

DISTRICT OF SAANICH
MINUTES OF THE ADVISORY DESIGN PANEL
Via MS Teams
WEDNESDAY, JUNE 21, 2023 at 2:00 p.m.

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

CALL TO ORDER

The Chair called the meeting to order at 2:01 p.m.

ADOPTION OF MINUTES

MOVED by A. Guiry and Seconded by W. Kryzmowski, “That the Minutes of the Advisory Design Panel meeting dated June 7, 2023 be adopted.”

MOTION RESCINDED

The June 7 minutes were amended. The panel will consider adoption at their next meeting.

1805 Feltham Road

Application by Aryze Developments.

This application is to construct a 5 storey, 91-unit apartment building with below grade parking.

Legal Description: Lot 1, Section 58, Victoria District, Plan 34089
Lot 11, Section 58, Victoria District, Plan VIP66313
Lot 1, Section 58, Victoria District, Plan 6378,
Except part in Plan VIP66313
Planning File: DPR00990
Planning Staff: Gina Lyons, Planner

Comments from the Planner:

- This application is to construct a five-story mixed-use (utility and residential) development with 91 residential units over below grade parking
- Located in the Gordon Head local area, in the Fairburn Neighbourhood and approximately 750m from Feltham Village at the intersection of Feltham Road and Shelbourne Avenue.
- The Official Community Plan (OCP) identifies this site as a neighbourhood. The OCP contains up to four stories in height. The draft OCP does not propose any changes to the subject sites designation or maximum development height.
- Gordon Head Local Area Plan contains policy to consider multi-family rezoning for multi-family housing only where significantly more community amenities are provided than would be the case with traditional single-family subdivision. Amenities could include, but are not limited to open space preservation, protection of vegetation and natural features, enhanced pedestrian circulation, and/or innovation in housing form. Multi-family developments must respect the scale of adjacent uses and the environmental character of Gordon Head.

- A district owned pedestrian connection bisects the parcel. Staff are requiring that a pedestrian connection be included in the proposed development.
- Comments are requested on massing and height, has the development responded adequately to the existing single-family residences, the proposed pathway as a public pathway, and general form, character, and site planning.

Comments from the applicant:

- The site will hold telecommunications infrastructure and have rental housing.
- The project has been staggered to create outdoor amenity spaces and to preserve the pedestrian pathway connection.
- Density has been concentrated along the Feltham side of the build and decreases the project moves back into the neighbourhood.
- The added steps in the building allow for large trees to be retained.
- A variety of outdoor greenspaces have been included in the design. A range of designs for sunny and rain garden spaces have been envisioned.
- The design allows daylight to enter from two sides. The living and bedroom spaces have been staggered to address overlook between the suites
- The pathway design has been updated to reflect staff comments. The bridge has undergone some refinements to ensure this path feels like an active public space.
- The height of the bridge has been closely considered.
- The site is a steep slope which has been taken into consideration on the site, especially along Feltham.
- The scale, texture, and warmth of materials have been considered in the exterior materials.
- The building is five stories with 91 homes, and is a mix of studio, one bedroom, two bedroom and three-bedroom units. Building will be to Step Code Three.
- Underground parking and bike storage reflect the Active Transportation Plan.
- The landscape has been designed in to “rooms” to create a variety of spaces.
- The two existing trees on the southeast have been integrated into the landscape design. A sharp grade from the adjacent pedestrian pathway provides sunny lawn area. A grove of trees will be planted to the west.
- Drought tolerant low maintenance shrubs and pollinators will be planted along with native plant and perennials.
- The space between the public and private areas will be defined by the landscape.
- Two large rain gardens area are planned for the east and west of the project.
- There are two main plaza areas, one on the ground floor and one on the rooftop. The main floor is an extension of the rain garden. A large rooftop patio has been planned.

In response to questions, the applicant stated:

- The level of care and attention given to all aspects of this project is evident.
- The existing apartment zoning was used to establish the setbacks. These were then balanced out with what was needed to provide the courtyard areas.
- The plantings for the pathway will provide an area between the public and private spaces. An opportunity exists to provide fencing if required. The design has some flexibility to close off in the future should that change become necessary.
- The gravel pathway is to provide residents with access to the patios.
- A parking variance is being requested. 139 stalls are required, and the applicant is proposing 62 stalls.
- Distance between the two buildings (Blocks One and Three) with the three-bedroom units are 28 feet. The windows are staggered.

- On level two there is a bridge that connects across to the suites from the parking area. The only suites without this connection are at the back of the main level.
- The height of the trees in Zone Four at maturity would be approximately 3m tall. These trees would not provide screening for the upper floors.
- Family orientated bike parking is located in the underground.
- There is no at grade egress directly from L1. There are two exit stairs within the 6m requirement.
- The acoustic treatment to abate the noise from the generator room is being worked on in consultation with the Telus team. Acoustic baffles will be installed.
- The pad-mounted transformer on Feltham would have an evergreen screening.
- The fuel tank would be buried underground.

SUMMARY

Comments from the Panel:

- The addition of fencing to the private areas is need for this project.
- The staggered buildings and the larger suites with corner units are appreciated.
- Exposure of the semi-public spaces may discourage residents from using the areas as they are currently designed. A barrier that would help to separate this to maintain the private resident spaces should be considered.
- The last unit should be connected to the exterior.
- The setback to the neighbouring buildings could be reconsidered.
- The exterior materials at the ground level appears to be lacking.
- Consider putting the bike parking at grade. The arranging of bike parking could be more accessible, especially family orientated bike parking.
- The outdoor open spaces could have a better connectivity to the building. All ground floor patios should have steps out.
- The three-bedroom unit on the northwest side on the courtyard would be well served by having an exit directly to the outside.
- The roof top area could be better utilized, i.e., artificial turf for outdoor yoga, outdoor play areas. It is currently under programmed.
- A fence to visually define the private spaces would be a good addition.
- Consideration of a loading area to allow for resident move in was suggested.
- Delineation between public and private space in the outdoor areas would be appreciated.
- The close proximity between the overlook of three-bedroom units is a concern.
- Consideration of having the bike parking with direct access to the outside would be appreciated.
- The requested parking variance is significant. If the project is encouraging the use of bikes, further consideration to improving the bike parking is needed.
- Lack of landscape programming is concerning, as well as the lack of a car share and transit component.
- In reviewing the shadow study, the shading to the neighbouring single-family homes is minimal.
- The landscape plan has been designed to retain as many trees as possible.
- The massing and layouts of the building are appreciated.
- The staggered setbacks give a nice variation to the property line.
- The breezeway with the glazing is a nice addition.
- The retention of some of the existing trees is appreciated.

MOVED by B. Forth and Seconded by L. Lee, “That it be recommended that the application to construct a 91- rental unit development at 1805 Feltham Road be approved, subject to the following;

- **Consideration of the requirement on the public trail to ensure that semi-public spaces are for the benefit of the residents;**
- **Increasing programming of the rooftop and outdoor spaces for activity spaces with equitable access for all units;**
- **Improve ground level connectivity to the exterior patios and outdoor amenity spaces;**
- **Further consideration of a significant increase in family bike parking on the main level with exterior access;**
- **Further consideration of enhanced Transportation Demand Measurements measures and community benefits; and**
- **Re-evaluation of the materiality of the lower level of the building.”**

CARRIED

MEETING FORMAT DISCUSSION

- A discussion to review the meeting format for ADP.
- Meetings are to mirror the Council Procedure Bylaw.

The meeting adjourned at 4:09 p.m.

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CHAIR

I hereby certify these Minutes are accurate.

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COMMITTEE SECRETARY