

**AGENDA**  
**ADVISORY DESIGN PANEL**  
To be held virtually via MS Teams  
Wednesday March 05, 2025 at 1:00 PM

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*The District of Saanich lies within the territories of the ləkʷəŋən peoples represented by the Songhees and Esquimalt Nations and the W̱SÁNEĆ peoples represented by the Tsartlip, Pauquachin, Tsawout, Tseycum and Malahat Nations.*

*We are committed to celebrating the rich diversity of people in our community. We are guided by the principle that embracing diversity enriches the lives of all people. We all share the responsibility for creating an equitable and inclusive community and for addressing discrimination in all forms.*

**A. ADOPTION OF MINUTES**

1. February 19, 2025

**B. COMMITTEE BUSINESS ITEMS**

**1. 3984 AND 3986 GORDON HEAD**

**Applicant:** Seba Construction

**Project Description:** To rezone from RS-6 to RA-11 to construct a 6-storey apartment building containing 78 units with 1 level of underground parking

**Planning File:** DPR01058 and REZ00752

**Planner:** Christine Rickards

**2. 81, 83, 85, 89, 95 CADILLAC AVE, 3691 WASCANA ST**

**Applicant:** Aboriginal Land Trust, Terra Housing

**Project Description:** Consolidation of six RS-6 lots to construct a 6-storey, 104-unit non-market rental building

**Planning File:** DPR01075

**Planner:** Thomas Kempster

**C. ADJOURNMENT**

Next Meeting: March 19, 2025 at 1:00 PM

In order to ensure a quorum, please contact Colton Whittaker at 250-475-5494 ext. 3642 or [colton.whittaker@saanich.ca](mailto:colton.whittaker@saanich.ca) if you are unable to attend.

**MINUTES**  
**ADVISORY DESIGN PANEL**  
Held via MS Teams  
February 19, 2025 at 1:01 PM

**ROLL CALL**

**In Attendance:** Greg Gillespie (Chair), Brian Fraser, Carl-Jan Rupp, Chris Gower (1:17 p.m.), Jacy Lee, Justin Gammon, Kimberly Simpson (1:06 p.m.), Matthew Jarvis, Xeniya Vins

**Guests:** Bart Johnson, Christine Lintott (Architect), Hayley Johnson (Architect), and Pieter Van Remoortere (Landscape Architect),

**Regrets:** None

**Staff:** Andrea Pickard, Senior Planner; and Colton Whittaker, Committee Clerk

**ADOPTION OF MINUTES**

**February 5, 2025**

**MOVED by J. Lee and Seconded by M. Jarvis: "That the Minutes of the Advisory Design Panel meeting held on February 5, 2025, be adopted as circulated."**

**RESULT: Carried 7 TO 0**

**IN FAVOUR:** Jarvis, Gillespie, Lee, Rupp, Gammon, Vins, Fraser

**OPPOSED:** None

**COMMITTEE BUSINESS ITEMS**

**4085 QUADRA ST AND 945 NICHOLSON ST**

**Applicant:** Christine Lintott (project architect)

**Project Description:** The application is for a zoning amendment and development permit for a 12 storey, mixed-use building containing 109 dwelling units, a childcare facility with 99 spaces, and a commercial rental unit located at the corner of Quadra and Nicholson.

**Planning Files:** DPR01070 and REZ00771

**Planning Staff:** Andrea Pickard, Senior Planner

Planning provided an overview of the proposal, followed by a presentation from the applicants (PowerPoint on file).

**The applicant noted the following in response to questions from the Panel:**

- The main entrance to the daycare facility is located off Nicholson Street, adjacent to a designated bicycle drop-off area.
- There are no separate out of unit storage lockers provided for residents.
- A substantial garbage and recycling area is located on the first parking level and is accessible via elevator, which has an at grade-level access into the underground parking area for ease of waste management.
- On-street loading spaces are provided along the Nicholson frontage to facilitate the movement of containers.
- The development includes two designated shared amenity spaces that provide outdoor access and are accessible to all residents.
- Accommodating safe and efficient drop-off and pick-up for the daycare facility was a key design consideration.
- The daycare entrance features physical openness, visibility, and direct at-grade access to

ensure a welcoming and accessible entry experience.

- The main level of the building has been raised to provide level access to the rooftop amenity space.
- The building incorporates a substantial parapet to reinforce the architectural expression.
- The applicant believes the overall proportions of the building can effectively support the parapet as designed.
- The development aligns with the Official Community Plan (OCP) as the area is in transition, supporting increased density and mixed-use development.
- The project is envisioned as a gateway development for the Quadra/McKenzie centre.
- The outdoor amenity space is intended for residents to use for small gatherings, with a washroom provided in the larger amenity area.
- The separation of amenity spaces was intentional, allowing for different outlooks and solar orientation to enhance usability.
- Consideration has been given to incorporating an outdoor amenity space on the rooftop.
- In addition to the residential entrance and Commercial Retail Unit (CRUs), the main level includes a secondary staff entrance for the daycare with bicycle parking provided for convenience.
- Building code requirements mandate multiple points of egress for the daycare.
- The overhang coverage along Quadra Street enhances the building's street presence and provides shelter for pedestrians and residents.
- The residential lobby will include a seating area, mailboxes, and access to both elevators and stairwells.
- The building consists of 109 residential units, including 65 one-bedroom units, 22 two-bedroom units, 11 three-bedroom units, and 11 studio units. The two-bedroom units typically feature a single bathroom.
- The placement of the Pad-Mounted Transformer (PMT) was a design challenge; relocating it in the rear corner off Nicholson Street was identified as the most effective solution and keeps it off Quadra Street.
- The selection of materials, fasteners, reveals, window treatments, and flashing details contribute to a high-quality building envelope.
- The subtle colour palette is intended to provide a refined differentiation in texture, tone, and materiality.
- The inclusion of horizontal banding around the tower form has been suggested as a potential design enhancement.
- Careful consideration has been given to window placement and detailing to enhance functionality and aesthetics.
- The tower form is designed to optimize the number of units while responding to the broader urban context. The site's transitional location informs its unique massing approach.
- The corner site and street frontage can effectively accommodate the building's massing, allowing it to define and reinforce the intersection as a gateway to the centre.
- The applicant believes the building is well-suited to the location and supports the area's evolving urban fabric.
- The daycare facility includes accessible access to both the lower level and outdoor play areas.
- The only daycare area designated for a specific age group is for children aged 0-3 years.
- The exterior daycare space is private and is not intended for use by the building's residents.
- The enlarged vestibule at the residential entrance serves as a welcoming space that fosters social interaction among residents.
- The two-tiered bicycle parking system provides a safe and efficient space for bike storage, the bike room accommodates a range of bicycle types, including cargo bikes.
- The tower steps back on the east side and incorporates a distinctive kink in its form, demonstrating a deliberate approach to massing that transitions toward the adjacent single-

family residential context.

- The podium design incorporates softened edges, carefully considered fenestration, and a generous side yard to allow for meaningful landscaping and planting.

**The following was noted during Panel discussion:**

- There is concern about the daycare entry adjacent to the drive aisle and potential congestion with many children arriving simultaneously. A daycare entry plaza with seating could be beneficial.
- Consideration should be given to pulling the door away from the drive aisle.
- Amenity spaces could include programmed elements such as soft surfacing, play areas, potting tables for urban agricultural, a small kitchen, benches, shade, and lighting.
- Consideration should be given to the tower's massing, particularly regarding shading impacts.
- Extending the slab edge to the western property line could help to displace the podium's sense of scale.
- The floor plate of the tower is 800m<sup>2</sup> which exceeds the guideline of a maximum of 650m<sup>2</sup> for the tower floor plate.
- The building's expression is simple and avoids arbitrary articulation, but greater definition of the podium, tower, and top should be considered.
- The development will serve as a gateway to the urban centre and this will be an iconic structure in the area.
- The combination of unit count, limited amenity space, and lack of storage is problematic. Additional storage would support long-term residency.
- Ensuring livable units will support long-term tenancy.
- The podium design is very sculptural and successfully addresses the street frontage, as well as the spaces above and below it.
- Having two amenity spaces is a positive feature.
- Lowering the parapet could make the building read as 12 storeys.
- The cladding and colour choices are well-executed.
- Shifting massing and density away from the western property line could be beneficial.
- Adding private patio spaces on level two would enhance resident experience.
- At-grade bike access is a strong feature.
- The unit mix is well-received, but livability of the three-bedroom units could be improved.
- The bike room design is safe and inviting, avoiding a purely utilitarian feel.
- Tiered plantings along Nicholson Street with integrated seating are appreciated.
- The building has many strong elements but is not a perfect form in massing.
- A massing study by the District for the broader area based on policy direction may be beneficial.
- Effective amenity spaces are essential as the District densifies with more multi-unit housing, and a rooftop amenity space could enhance the building's design.
- Breaking up the scale with subtle design elements could enhance the façade.
- Mid-rise massing elements could help integrate the building within its context.
- The massing creates a wide presence especially to the north and south. Height adjustments could help improve proportions.

**MOVED by J. Gammon and Seconded by M. Jarvis: “That it be recommended that the design to construct a 12 storey, mixed-use building containing 109 dwelling units, a childcare facility with 99 spaces, and a commercial rental unit located at 4085 Quadra St and 945 Nicholson St be approved subject to considerations of:**

- **Improved day care access and entrance;**
- **Improved massing of the tower to better support design guidelines;**
- **Appropriate sized in suite or out of suite storage for each unit;**
- **Enhanced amenity space programming.”**

The following discussion ensued:

- The combination of the building’s density and its current massing is a point of concern.
- The design does not adhere to the guidelines that establish limits on tower floor plates.
- It would be beneficial to demonstrate how these units align more closely with BC Housing’s minimum standards, especially with consideration to storage space and size of amenity areas.
- Consideration should be given to enhancing the programming of amenity spaces and incorporating additional unit storage, as both are critical to long-term livability.
- Increasing the size of the amenity spaces may provide greater functionality and improve overall experience for residents.
- The rooftop presents an opportunity for better utilization, potentially as an additional amenity space, which would contribute a complementary design element to the top of the building.
- There are inherent trade-offs with a project of this scale, as this is the first building of this size in the area. A smaller development may not be able to accommodate rental units, a daycare, commercial units, and other key features.

**RESULT: Carried 7 TO 2**

**IN FAVOUR:** Jarvis, Gillespie, Lee, Simpson, Gammon, Vins, Fraser

**OPPOSED:** Gower, Rupp

## **ADJOURNMENT**

**MOVED by M. Jarvis and Seconded by J. Lee: “That the meeting be adjourned at 3:49 p.m.”**

**RESULT: Carried 9 TO 0**

**IN FAVOUR:** Gower, Jarvis, Gillespie, Lee, Simpson, Rupp, Gammon, Vins, Fraser

**OPPOSED:** None

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE CLERK

DRAFT