

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
October 3, 2018 at 3:11 pm

Present: Keith Davidoff (Chair), Tony James, and Robert McLeod
Staff: Chuck Bell, Planner and Susan Nickerson, Senior Committee Clerk
Regrets: Graham Gidden, Cynthia Hildebrand, Erica Sangster, Gary Smith, Cory Lee and Jerry Blake

CALL TO ORDER

ADOPTION OF MINUTES

Due to lack of quorum, the August 1, 2018 and August 15, 2018 minutes were not adopted.

CASE #2018/08 – 1028 Inverness Road

Application by Doran Musgrove, Architect, to enclose a covered parking area at the rear of an existing apartment building to provide a student study area. Variances for reduced parking are requested.

Legal Description: Lot A (DD241556I), Section 63, Victoria District, Plan 1781

Planning File: DPR00733

Planner: Chuck Bell, Planner

Comments from the Planner:

The Planner provided an overview of the process to date as follows:

- The property is zoned RA-3 (Apartment).
- The structure was built in 1977, at which time Development Permits were uncommon.
- Currently, the ratio of 1.5 parking spaces per unit applies.
- Due to the proposed exterior changes and the request for a parking variance, a Development Permit is required.
- The enclosed space would be used as common space for the student occupants.

D. Musgrove, Architect, applicant; D. Proven, Landscape Architect, Calid Services Ltd., and D. Ding, Vancouver Public Education Alliance (VPEA), presented the design plans to the Panel.

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

- The owner is an international education management company.
- The building was purchased to house students, aged 16 and 17, attending high school.
- Due to a shortage of homestay opportunities in the community, the District School Board is in support of the proposed housing.
- Each of the 11 units will house four students for a total of 44 students.
- The living rooms on the 2nd and 3rd floors will be converted to bedrooms.
- Students will have the option to prepare their own meals in the existing kitchens of each unit.
- The first floor units will house the caretaker and a chaperone.
- The proposed new common area will be used for studying, student activities and a space to

hold community and cultural events.

- Common area kitchen facilities will be used to prepare meals for students as well as for special cultural celebrations.
- The proposed renovation would reduce the number of parking stalls by nine. Eleven stalls will remain and are expected to be sufficient without the need for on-street parking.
- The residents do not own cars and therefore do not need parking spaces.
- Proposed upgrades to the building include fire alarms, a building security system, gate security and long and short-term bicycle parking.
- Landscaping will include the remediation of existing garden beds and addition of new hedge and drought tolerant plantings.
- The existing irrigation system will be upgraded.
- The lawn is in good condition and the existing mature trees will remain.
- The yard will offer a secure space for an outdoor classroom which may be accessed through the caretaker's office or the new common space.
- The exterior colour scheme of the building will remain neutral. The proposed design will blend into the existing look of the building.
- Students will occupy the residence throughout the calendar year.

The applicant responded to various questions from the Panel regarding the proposed exterior space, building finishes and parking.

Comments from the Panel:

- This is an excellent project and a way to repurpose an existing building for a good cause.
- The proposed new common room is a great opportunity for students to connect with the wider community.

Due to a lack of quorum, a motion was not made but the committee consensus was that the design is supportable.

The meeting adjourned at 3:40 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary