

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
December 6, 2017 at 3:00 pm

Present: Jerry Blake; Keith Davidoff (Chair); Ron Drane; Graham Gidden; Tony James; Cory Lee

Staff: Chuck Bell, Planner; Andrea Pickard, Planner; Tania Douglas, Senior Committee Clerk

Regrets: Eric Barker, Illarion Gallant

ADOPTION OF MINUTES

MOVED by R. Drane and Seconded by T. James: "That the minutes of the Advisory Design Panel meeting held on October 18, 2017 be adopted as circulated."

CARRIED

CASE #2017/13

Application by Hillel Architecture to rezone from RS-6 (single family) to RA-9 (apartment) to construct a new 5 storey apartment building with 39 units.

Legal Description: Lots 19, 20, 21, Block F, Section 12, Victoria District, Plan 860
Planning File: REZ00594 / DPR00694
Planner: Chuck Bell

Comments from the Planner:

- The development site is zoned RS-6 and the applicant had applied to rezone to the RA-9 zone, however as they slightly exceed the maximum 1.5% FSR a new zone will be sought.
- There are no setback issues with this application. If zoned RA-9 they would need a height variance.
- The Local Area Plan identifies these properties as potential multi-family. The project is also subject to the Obed South Development Permit Area guidelines. The lots south of Obed Avenue between Albina and Orillia Street provide a transition between single family uses to the east and commercial uses to the west.
- Variances are requested for:
 - Building height.
 - Parking – reducing the parking from 59 to 38 regular spots (21) and reducing from 12 to 3 visitor spots.

In response to questions from the Panel, the Planner noted that they cannot vary density and the applicant is asking for an FSR of 1.6% so a new zone is needed. He also elaborated on the parking variances, noting that apartments typically require 1.5 parking spaces per unit.

Karen Hillel, applicant, introduced Greg Abbott, owner, and Bev Windjack, Landscape Architect.

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

- They are asking to construct a 5 storey, 39 unit rental building on 3 single family lots. The Tillicum Local Area Plan supports this type of project.
- Project is located in the Tillicum and Gorge area and there are other multi-family buildings nearby.
- The nearby commercial businesses will benefit from the increase in residents.
- Discussions with Saanich need to occur regarding the treatment of the south side of Albina Street as there are no sidewalks, curbs, gutters, etc.
- Underground parking is not feasible. Accessible parking spots will be on both sides of the building near the entry doors and will be 3.7 metres wide. There is parking on Albina Street.
- The minimum setback requirements are met.
- The building will have 6 studios, 25 1-bedroom units, and 8 2-bedroom units, with a range between 469 – 936 square feet per unit.
- A building manager will live onsite on the ground floor in a 1-bedroom unit.
- Originally the building was designed as 4 storey, but the Gorge Tillicum Community Association requested that a 5th floor be added, as they felt it was better use for the site. The top floor will be set back a little to reduce massing and shadowing. A social room will be included on this floor. Additionally, planting around the building edge was requested by the Community Association.
- The southwest and southeast corners will have trees planted along with decorative plants, ornamental grasses and evergreen shrubs.
- The building columns will have metal screens attached with vines growing up. One boulevard tree will be removed and replaced.
- All parking stalls utilize decorative paving which is non permeable.
- The owner noted this is a family project; they have owned and held onto the properties for 14 years. The Official Community Plan notes this area as being one for greater density.
- The area will be great for both younger and older residents as it is walkable and near services.
- There are three back units earmarked for subsidized housing. The onsite manager and the social room sets a quality and feeling of security and community.
- The neighbouring housing projects are primarily for seniors.

The applicant responded to various questions from the Panel regarding proposed building finishes, entrances, accessibility, landscaping and parking.

Comments from the Panel:

- The vertical screening to hide the concrete is good; the mix of pavement surrounded with landscaping as a buffer from parking is good.
- The entrance doesn't convey well. The two doors as shown is a bit confusing (applicant noted that one was an exit).
- Applicant was asked to consider permeable paving with an underground infiltration tank.
- The parking variance is good and is almost a 1:1 ratio for rentals.
- The intention for this to be for younger and older residents works well.
- Consider natural stone versus cultured stone; natural stone can be cleaned easier if vandalized.
- Room may be needed on the main floor to house the Hydro pad mounted transformer.
- The house on the northeast side may need a buffer/screening of some sort if development is not continuing that way down the street.

- In terms of buffers/security, suggestion to keep walls low.
- Suggestion made to consider making 1-2 suites accessible, with accommodating bathrooms (accessible showers and toilets).
- Visitor parking number seems small.
- Good design and addition to the neighbourhood. Consider clear cedar or natural rock cedar instead of metal siding on the lower fascia.

MOTION: MOVED by T. James and Seconded by R. Drane: “That it be recommended that the design of the 5-storey apartment building with 39 units at 2933, 2941 and 2949 Albina Street be accepted, with the applicant considering the comments made by Panel members.”

CARRIED

CASE #2017/14

Application by Abstract Developments to rezone from RS-6 (single family) to RT-5 (attached housing) to construct a new 16-unit townhouse development.

