more clearly defined.
- The landscape design is realistic given the scale of the building; it is generous and soft without being overwhelming.
- Consideration could be given to a belly band between the brick and stucco.
- The massing of the building is appropriate given the mall across the street.

**MOTION:**

**MOVED by K. Davidoff and Seconded by I. Gallant: "That it be recommended that the design of the apartment building at 1586, 1588, and 1592 North Dairy Road and 3200 Wordsworth Street be approved as presented and the comments from the panel be considered."**

- Mr. Barker stated that the issue is not aesthetics but the relationship of the building to the neighbourhood in terms of how it relates to the rest of the community particularly with the north elevation.

**The Motion was then Put and CARRIED  
with Eric Barker OPPOSED**

The meeting adjourned at 3:35 pm.

**NEXT MEETING**

The next scheduled ADP meeting date is August 16, 2017.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**Committee Secretary**