

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 1
March 13, 2019 at 3:02 pm

Present: Jerry Blake, Illarion Gallant, Cynthia Hildebrand, Cory Lee, Robert McLeod, Doran Musgrove and Erica Sangster

Regrets: Keith Davidoff and Gary Smith

Staff: Chuck Bell, Planner; Gina Lyons, Planner; and Lynn Merry, Senior Committee Clerk

CALL TO ORDER

The Secretary to the Advisory Design Panel called the meeting to order at 3:02 p.m.

ELECTION OF VICE CHAIR

- Vice Chair of the Advisory Design Panel for 2019: Erica Sangster

ADOPTION OF MINUTES

MOVED BY Illarion Gallant and Seconded by Cynthia Hildebrand: “That the Minutes of the Advisory Design Panel meeting held on February 13, 2019 be adopted as circulated.”

CARRIED

CASE #2019/02 – 5486-5488 Patricia Bay Highway

Application by Aaron Vornbrock, Urban Design Group Architects Ltd., to construct a retail building under existing C-2 (General Commercial) and new gas pumps, convenience store and drive-through restaurant under existing C-8 (Service Station) zoning.

Legal Description: Lot A, Section 39, Victoria District, Plan 43445

Planning File: DPR00723

Planner: Chuck Bell, Planner

Comments from the Planner:

The Planner provided an overview of the process to date as follows:

- The application proposes construction of a retail building under the existing C-2 zoning and new gas pumps, convenience store and drive through restaurant under existing C-8 zoning.
- Variances are requested for setbacks and parking.

Comments from applicant / owner / applicant representative(s):

Aaron Vornbrock, Urban Design Group Architects Ltd., presented the design and landscape plan and answered questions from the panel:

- The property is irregularly shaped with the portion near Hamsterley Road being nine feet higher than the general elevation where the gas pumps are located; a retaining wall will be required along the portion of the property at the higher elevation and will include a guard rail for pedestrian safety.
- The property will be accessed from Sayward Road and the Patricia Bay Highway.
- The proposed drive-through will have room to accommodate eight vehicles in the queue; bikes racks for six bikes will be located on the site.
- The applicant will commit to installing two electric vehicle charging stations on the property.
- The proposed illuminated sign will be 7 m high and will be shared by all the businesses on site.
- 22 new trees will be planted on the property; the businesses will share an enclosed garbage bin.
- The businesses will be accessible with automatic doors and there will be two handicapped parking stalls side by side.
- Signage will commemorate the building that was the first service station on the site.
- Vehicles exiting the property onto the Patricia Bay Highway could wait for the red light to exit safely.
- The buildings will be constructed with concrete upstands, pre-finished aluminium storefront glazing, EPIS panels and metal canopies over entrances; the windows will be clear glass.
- Upgrades will include new sidewalks and street lighting on Sayward Road and Hamsterley Road.

Comments from the Panel:

- Root barriers for the new trees and maximum soil measures should be considered.
- There is concern with the egress from the property onto the Patricia Bay Highway.
- Placement of trees should not obstruct vehicular sight lines.
- Having the handicapped parking stalls side by side is appreciated as it leaves room to maneuver between them.
- There is concern with the portion of the property that is at the higher elevation and the proximity to the drive-through; some sort of barrier or guard rail could be considered.

MOVED BY Illarion Gallant and Seconded by Robert McLeod: “That it be recommended that the design to construct a retail building under existing C-2 (General Commercial) zone and new gas pumps, convenience store and drive through restaurant under existing C-8 (Service Station) zone at 5486-5488 Patricia Bay Highway be approved as presented considering panel comments.”

CARRIED

CASE #2019/03 – 3800 Finnerty Road (University of Victoria)

Application by Mike Wilson, Director, Campus Planning and Sustainability to vary the P-1U (University) zone to construct one 8-storey building and one 11-storey building for new student housing and dining hall.

Legal Description: Lot 1, Section 31, 44, 45, 71, 72, Victoria District, Plan VIP57957

Planning File: DVP00427

Planner: Gina Lyons, Planner

Comments from the Planner:

The Planner provided an overview of the process to date as follows:

- The proposal is for the construction of one 8-storey and one 11-storey building; the buildings will house a dining hall, servery, meeting rooms, and two new classrooms and a total of 783 student housing beds.
- Variances are requested for height and parking.

Comments from applicant / owner / applicant representative(s):

Mike Wilson, Director, Campus Planning and Sustainability, University of Victoria; Cas Brenner, Joseph Fry, David Perry, Director Property Management Services, University of Victoria; Scott Kingham, Facilities Management, University of Victoria; and David Bell,

- The location of the proposed buildings was selected because of the proximity to student services and ensuring that the relationships with the single family dwellings in the adjacent neighbours is maintained.
- It is appropriate to move up rather than out to retain greenspace; the height of the buildings is focused near the centre of campus.
- The buildings will frame the greenways and commons; the second floor of each building will overhang the first floor resulting in a covered walkway for pedestrians.
- Some existing buildings will be deconstructed and materials may be reused in the construction of the new buildings.
- Student lounges will be located on each of the floors that have student housing.
- The buildings will be constructed to LEED Gold V4 and passive house building certification and will include sustainability features such as high efficiency mechanical, air distribution, windows and building envelope and low window to wall ratio.
- There will be significant gathering spaces and a corridor of movement with a double row of oak trees; existing trees and lawn will be retained.
- Storm water will be captured onsite through a water feature; there will be a 3:1 tree replacement ratio and 2:1 replacement for bylaw protected trees.
- The podium level will reduce the impact of wind tunneling.
- A shadow study reveals that there will be no additional shadowing than there is currently; the 100 m setback reduces the effect of shadowing on neighbouring houses.
- Green roofs were not considered as there are challenges with maintenance and management.
- An elevator consultant advised that two elevators are sufficient for the buildings; residents have stair access as well which is accessed by a fob.
- It is important that students use the public outdoor space therefore decks were not considered.
- There is a BBQ area which is maintained by food services.
- Each building has laundry facilities and a teaching cooking area.
- Higher buildings were considered but it was deemed appropriate to consider incremental growth on campus.
- It is believed that the demand for parking on campus will decrease as those students using parking would move to campus; less than one student in 10 have vehicles.

- Typically visitors to campus come on weekends when there is less of a demand for parking.
- There are wheelchair accessible rooms on each floor and a greater variety of rooms are available, such as those with sleeping accommodations for a caregiver.
- Lighting will be upgraded to LED but it is important to be mindful of the effect lighting may have on the research telescopes on campus.
- A combination of native and adaptive plants will be planted; the sedge in the water feature will grow to about 2 feet which means if you are sitting you will be able to see over it.

Comments from the Panel:

None

MOVED BY Illarion Gallant and Seconded by Cynthia Hildebrand: “That it be recommended that the design to construct one 8-storey building and one 11-storey building for new student housing and a dining hall at 3800 Finnerty Road be approved as presented.”

CARRIED

ADJOURNMENT

The meeting adjourned at 4:28 pm.

CHAIR

I hereby certify these Minutes are accurate.

COMMITTEE SECRETARY