

MINUTES
ADVISORY DESIGN PANEL
Via MS Teams
Saanich Municipal Hall, Council Chambers
Wednesday April 6, 2022

A/Chair: Greg Gillespie

Present: Brad Forth; Andy Guiry; Jacy Lee; and Dorian Resener.

Regrets: Nicholas Standeven; Illarion Gallant; Keith Davidoff; and Janine Wigmore.

Guests: Nicholas Standeven; David McGrath; Xeniya Vins; Bianca Bodley; Mackenzie Godfrey; and Tina Yu, applicant team.

Staff: Chuck Bell, Planner; and Nancy Chaggar, Senior Committee Clerk.

CALL TO ORDER

The Senior Committee Clerk called the meeting to order at 3:01 p.m.

NOMINATION OF ACTING CHAIR

Greg Gillespie was nominated as Acting Chair for this meeting.

ADOPTION OF MINUTES

MOVED by A. Guiry and Seconded by J. Lee: "That the Minutes of the Advisory Design Panel meeting dated March 16, 2022 be adopted as amended."

CARRIED

RECEIPT OF CORRESPONDENCE

MOVED by J. Lee and Seconded by A. Guiry: "That the correspondence be received for information."

CARRIED

3405, 3401, 3399 AND 3385 SHELBOURNE STREET

Application by Abstract Developments

This application is to rezone from RS-6 (single family dwelling) to a new comprehensive zone to construct a 95 unit condominium.

Legal Description: Lot 5, Section 36, Victoria District, Plan 7544 (3405 Shelbourne Street)
Lot 6, Section 36, Victoria District, Plan 7544 (3401 Shelbourne Street)
Lot 6, Section 36, Victoria District, Plan 13678 (3399 Shelbourne Street)
Lot 5, Section 36, Victoria District, Plan 13678 (3385 Shelbourne Street)

Planning File: DPR00792; REZ00665
Planner: Chuck Bell

Comments from the Planner:

- The proposal is for a six-storey, multi-family building with 95 units.
- This development may be accommodated under RA-11 zoning.
- This site is located within the Shelbourne Local Area and is identified as part of the Shelbourne Valley Action Plan (SVAP).
- Parking variances will be required, and setback variances may accrue due to the zoning.
- A Modo car share agreement is proposed on the adjacent site.

Comments from applicant:

The applicant team presented to the Panel (Powerpoint on file) and noted the following:

- This development area is a key transportation corridor.
- A provision of the SVAP may allow for increased height and density, specifically if the applicant proposes significant community contributions.
- The goals of this project include: providing various housing options; contributing to the SVAP streetscape; and improving the public realm along the Shelbourne Street frontage.
- The applicant anticipates a four-storey street wall form of development for this project.
- The initial application was submitted in 2019/2020 and included a condominium component and courtyard muse, as well as a townhome configuration to the rear of the site.
- Through feedback from Staff and the community, it was determined that larger front yard setbacks were needed. As a result, the townhouse component was eliminated and setbacks were increased.
- A 6000 ft² landscape courtyard is proposed in addition to ample outdoor space for all units.
- A publicly accessible open greenspace with seating is offered and will likely be registered as a Statutory Right of Way.
- A single level parkade is proposed below grade and will meet the District's standards for EV charging. Bicycle parking is also offered underground.
- Subsidized monthly transit passes will be offered for up to two years to encourage use of public transportation.
- A short term loading area is provided.
- The intent of the design was to minimize the massing of the building.
- The materials selected for the development are efficient and low maintenance.
- The applicant was committed to creating high quality spaces with maximized views and natural light.
- Since the initial submission, the amounts of plants and trees has increased as a result of increased setbacks.
- Over half of the landscaping plants selected are native.
- The public amenity space will include interpretive and wayfinding signage.
- The amenity spaces and units meet the adaptable criteria for the project.

In response to questions from the Panel, it was noted:

- The vertical privacy screens on balconies are anticipated to be solid partitions to provide ample privacy, encourage use of outdoor space, and provide shade on hot summer days.
- The applicant has engaged with a transportation consultant to help calibrate onsite parking for this project. It is anticipated that the applicants will see less vehicle ownership, specifically with the smaller units considering the purchase price.
- The applicant is confident that there will be enough onsite parking for this project.
- Bicycle parking spaces will be high-quality and meet Saanich's guidelines.
- The use of Modo car share will be encouraged by providing memberships.
- The applicant tried to save trees along the rear property line but some were in poor condition.
- The Tree protection plan is outlined on the last slide of the presentation.
- 19 trees are designated as replacement trees.
- The outdoor landscaped area does not provide a large enough area for storm water treatment

- or rain gardens.
- There are five street trees proposed on the Shelbourne Street frontage.
- Overhead infrastructure (BC Hydro) constrains the incorporation of London Plane trees along the Shelbourne Street frontage Japanese Snowbell are proposed instead.
- The ground level patios include various layers of planters for a visual barrier, as well as a gate at the top of the stairs for added security.
- The private outdoor spaces on the 6th floor will have privacy screens between them.
- The outdoor amenity spaces will have some covered areas, and the lobby space may be large enough for gatherings to occur there.
- The District has adaptable housing guidelines which specify that washroom doors must swing out; however, applicants will consider alternate options to address this concern.
- The applicant intended to meet the bylaw requirement for accessible parking and plans to revisit the variance.
- Modo memberships will be offered to units that do not have a parking space.
- There are a few stairs to get to the bike room off the parkade; a bike ramp will be provided at this location.
- Waste management collection service providers will work with the applicant to ensure the proposed garbage room is adequate.

Comments from the Panel:

- The project is commendable and the look of the building is pleasant.
- Efforts to breaking down the mass, increasing setbacks and adding layers is appreciated.
- Concerns were expressed regarding the framed-in balconies and how they might restrict views and natural light into the units.
- Concerns were raised about parking deficiencies, and the possibility of vehicles using street parking.
- The tree retention plan shows that all trees will be removed; trees 866, 867, and 868 are not included in the plan.
- The fact that all units have a private outdoor space is impressive.
- The common outdoor amenity area is remarkable and provides for various zones.
- The garbage and electrical rooms come off a parkade exit; it was noted that this may not be allowed.
- The studio units have a deep covered window and will likely not get a lot of natural light.
- The two bedroom units have a washroom door that swings out halfway into a bedroom. This was noted as an accessibility concern.
- It was noted that indoor amenity spaces are lacking considering the size of this building.
- The project provides a good mix of units and price point variety.
- The fact that 100% of the parking stalls will be energized is commendable.

MOVED by B. Forth and Seconded by A. Guiry: “That it be recommended that the application to rezone from RS-6 to a new comprehensive zone to construct a 95 unit condominium be approved subject to the consideration of:

- a) Revisiting the number and species of street trees;
- b) Revising the landscape drawings to include all trees, specifically 866, 867, 868;
- c) Integration of rain water management with treatment of a rain garden;
- d) Providing an indoor amenity space;
- e) Re-evaluating the door swing in the hallway bathroom of unit type C3.”

The Motion was then Put and CARRIED

The meeting adjourned at 4:43 p.m.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY