

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
November 21, 2018 at 3:06 pm

Present: Jerry Blake, Cynthia Hildebrand, Tony James (Chair), Robert McLeod and Erica Sangster

Regrets: Keith Davidoff, Graham Gidden, Cory Lee, and Gary Smith

Staff: Chuck Bell, Planner; Lynn Merry, Senior Committee Clerk

Guests: R. Emery, Quadra Cedar Hill Community Association and B. Porter, Mount Tolmie Community Association

CALL TO ORDER

CASE #2018/10 – 1560 Church Avenue

Application by Scott Davies, Cube Project Management Ltd., to rezone from C-2 and C-4 to the RA-9 zone to construct a new 21-unit, 4-storey multi-family building.

Legal Description: Lot A, Section 39, Victoria District, Plan 43445

Planning File: DPR00731/REZ00619

Planner: Chuck Bell, Planner

Comments from the Senior Planner:

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

- The property is currently zoned C-2 (General Commercial) and C-4 (Office & Apartment); the application is to rezone to RA-9 (Apartment) zone.
- The Shelbourne Valley Action Plan calls for mixed-use up to four storeys in this area.
- Variances are requested for setback, projections, open space, building separation and parking.
- It is proposed that some of the suites be “lock offs”; if the lock offs were used as rental suites, in addition to the requested variance, there would be a deficiency of an additional 26 parking stalls.

Comments from applicant / applicant representative(s):

Niall Paltiel (Island View Strategies Ltd.), Scott Davies (Cube Project Management) and Kevin Klippenstein (VDA Architecture Ltd)

- There are currently 1 and 2 storey commercial buildings on the property.
- The property is in close proximity to existing condo buildings, amenities, public transit, bike lanes and car shares.
- The proposed development is a similar design to adjacent residential buildings e.g. 3 habitable floors over underbuilding parking.
- Sustainability features include impervious surfaces and walkways, landscaping which will mitigate rainwater run off, and solar panel connections.
- Extensive engagement has been undertaken.
- The proposed development is consistent with the Regional Growth Strategy and the

Shelbourne Valley Action Plan; it maximizes density and generates additional housing stock for residents of all ages.

- Lock off units provide versatility to owners; they can be used as a second bedroom or rented out to offset mortgages; suites will have larger than normal decks.
- The reduction in the number of parking stalls help to make the units more affordable; there are an abundance of alternative modes of transportation in the area.

In response to questions, the applicant stated:

- Underground parking is not feasible because the small size of the site makes it impractical and would actually result in fewer parking spaces.
- Landscaping along the property line will help to mitigate the noise from the adjacent business.
- The washrooms and primary doors into washrooms meet adaptability requirements.
- There will be two disabled parking stalls available (only one is required by the Zoning Bylaw); an additional disabled parking stall will be considered.
- Using the roof as an open space is not feasible as these spaces are usually unused. A green roof is not practical as it can be a challenge to get a warranty for green roofs residential buildings.

Comments from the Panel:

- The proposed development is a balanced project in a transitional location and is appropriate infill.
- Because of the proximity to commercial, it is appropriate that there are no ground floor suites.
- The large decks are appreciated as there is a lack of available green space on the site.
- The 1.9 metre fence along the property line will help to screen the property.
- The lock off suite concept provides flexibility for owners.

MOTION:

MOVED BY E. Sangster and Seconded by J. Blake: “That it be recommended that the design to construct a new 21-unit, 4-storey multi-family building be approved as presented.”

The meeting adjourned at 3:38 pm.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary