

DISTRICT OF SAANICH
MINUTES OF THE ADVISORY DESIGN PANEL
Via MS Teams
Wednesday, September 20, 2023 at 2:00 p.m.

Chair: Greg Gillespie
Members: Stephen Deglow; Andy Guiry; Jacy Lee; Will Kryzmowski; Kimberly Simpson
Regrets: Brad Forth
Staff: Chuck Bell, Senior; Planner; Kirsten Brazier, Senior Committee Clerk

CALL TO ORDER

The Chair called the meeting to order.

ADOPTION OF MINUTES

MOVED by W. Kryzmowski and Seconded by A. Guiry “That the Minutes of the Advisory Design Panel meeting dated September 6, 2023, be adopted as amended.”

CARRIED

3347 & 3351 Glasgow Avenue

Application by Gray Crown Development Services

This application is to construct a six-story residential development with 50 residential units.

Legal Description: Lot 19, Victoria District Plan 17374 & Lot S3, Block G, Victoria District
Planning File: DPR00963
Planning Staff: Chuck Bell, Senior Planner

Comments from the Planner:

- The application is to rezone two parcels (RS-6 and RM-6) to the RA-11 zone to construct a 50 unit, six story multi-family building.
- Proposal is consistent with the Official Community Plan (OCP) and the Saanich Core Local Area Plan which identify this area as multi-family.
- The OCP designates this site as suitable for up to four stories. Six stories are proposed.
- The applicant has requested variances for parking and rear-yard setback.

Comments from the applicant:

- The site is located within the Saanich Core Development Permit area and is surrounded by multi-family buildings from four to six stories.
- Mature Garry Oak trees are located at the rear of the site.
- The land consists of two properties to be rezoned.
- This project proposes a combination of 1-bedroom, 1-bedroom plus den and 2-bedroom homes (total of 50 units).
- The ground floor units will have access to the street.
- The project is within the allowed density and building site coverage.
- The applicant has proposed 46 parking spaces. The amount required is 75 spaces. A parking study supports the requested variance.
- A visitor and drop off parking spaces are located at the front of the project at the street.
- The project is located on a main public transit route, and a Modo car share would be placed at the front of the building.
- A variance is requested for the rear setback of the properties.
- A six-story building would be in keeping with the surrounding developments.

- The project proposes two levels of underground parking with four visitor spaces on the first level.
- Adaptable units will be provided as part of this development.
- Hardie panels and planks would be used on the exterior, along with vertical cedar siding and stone veneer.
- Picket fencing would be installed where needed.
- Most of the plantings along the structure will be on slab. An appropriate depth of soil to support the plantings would be installed.
- The trees to be planted are native plants. Only the two boulevard trees are not a native species and services have been relocated to accommodate these trees.
- No construction work would be carried out in the covenant area in the rear. A Garry Oak restoration plan will be carried out as a part of the project. An additional 12 Garry Oaks would be planted in this area.

SUMMARY

In response to questions from the panel, the applicant stated:

- The amenity space will be for the residents to use as they see fit. The area is envisioned as being a meeting/flex space.
- The covenant area at the rear is a holdover from a previous development proposal. The addition of a chip trail was not anticipated at the time the covenant was put into place.
- The Garry Oak meadow will be cleared of invasive species. Additional Garry Oaks will be added to sustain the lifespan of the greenspace.
- This area is not a dedicated park space and the area would be kept in its the natural state.
- The owner of the properties is responsible for the maintenance of the covenant area and only the residents of the building will have access to this protected area.
- An arborist has been retained to consult on the project.
- The suites on the sides facing the neighbouring buildings have been appropriately designed to decrease overlook.
- On moving days, residents would load and unload using the drop-off area in front of the building. The underground visitor parking and elevator can also be used for moving.
- Garbage and recycling are located in the underground parking. Containers will be collected from parking level one and will be moved outside to be collected by the large truck.
- The applicant has noted that the windows and light at the sides of the building could be improved, and this as an area for further consideration.
- The addition of exterior amenity spaces would be a challenge due to the proximity to the neighbouring properties.
- A screening for the Pad Mounted Transformer has been noted as a challenge.
- No fencing has been proposed between the project and the covenant area. The fence to the north and south are already existing. If necessary, the older fence to the north would be replaced during construction.

In response to questions from the panel, staff stated;

- The covenant area is a holdover from a previous development proposal and it was not anticipated a chip trail be added. The area would be accessible for residents to walk in.
- There is not a policy in place that requires the outdoor space to be connected by pathways. This was not considered for the project due to the significant grade changes on the properties.

Comments from the Panel:

- This project is much needed in the area and is a good fit.
- Access to the covenant area needs to be provided to the residents as other outdoor amenity spaces are lacking.
- Consideration of opening the indoor amenity space to connect to the covenant area was suggested.
- Relocating bike parking to the P1 level would provide better access for residents and would be more family friendly.
- The ramp access to the parkade could be softened to be more visually appealing.
- The concrete retaining wall could be terraced and planted.
- Consider using glazing to have the amenity space open to the outdoor area.
- The façade and choice of materials fit in with the character of the surrounding buildings.
- The transportation demand measures and traffic consultant report supports the variance request for the reduction in parking spaces.
- The requested variance for the rear yard setback is not a concern.
- The lobby presents as tight and utilitarian and could be animated further.
- The rear elevation of the building could be further enhanced with the addition of glazing.

MOVED by A. Guiry and Seconded by S. Deglow: “That the application to construct a six-story residential development with 50 units at 3351 and 3349 Glasgow Avenue be approved subject to the consideration of:

- **Visual access to the covenant area from the units above;**
- **The addition of an outdoor amenity patio;**
- **Softening the parkade entrance through the use of stepped landscaping, lid or trellis;**
- **Increasing bike parking on P1 and L1 for ease of access;**
- **Access to the covenant area as appropriate; and**
- **Screening of the transformer.”**

CARRIED

The meeting adjourned at 3:36 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE SECRETARY