

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
Saanich Municipal Hall, Council Chambers  
Via MS Teams  
December 15, 2021, at 3:03 pm

Chair: Keith Davidoff

Present: Jacy Lee, Erica Sangster, Nicholas Standeven

Regrets: Illarion Gallant, Greg Gillespie, and Janine Wigmore

Staff: Chuck Bell, Planner, and Lauren Mattiussi, Planner, Current Planning; and Tara Da Silva, Senior Committee Clerk

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**CALL TO ORDER**

The Chair called the meeting to order at 3:03 p.m.

M. Walker has resigned her position as Landscape Architect Representative. Legislative Services has advertised the position. This is Erica Sangster's last meeting as Architect Representative, her term as ended. Saanich and the Panel thank both of the members for their service.

**MINUTES**

**MOVED by J. Lee and Seconded by N. Standeven: "That the Minutes of the Advisory Design Panel meeting held on October 6, 2021, be adopted."**

**CARRIED**

**MOVED by E. Sangster and Seconded by N. Standeven: "That the Minutes of the Advisory Design Panel meeting held on October 20, 2021, be adopted."**

**CARRIED**

**4291 GLANFORD AVENUE, 750 AND 760 ENTERPRISE CRESCENT**

Application by Mike Geric Construction Ltd. (Greg Gillespie)

This is a rezoning and development permit application to construct a 251-unit, mixed-use condominium building.

**Legal Description:**

- Lot 1, Section 10, Lake District, Plan 51061
- Lot 2, Section 8B, Lake District, Plan 33271
- Lot 2, Section 10, Lake District, Plan 51061

**Planning File:** DPR00798; REZ00672  
**Planner:** Chuck Bell, Planner

**Comments from the Planner:**

- This application is to construct a new eight to ten-storey, 251 unit mixed-use condominium building.
- Variances are required for total parking, visitor parking and height.
- From a land-use perspective, this property falls within a neighbourhood, which supports low-rise and up to four stories, in the Carey Local Area.
- This site is designated as commercial and light industrial.
- Concern has been expressed regarding the scale and density of the proposed development as it is not located in a Major Centre.
- Although close to the Royal Oak Shopping Centre, this site's pedestrian access is not optimal.
- Staff have concerns about the loss of industrial zoned lands as policies speak to their retention.

**Comments from applicant /owner:**

Greg Gillespie, Vice President of Development, Mike Geric Construction Ltd; Dwayne Smyth, Architect and Alex Russell, Architect, Shape Architect; Mike Enns, Landscape Architect, LOCI Landscape Architecture + Urban Design; presented to the Panel:

- This development consists of three parcels; two are zoned M3, one is zoned C14. This site is unique in that it can bridge uses. The intention is not to decrease the industrial district.
- This site is at the focal point of three local areas. It is located on the edge of Royal Oak and North Quadra Local Areas but situated in the Carey Local Area. All policies in the LAPs have been taken into consideration.
- A goal is to align the circles of interest to meet the needs of everyone.
- Adjacent land uses include residential to the east and west, a microbrewery to the south and active industrial to the north.
- An open house was held in the microbrewery to generate talking points and start the project's vision.
- The project aims to create social spaces, retain as much as possible usable public space, achieve sustainability through design, provide affordable housing, seamlessly merge landscape and architecture, provide a new barrier-free route through the site and maintain some of the industrial character.
- Two hundred fifty-one units will be added to the housing stock, 15% of which will be rental and affordable rental units.
- The industrial presence will be maintained with industrial and commercial components.
- Three hundred fourteen parking spaces are provided for residential, commercial and industrial parking.
- The height of buildings varies between 15 m to 34 m.
- 73.5% of the outdoor space is publicly accessible.
- Public programs and benefits include affordable rental housing and a daycare on the premises.
- There is a significant grade drop from the northwest to the southeast corner of the property. There is a benefit for managing stormwater on-site; the goal is to give the community as much back as possible.
- Commercial uses include the childcare centre on one end and light industrial and office space on the other end. Enterprise Crescent will be used as a ramp.
- Both ends of the building are tipped down with the height at its peak, intentionally at the northeast corner.
- The corner café/restaurant space, with a covered canopy, becomes the gateway to the development.

- The vision for the open floor is to assist with the transitional massing, open the public level and allow for permeability in the buildings and sections.
- Materiality consists of steel panels, vinyl and metal windows, stone veneer, white stucco soffit, glass guardrails, steel retaining walls and embedded paving patterns.
- The unit mix consists of 58 studios, 90 one-bedrooms, 52 two-bedrooms and 51 two-bedroom + dens.
- The upper terrace of the site, directly adjacent to Glanford Avenue, functions as a publicly accessible space that acts as a green buffer between Glanford and the project.
- A gateway plaza features seating, signage and access to the catwalks.
- The paseo is the main pedestrian corridor into the site. It has a grand public staircase descending eastward and buffered with new Garry Oak Eco-system-inspired landscape beds and Corten® steel walls.
- The fitness loop/multi-use trail provides additional circulation for residents, linking the lower, middle and upper terraces with a multi-use pathway.
- This project enhances the community and light industrial space.

**In response to questions from the Panel, the Applicant stated:**

- Building C maintains and enhances the existing community and industries. There are other uses allowed outside of office space. This project provides an opportunity to open up at the ground level to enhance what is currently located there and provide some residential, almost a catch-all building.
- The elevator allows wheelchair accessibility from the parkade to the 3rd level to bypass the western edge's steep slope.
- Putting the daycare midblock was intentional to make the best use of covered outdoor space and make the area more animated.
- Corten® metal was chosen because it is natural and durable.
- There are two separate amenity areas for residents at the southeast corner and the hinge point where Building B takes a jog; they have not been fully programmed.
- As the grade differences are pretty significant, five sets of stairs take pedestrians down the paseo. The catwalk replaces an accessibility ramp; a ramp would be a massive piece of infrastructure.
- The lower parking, which extends the whole site, has access to all buildings. There is a separate entrance for commercial use and public areas.
- There are loading zones within the parkade and layby parking on Enterprise.

**Comments from the Panel:**

- This project is exciting and ambitious. There should not be any shadowing impacts on the neighbourhood.
- The design is well integrated into the slope of the site.
- Although Corten® is high quality and durable, there is some question about its use on a building of this scale. It also gets very dark when wet, appearing as a heavy and matte material.
- There was concern expressed about how visually heavy Corten® steel is for these buildings.
- Making a building taller by introducing voids does not reduce density; it increases it.
- The various uses and opportunities for employment are appreciated.

**MOVED by N. Standeven and Seconded by E. Sangster: “That it be recommended that the design to construct a 251-unit mixed-use condominium building at 4291 Glanford Avenue, 750 and 760 Enterprise Crescent be forwarded to Council subject to consideration of:**

- **The main cladding material of the project;**
- **Variation in materiality; and**
- **Simplification of vertical circulation through the building courtyard.”**

**CARRIED**

### **1555 and 1595 MCKENZIE AVENUE**

Application by MCM Partnership Architects (Peter Odegaard).

This is a rezoning and development permit application to construct a 387-unit, mixed-use residential and commercial project.

#### **Legal Description:**

- Lot 1, Sections 41 and 57, Victoria District, Plan 28938 Except Part in Plan 51323

**Planning File:** DPR00821; REZ00685

**Planner:** Lauren Mattiussi, Planner

#### **Comments from the Planner:**

- The property is approximately 7,469 m<sup>2</sup> or 80,294 ft<sup>2</sup> and is within the Shelbourne Local Area, the Shelbourne Valley Action Plan (SVAP) and the University Major Centre.
- The property is designated for an eight-storey mixed-use development.
- The site has three street frontages: McKenzie Avenue, Shelbourne Street and Garnet Road. Bike lanes and sidewalks are contained within the McKenzie Avenue and Shelbourne Street frontages.
- This proposal includes two commercial units located at grade. One commercial unit extends along the McKenzie Avenue frontage and the other along Shelbourne Street.
- Thirteen townhouse units are proposed along Garnet Road with grade access and outdoor patio spaces.
- A publically accessible plaza space is proposed on the corner of McKenzie Avenue and Shelbourne Street intersection.
- The remaining five-storeys of the building, extending from the second storey, will include 372 apartment-style residential units ranging from micro-units to three-bedroom units.
- At grade, onsite landscaping has been provided along Garnet Road. The applicant has included two areas on the second storey of the building as outdoor common amenity spaces that will be available to residents. Private amenity space in recessed balconies is provided for some of the units.
- Access to the surface parking and the one level of underground parking is proposed off Garnet Road. Long-term bike spaces are provided within the parkade; 170 storage lockers and a music room are also proposed.
- The proposed development will be approximately 19.5 m in height, have a proposed floor space ratio (FSR) of 3.64 and cover 90% of the lot. Given that this is beyond the density for Commercial Zones, a site-specific zone is requested. A new zone will mirror established regulations within commercial zones for building setbacks.
- Variances will be required to accommodate the proposed building setbacks, building height, and standard vehicle parking spaces.

- Specific feedback is being sought regarding whether the design fulfills the Shelbourne Alley Design Principle objectives:
  - As proposed the horizontal building width along the McKenzie Avenue frontage is approximately 100. m or 328 ft wide. A 7 m, 23 ft deep recess occurs at about the 20 m, 65' ft, mark of the width of the building and extends the vertical length of the building.
  - Given the anticipated longevity of this building, the proposed plaza and the proposed development's location within a Major Centre, commercial units should be flexible in their design to accommodate a variety of uses throughout the life of the building. Flexibility in commercial units can be achieved through ceiling heights. The proposed design shows a ceiling height that ranges from 12'3" to 14'3".
- As proposed the western portion of the Commercial unit along McKenzie is 5'8' or 1.75 m below the sidewalk at grade. This depression between the pedestrian public realm and the commercial unit will compromise the future division of the space into smaller units limiting its flexibility to address a changing market and ensure a vibrant pedestrian corridor. This depression between the public realm and commercial space will result in canopies with a height clearance of 9' or 2.7 m from the sidewalk grade.
- Staff would like feedback from the Panel on whether the proposed design of this commercial unit satisfies the objectives of the SVAP to create an active pedestrian street frontage by developing flexible commercial spaces.
- Staff would like feedback from the Panel on whether the current western elevation of the building is designed to anticipate the future redevelopment of the adjacent property at 1521 McKenzie Avenue (Fairways Market property).

**Comments from applicant /owner:**

Peter Odegaard, Architect, Musson Cattell Mackey Partnership (MCM), Mike Enns, Landscape Architect, LOCI Landscape Architecture + Urban Design; presented to the Panel:

- This development is a six-storey, mixed-use, purpose-built rental building.
- The site is 70 m x 100 m, located in the University Major Centre, to the west of Fairway Markets, with University Heights Shopping Centre across the street.
- The neighbourhood is characterized as suburban, retail and auto-oriented.
- The existing site has two and three-storey buildings, slightly separated from the public realm.
- Garnet has a wide boulevard setback and is detached from the public realm.
- The SVAP policy calls for vibrant, livable centres created by community hubs and enhanced streetscapes.
- This design creates an urban street edge with walkable environments.
- Neighbourhood analysis included current land use and the Official Community Plan for future land use and transportation. Urban design principles and precedent research comprise the design guidelines.
- Integrating a public plaza feature at the corner of Shelbourne and McKenzie will redefine the intersection.
- Architecturally varied street wall expression conveying the transition to the residential neighbourhood to the south is a priority.
- Varied massing, diverse materials, public realm interface and façade expression have been investigated and used to inform the design of the proposed building.
- The generous setbacks, "finger" extensions, and townhouses help articulate to break down the building expression into smaller components across each frontage.
- Retail units may also house some existing medical or professional services on site.

- All parking and loading will be internalized on-site with access proposed from a single location on Garnet Road. A single level of below-grade parking is accessed from an internal ramp at the site's interior; bike parking is accessed through a dedicated at-grade entry on the southwest corner.
- The second storey of the building contains the first floor of wood-frame construction along with indoor and outdoor amenity spaces.
- A typical floor layout has two banks of elevators and a secondary lobby on the northwest corner of the building. The top floor has a bridge element on the left-hand side where it drops off.
- The long elevations have been broken down into smaller-scale elements through sculpting and carving of massing.
- The longest elevation facing McKenzie is broken up into several components with a five-storey "link" element which is stepped down by a floor and set back to create varied elevation.
- The McKenzie and Shelbourne retail and lobby spaces are set back from the residential levels above, creating weather protection and distinct retail and lobby identities.
- Vertical brick-clad pilasters provide additional texture for demising retail spaces into smaller multi-tenant configurations.
- The townhouse units facing Garnet relate to the north and east residential facades in materiality with brick and metal cladding alternating at each unit.
- Public realm enhancements include corner plaza gathering nodes which are expanded and further articulated through feature paving, architectural design, lighting, street furniture and signage.
- The southeast plaza at McKenzie and Shelbourne is home to a commercial retail unit, public seating tables, plaza feature paving, public bench seating, boulevard planting and feature trees.
- The feature paving of the plaza extends to the boulevard, and catenary lighting helps define the public space.
- A public art installation and rain garden have been added to the boulevard on Shelbourne Street, adjacent to the bike lane.
- The second floor of the proposed building includes an extensive amenity complex that interfaces directly with both large outdoor deck spaces.
- The commercial retail frontage creates vibrant and attractive streetscapes, enhancing cycling, walking, and transit opportunities.
- Wide sidewalks are supported by benches, water fountains, bike racks, and high-quality street furniture. Planting buffers protect public gathering spaces from traffic.
- Storytelling boards and interpretive signage raise community awareness of the Shelbourne Valley's natural features, elements and history.
- Site access and entry points are pedestrian-friendly, welcoming and inviting portals.
- Passive design principles will be employed to reduce the carbon footprint of the proposed development.
- The project will enhance the urban forest with the preservation of significant trees as well as planting new trees.
- Urban agriculture is being considered as a possible amenity for building residents on the podium rooftop.
- The site's proximity to arterial transit lines, bike lanes and walking distance to amenities provide an opportunity for an innovative approach towards mobility.
- This proposal encourages alternate transportation modes and a reduced parking count. Enhanced bicycle infrastructure will be provided to encourage bike use. The proposed parking supply is anticipated to satisfy the demand based on the findings of a parking demand analysis.

- Shelbourne Street mobility improvements introduced as part of this project include a buffered bike lane, retention of four travel lanes, sidewalk and boulevard enhancements to increase the separation of sidewalks from traffic, and a new and improved transit bus stop.

**In response to questions from the Panel, the Applicant stated:**

- Due to the grade on Garnet, the southwest homes adjacent to the bike repair room and vehicle entrance are studio homes rather than townhomes.
- The western wing of the building is broken down into a separate “building” through façade articulation and materiality while also breaking down the scale of the north elevation.
- In the future, if there were to be multiple commercial retail units, stairs and a ramp will be required to gain access. As this is being programmed as a one-tenant space for a particular client for long-term use as a pharmacy, only one primary access point is required so access can be controlled.
- The commercial space is flexible; however, the intention is to lease this space for ten to twenty years.

**Comments from the Panel:**

- It is likely that the frontage will not be obscured or lack activation.
- The northwest lobby will provide animation; there is ample bike parking.
- It is worth investigating the exact location of where the parkade will be gated off.
- This proposal has a great mix of units and types of housing.
- There are not any concerns regarding the neighbouring site.
- The McKenzie Avenue frontage is long but is being treated carefully.
- Consideration could be given to having the westernmost building along McKenzie pick up some of the masonry languages to assist with above-grade massing.
- The demonstrated massing analysis alleviated concerns regarding the west property line.
- The courtyard spaces feel well proportioned.
- The rest of the project has more proportions to the facades; it feels as though the texture is missing from the westerly building.
- Consideration should be given to address the height issue at the western end of the building; with the height of the ground floor and the proportions of the second to sixth floors over the base, it looks like that part of the building wants to be on the ground.
- From the intersection of Shelbourne and McKenzie, the project seems to hover over the street; some people could find it overwhelming.

**MOVED by N. Standeven and Seconded by E. Sangster: “That it be recommended that the design to construct a 387-unit mixed-use residential and commercial project at 1555 and 1595 McKenzie Avenue be forwarded to Council as presented.”**

**CARRIED**

The meeting adjourned at 5:58 pm.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**COMMITTEE SECRETARY**