

AGENDA
ADVISORY DESIGN PANEL
To be held virtually via MS Teams
Wednesday April 16, 2025 at 1:00 PM

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. April 2, 2025

B. COMMITTEE BUSINESS ITEMS

1. 804, 812, 820 MCKENZIE AVENUE AND 4007 RAINBOW STREET

Applicant: Urban West Architecture Inc., ATTN. Justin Bennett

Project Description: Rezone the site from RS-10 (Single Family Dwelling) Zone to RA-11 (Apartment) Zone to construct a 6 storey 113-unit apartment building (market strata) with two levels of underground parking. Variances are requested.

Planning File: DPR01059; REZ00764

Planner: Christine Rickards

C. ADJOURNMENT

Next Meeting: TBD

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

MINUTES
ADVISORY DESIGN PANEL

Held via MS Teams
770 Vernon Avenue
April 02, 2025 at 1:00 PM

ROLL CALL

In Attendance: Greg Gillespie (Chair), Chris Gower, Matthew Jarvis, Jacy Lee, Xeniya Vins (1:16 p.m.), Brian Fraser (1:41 p.m.)
Regrets: Kimberly Simpson, Sean Partlow
Guests: Will Peereboom, Victoria Design Group, Matthew Bourque, Realtor, Gary Aujla, Owner
Staff: Chuck Bell, Planner; Eric Joyal, Planner (1:28 p.m.); Colton Whittaker, Committee Clerk

ADOPTION OF MINUTES

MOVED by J. Lee and Seconded by C. Gower: “That the Minutes of the Advisory Design Panel meeting held on March 19, 2025, be adopted as circulated.”

RESULT: Carried 6 TO 0

IN FAVOUR: Gower, Jarvis, Gillespie, Lee, Vins, Fraser

OPPOSED: None

COMMITTEE BUSINESS ITEMS

794 BURNSIDE ROAD WEST

Project Description: Application is for a Form and Character Development Permit to relocate the existing house on site and construct an addition under the existing C-1 (Local Commercial) Zone.

Applicant: Gary Aujla

Planning File: DPR01074

Planning Staff: Chuck Bell, Planner

Planning provided an overview of the proposal, followed by a presentation from the applicants.

The applicant noted the following during a verbal presentation:

- The proposed addition on the Marigold Avenue side and rear will function as a distinct architectural element.
- The primary building massing will be positioned along Marigold Avenue, with a contemporary design aesthetic. A setback is planned along Burnside Road.
- The site layout is constrained by the proximity between the parking lot and the building, with a pedestrian pathway connecting the parkway to the residential unit.
- The pedestrian pathway will be accessible from Marigold Avenue.
- Minimal vehicle traffic is anticipated.
- The commercial unit is intended to serve the local community, with nearby schools contributing to significant pedestrian activity.
- The commercial unit will have accessible, at-grade entry directly from the sidewalk.
- The rear north elevation faces a neighboring building that is situated approximately two feet from the setback line.

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

- The number of parking stalls required is below the threshold that mandates an accessible parking stall.

- The building will receive new finishes, including colored stucco.
- Fiber concrete panels will be used for the commercial area.
- The metal siding will feature a wood grain texture.
- The design goal is to maintain a simple form that does not compete with the heritage house.
- Multiple iterations of the parking layout were explored while addressing the needs of the addition.
- Discussions with the District about reducing the driveway width were undertaken but were not supported.
- Introducing different materials in the parking area could help break up the hardscape.
- While the number of parking stalls exceeds what may be necessary, compliance with the bylaw dictated the current layout.
- There are no requirements for Electric Vehicle (EV) stalls for restaurant commercial use, so no EV parking stalls are included.
- A small car parking spot variance was requested to preserve a small chestnut tree near Burnside Road.
- Three trees will replace a removed maple tree in the corner of the site.
- Two additional trees will be planted further down Marigold Avenue, replacing two deciduous trees.
- The primary tree being removed is a 0.3m fir tree in the back courtyard, which was deemed insubstantial.
- The fencing plan primarily consists of wood fencing, with concrete fencing along the adjacent building on the north property line.

The following was noted during Panel discussion:

- It's a unique situation having a C-1 zone designated property in this location.
- The site appears heavily dominated by parking and hard surfaces.
- Commercial units in neighborhoods can contribute to vibrancy.
- The material variation and glazing provide some relief and interest.
- This is a creative attempt at relocating an existing building and addressing the site conditions.
- Adding a boutique commercial unit is a unique aspect of the design.
- The amount of parking is excessive and opportunities to reduce it should be explored.
- The creative use of the lot is appreciated, but reducing parking could help incorporate more greenery.
- The close proximity between vehicles and pedestrians could be problematic.
- Providing more space for pedestrians would be beneficial for safety.
- There are ways to alleviate parking requirements such as by adding electric chargers and exceeding the required number of bike stalls.
- Circulation by foot around the site appears difficult without going out to the sidewalk.
- A stronger relationship between the addition and the existing building, particularly in terms of color choice, could be beneficial.
- Softening the area next to the neighboring property could be achieved by using a wood fence instead of a concrete fence.

MOVED by C. Gower and Seconded by M. Jarvis: "That it be recommended that the design to construct an addition under the existing C-1 (Local Commercial) zone at 794 Burnside Road West be approved subject to considerations of:

- **Decrease in parking;**
- **Additional landscaping;**
- **Decrease in fence height at the north-east property line."**

The following discussion ensued:

- This is a supportable project with a unique boutique element.

RESULT: Carried 6 TO 0

IN FAVOUR: Gower, Jarvis, Gillespie, Lee, Vins, Fraser

OPPOSED: None

ADJOURNMENT

MOVED by J. Lee and Seconded by M. Jarvis: “That the meeting be adjourned at 1:50 p.m.”

RESULT: Carried 6 TO 0

IN FAVOUR: Gower, Jarvis, Gillespie, Lee, Vins, Fraser

OPPOSED: None

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE CLERK

DRAFT