Legal Description: Amended Lot 1 (DD176635I), Section 25, Victoria District, Plan 1249

Amended Lot 3 (DD176636I), Section 25, Victoria District, Plan 1249

Planning File: REZ00592 / DPR00690

Planner: Andrea Pickard

Comments from the Planner:

- The site is two properties at the corner of Kings Road and Richmond Road, currently zoned RS-6 and developed as single family dwelling.
- Proposal is to rezone to RT-5, an attached housing zone for a 16-unit townhouse development. A development permit is needed.
- The site does have established large Garry oaks, Elms and other tree species; six bylaw protected and seven non-bylaw protected trees would need to be removed. The applicant is attempting to retain the existing trees along the property line and road frontages. Special efforts are proposed to retain the Elm trees along Richmond Road.
- Variances are requested for:
 - Reduced setback from 7.5 metres to 2.32 metres on Richmond Road and 7.5 metres to 3.20 metres on Kings Road.
 - Reduce rear setback from 10.5 metres to 2.98 metres (east lot line).
 - Reduce interior side lot line from 7.5 metres to 3.02 metres (to the deck) and to 2.18 metres (to the edge of the exterior).
 - Increase lot coverage from 45% to 51.75%.
 - Increase maximum height from 7.5 metres to 11.69 metres (at highest point).
 - Reduce parking from 2 spaces per unit to 1.6 spaces per unit (32 to 26).
 - Reduce open space from 5% to 4.83%.
 - Reduction in building separation (between living room windows) from 15 metres to 6.55 metres (between buildings B-C), and to 6.98 metres (between buildings A-C).
 - Reduce building separation (between other rooms) from 12 metres to 6.27 metres

(between buildings A-B), to 6.55 metres (between buildings B-C) and to 6.98 metres (between buildings A-C).

- Increase fence height from 1.9 metres to 2.4 metres to add a trellis on top of a solid fence.

Korbin da Silva, applicant, introduced Michael Moody, MJM Architect; Russ Collins, Zebra Designs; Scott Murdock, Landscape Architect and Mike Miller, Kyle Ryan, and Sam Ganong, of Abstract Development.

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

- The project is in an area that has major roads, transit, and cycling corridor. There is potential for more urban residences/density.
- Worked with neighbours since October of 2016 – originally 18 townhomes were proposed but this was reduced to 16 units after feedback was received.
- There are some challenges with trees on the sites. There are large Garry oaks on the site and they will preserve what they can. An arborist was brought in and they dug around to follow the root systems of the trees.
- They rearranged the site so that the neighbour on the north can see straight through the property; their views are not blocked.
- The north and east sides do not have primary windows and will have landscape screening.
- Frontages are on both the Kings and the Richmond Roadways. Buyers can purchase a two car garage if they want. The ratio for parking is 1.63 spaces per unit, some units have single car garages and some have two car garages.
- Buildings are positioned and cantilevered to provide space for the trees on Richmond Road.
- They will dedicate some land to Saanich for road widening on Richmond. The trees there will become Saanich property.
- The buildings were designed to fit under the existing tree canopy.
- Materials for the project were described. The goal is to create a vibrant, active streetscape.
- Currently there is no sidewalk on Kings Road, and there is a small sidewalk on Richmond Road, which provides a generous boulevard and greenspace. New sidewalks will be provided on both frontages with good separation between the patios and the street.
- The landscape plan was described. Most boulevard trees will be kept and a meandering sidewalk installed to help retain trees. A statutory right-of-way (SRW) would be granted for those portions that encroach on private property. Private patio space will be created. Decks will face the inside.
- In terms of stormwater management, permeable concrete pavers will be installed in parking areas, underground chambers will house roof water and release into the system slowly. Permeable pavers with banding will be installed in the driveway.
- Understorey plants will be planted around units. They plan to screen using native planting and hope to re-introduce some Garry oaks onto the property. Three Garry oaks to be removed and six will be replanted. Lower growing evergreens will be planted along the fencing.

The applicant responded to various questions from the Panel regarding proposed building finishes, entrances, accessibility, landscaping and parking.

Comments from the Panel:

- The accessible parking offered does not have any cover. Applicant should consider that many buyers are aging and have mobility issues.
- This will compliment other developments up the street and is nicely set back. Maneuvering vehicles on-site could be impacted if everyone leaves at the same time.
- Applicant should consider liability insurance in case someone is injured on the sidewalk where

- an SRW is used.
- The project compliments the streetscape and area. Consider building in disabled parking for visitors.
 - Question raised as to why the individual entrances are not different/separated from one another. Suggestion that they could have made entrances at the end of Building A more special by having a corner entrances.
 - The site is challenging and the applicant did a good job of addressing issues with setbacks and the bump out. The east setback is fairly tight but the vegetation will help as will the additional fence height.
 - Frontages look good but suggestion made to try to soften the entrances on Building C, which has garage doors beside the main entrances.
 - Design is good. Suggestion to consider putting a dormer on the Kings Road roof.

MOTION: MOVED by R. Drane and Seconded by J. Blake: “That it be recommended that the design of the proposed 16-unit townhouse development at 2707 Richmond Road and 1810 Kings Road be accepted, with the applicant considering the comments made by Panel members.”

CARRIED

The meeting adjourned at 4:45 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary