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# Advisory Design Panel

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## Memorandum

To: Advisory Design Panel  
From: Graeme Buffett  
Re: 1280 Newport Avenue

Hello Design Panel Members

At the September 3, 2019 meeting of the Advisory Design Panel, the Panel reviewed an application for proposed renovations to an existing multifamily building located at 1280 Newport Avenue. The property is located within the Multi Unit Residential designation and should be considered in context with the Multi Unit Residential Development Permit Area (MDPA) guidelines for form and character, which have been included in your agenda packages.

The applicant proposes to undertake exterior alterations to the building that are limited to the balcony guards. The existing guards consist of painted steel pickets with painted wood railing caps. The current balcony guards are weathered with signs of rot in the wood and rust on the steel. In response to comments from the Panel (see attached minutes) the applicant revised the cap rail and the bottom rail in order to more closely match existing rails. The number of vertical posts has been reduced with wider glass panels attached with side mounted glazing clips. The position of the guards has been adjusted to mount the surface of the balconies and not the exterior faces as originally proposed.

The materials are consistent with the previous plans consisting of new pre-finished dark bronze anodized aluminum and glass. A review of the application as it pertains to guidelines set out in the MDPA results in the following:

- *Contribute to cohesion, visual identity and quality of streetscapes.* The proposed guard replacement will utilize glass and aluminum materials that are consistent with the existing character of the building. There are no changes beyond the balconies and the remainder of the building will remain unchanged.

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- *Retain large front setbacks where there is substantial green space and trees that contribute to the character of the streetscape.* The existing setbacks will be retained with no reduction resulting from the proposed balcony alterations.
  - *Finish building elevations visible from the street to the same standard as the street façade and provide visual interest.* Proposed works primarily affect the street facing façades. The proposed guards will blend well with the style of the building.
  - *Design the landscape to retain, and if possible to increase, the tree canopy on the site.* The proposed changes do not affect the footprint of the building and no new landscaping is proposed. Existing landscaping consists of a blend of canopy trees and other plantings around the building. The canopy trees on the site currently meet the Oak Bay Urban Forest Strategy target of 20% for this zone.

If you have any questions regarding the above, please feel free to contact me at

[gbuffett@oakbay.ca](mailto:gbuffett@oakbay.ca).

Yours truly,

Graeme Buffett  
*Planner*  
*District of Oak Bay*



Photo Credit: Gloria Back

### 8.3.3 Commercial and Mixed Use Development Permit Area

#### .1 Designation

Areas designated Oak Bay Village, Secondary Village, Corner Commercial, and Specialized Commercial on Schedule H: Commercial and Mixed Use Development Permit Area (DPA) are designated Commercial and Mixed Use Development Permit Areas (DPAs) pursuant to the following:

1. *Local Government Act* Section 919.1(1) (f) for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development
2. *Local Government Act* Sections 919.1(1) (h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

#### .2 Justification

Commercial and Mixed Use development in Oak Bay will expand the amount of commercial space, mostly in existing commercial areas, and provide more residential use above commercial to increase the vitality of these areas and the viability of businesses. This DPA provides guidelines to promote development that reflects the unique character of Oak Bay's commercial areas, incrementally replacing aging buildings. This will strengthen Oak Bay as a complete community, increasing support for local shops and services, and enhancing the viability of active transportation and public transit.

### **.3 Objectives**

The objectives of the Multi Unit Residential Development Permit Area are to promote developments and redevelopments that accomplish the following:

1. support a sustainable and compact community
2. respect and enliven the character and streetscape of commercial areas and contribute to the neighbourhood sense of place
3. provide housing diversity to meet the changing needs of residents
4. provide landscapes that include vegetation and rainwater management
5. support safe pedestrian access and accessibility
6. consider the impacts of new construction on adjacent residents

### **.4 Application**

As provided in section 920(1) of the Local Government Act, the following activities must not occur within this DPA except to the extent that there is an exemption for the activity under 8.3.3.5 or the owner has first obtained a development permit:

1. land must not be subdivided
2. construction of, addition to or alteration of a building or other structure must not be started
3. land or a building or other structure on that land, must not be altered.

### **.5 Exemptions**

Development permits are not required in the Commercial and Mixed Use Development Permit Area for the following:

1. interior renovations
2. an exterior renovation that does not alter the form or character of the building
3. an exterior addition with less than 10 square metres of floor area
4. an accessory building with less than 10 square metres of floor area

### **.6 Site Planning and Building Guidelines**

1. Design and build new development to contribute to the cohesion, visual identity and the quality of streetscapes, particularly when adjacent and nearby buildings are similar to each other in scale, proportion, rhythm, and pattern, per the following design measures:

- incorporate building elements that are complementary, such as street walls, façade rhythm, and horizontal cornice lines
  - add interest to the streetscape through variations in building height, rooflines and massing
  - contribute to both streetscapes if the building is located on a corner site
- 2.** Locate and design the building massing to:
    - provide a transition between the form, character and scale of the surrounding neighbourhood and the character of commercial areas or arterial and collector roads that are close to or adjacent to the property being developed
    - provide variations in height, massing and rooflines on larger buildings to create visual interest
    - respect the privacy of adjacent properties
    - limit shadowing of public outdoor use areas and adjacent residential properties
    - follow passive solar siting principles to reduce the energy needed for lighting and heating, e.g., penetration of sunlight and natural light into interior spaces
    - retain prominent views of nearby or distant landscape features from public spaces
  - 3.** For buildings over two storeys, use setbacks and/or terracing above the second level to reduce massing impacts on the street, to allow sunlight penetration, and to retain the scale of Oak Bay’s commercial areas.
  - 4.** Provide outdoor spaces that are accessible to the public and complementary to the uses of the building, e.g., outdoor eating areas, plazas, courtyards. Encourage the inclusion of public art in these outdoor spaces.
  - 5.** Apply Crime Prevention through Environmental Design (CPTED) principles to building and site design, balancing these with objectives related to landscaping.
  - 6.** Finish building elevations visible from the street to the same standard as the street façade and provide visual interest.
  - 7.** Use sustainable building practices and technologies such as water and energy conservation, waste reduction, reduction of greenhouse gas emissions, solar panels, geothermal energy and other emerging systems.
  - 8.** Incorporate planted roofs and roof-top gardens on buildings for use by residents.
  - 9.** Provide charging stations for electric vehicles and secured storage for bicycles.
  - 10.** Screen roof-top mechanical and ground-level equipment from views in a manner that is consistent with the architectural design of the building, and so as not to cause visual, noise or vibration impacts on project residents or adjacent residential lots.

- 11.** Locate commercial uses at street level with a maximum amount of glazing on the façade at this level and with well-defined entries oriented towards the dominant street.
- 12.** Address potential conflicts between commercial and residential uses through design features such as physical separation of uses, noise and visual barriers, and mechanical systems to address air quality.
- 13.** Minimize the visual, noise and traffic impacts of commercial activity on the surrounding neighbourhood.

## **.7 Landscape Guidelines**

- 1.** Design the site layout and building locations to:
  - retain and conserve as much natural vegetation, rock outcrops, existing hydrology, and unique site features as possible, including Garry Oaks, other large trees, and significant vegetation
  - respect the existing topography, minimizing the need for cut and fill, major blasting, or tall retaining walls
- 2.** Use low impact development practices such as the following:
  - maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character
  - reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass
  - use bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas
  - use rainwater collection/re-use systems that collect rainwater for irrigation
- 3.** Use native, low maintenance (drought resistant, low water requirement) concepts in landscape plans.
- 4.** Make sites accessible to people of all abilities through the use of universal design principles.
- 5.** Consider energy efficiency and conservation in landscape design, e.g., provide shade in summer, moderate wind, allow sunlight and daylight into buildings.
- 6.** Incorporate outdoor amenities such as benches, courtyards, food gardens, dog relief areas, and recreation facilities to provide opportunities for residents to socialize and to contribute to a sense of community.
- 7.** Consider landscape screening of surface parking areas and service areas where necessary to reduce impacts on neighbouring residences and the public realm.

8. Locate refuse and recycling container areas where they are accessible to residents and to container pick-up trucks, screened with an appropriate durable enclosure, and provide landscaping around the perimeter of the enclosure where possible. Avoid direct exposure of refuse and recycling areas to public streets.
9. Select light fixtures based on dark sky principles, e.g., shielded to direct light downward only.
10. Do not install flashing lights, neon signs and similar bright lights, except in Oak Bay Village.

## **.8 Additional Guidelines for Specialized Commercial Areas**

In addition to applicable Guidelines set out in section 8.3.3.6 and 8.3.3.7, in the case of land shown as “Specialized Commercial DPA” on Schedule H: Commercial and Mixed Use DPA, the following guidelines are applicable:

1. Design the site’s vehicular circulation and parking to be efficient for all types of vehicles, with a layout that discourages speeding, providing safe pedestrian routes from parking lots to building entrances.
2. Design the landscape to retain, and if possible to increase, the tree canopy on the site.
3. Design the front yard landscape to include a significant proportion of vegetation, and design fences to allow views into the property.
4. Locate and design directional signs and any similar features to be low profile, ground-oriented and externally lit with low intensity fixtures accentuated by landscaping.

**GENERAL**

*This form MUST BE COMPLETED and submitted with your package for the Advisory Design Panel.*

Property Address 1280 NEWPORT AVENUE Date JUNE 19, 2019

**MATERIALS AND COLOURS**

ITEM	MATERIALS	COLOURS
<b>WINDOWS</b>		
Windows	_____	_____
<b>DOORS</b>		
Exterior Doors	_____	_____
Garage Doors	_____	_____
Accessory Building	_____	_____
<b>TRIM</b>		
Doors	_____	_____
Windows	_____	_____
<b>ROOF</b>		
Roofing	_____	_____
Flashing	_____	_____
Fascia	_____	_____
Soffit	_____	_____
<b>SIDING</b> → <i>Guards</i>		
Exterior Cladding	<u>REFINISH BRONZE ANODIZED ALUM. RAILINGS W/ GLAZED PANELS</u>	
Stone / Rock Cladding	_____	_____
<b>HARD SURFACES</b>		
Driveway	_____	_____
Walkway	_____	_____
Patio	_____	_____
<b>FENCE</b>		
Fencing	_____	_____
<b>LIGHTING</b>		
Exterior	_____	_____
Landscape	_____	_____

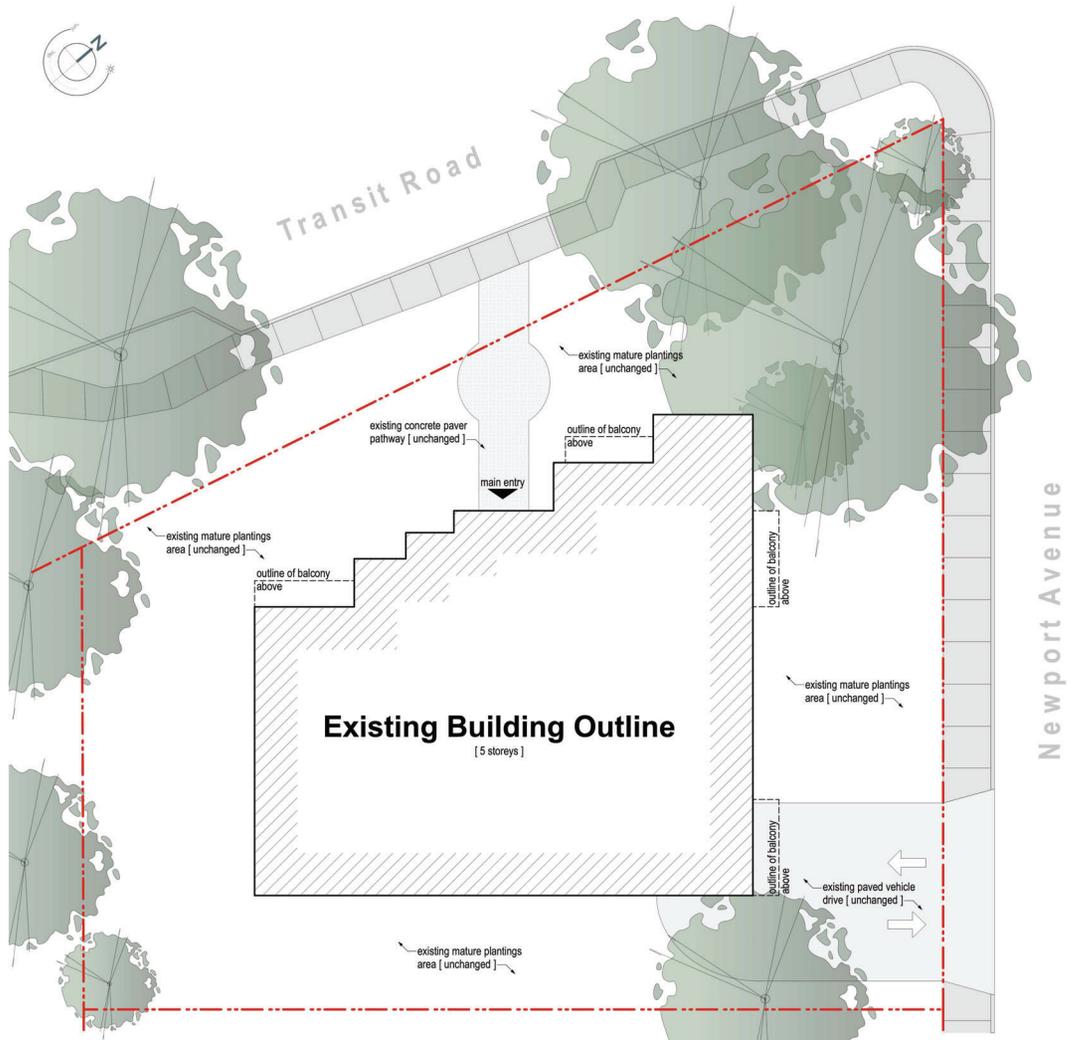
**ATTACH SAMPLES TO REVERSE SIDE**

## SAMPLE MATERIALS

	Colour Name / Description	
	_____	
	_____	
	_____	
	_____	
<b>ATTACH CHIP SAMPLE HERE</b>	_____	<b>ATTACH CHIP SAMPLE HERE</b>
	_____	
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	Colour Name / Description	
	_____	
	_____	
	_____	
	_____	
<b>ATTACH CHIP SAMPLE HERE</b>	_____	<b>ATTACH CHIP SAMPLE HERE</b>
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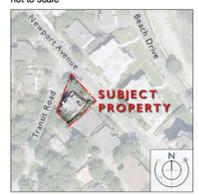
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	_____	
	_____	
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	_____	
<b>ATTACH CHIP SAMPLE HERE</b>	_____	<b>ATTACH CHIP SAMPLE HERE</b>
	_____	
	_____	
	_____	



Existing Site Plan [No Proposed Changes, Shown for Context Only]  
scale 1:100



**SITE CONTEXT PLAN**



**PROJECT SUMMARY**

**PROJECT DESCRIPTION**  
Proposed replacement of select lower floor railing assemblies (weathered and deteriorating) and replace with new railings to match design of existing railings on upper floors.

**CIVIC ADDRESS**  
1280 Newport Avenue, Oak Bay

**LEGAL ADDRESS**  
Lot A, Plan 368 A, Section 23, Victoria District

**BUILDING OWNER**  
Strata Corp Plan 861  
1280 Newport Avenue, Oak Bay  
c/o Richard Pettinger [President, unit 402]

**ARCHITECT**  
Hillel Architecture Inc.  
697 St. Patrick Street, Victoria BC  
V8S 4X4  
contact: Karen Hillel  
p: 250.592.9198 f: 250.592.9178  
e: karen@hillelarch.ca

# Oak Harbour Residences

1280 Newport Avenue, Saanich BC

Revision (R1) to Development Permit  
26 September, 2019 Submission

Rev	Date	Description
01	19 June 2019	Development Permit Sub.

Site Plan  
AI R1

Hillel Architecture Inc.

Central Saanich Building  
497 St. Patrick Street  
Victoria, BC  
V8S 4X4  
250.592.9198



Context Photos of Existing Railing Deterioration  
not to scale



View From Across Transit Rd.



View From Up Transit Rd.



View From Corner of Transit Rd. & Newport Ave.



View From Across Newport Ave.



View From Across Newport Ave.

Context Photos of Existing Building Exterior  
not to scale



# Oak Harbour Residences

1280 Newport Avenue, Saanich BC

Central Saanich Building  
477 St. James Street  
Victoria, BC  
V8P 6H4

2020031188

Hillel Architecture Inc.

Revision (R1) to Development Permit  
26 September, 2019 Submission

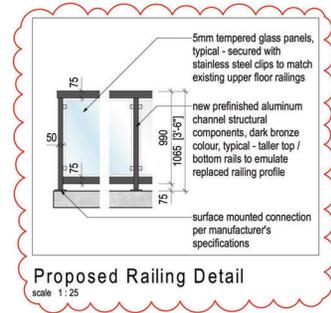
19 June, 2019 Approved Development Permit Sub.

Context Photos

A2 R1



Proposed North-East Elevation [ Facing Newport Avenue ]  
scale 1:50



Existing North-East Elevation [ Facing Newport Avenue ]  
scale 1:100

# Oak Harbour Residences

1280 Newport Avenue, Saanich BC

Central Saanich Building  
477 St. James Street  
Victoria, BC  
V8P 6A4  
250.993.9198

Hillel Architecture Inc.

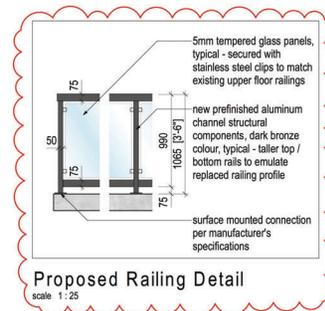
Revision (R1) to Development Permit Submission	
Date	Description
19 June 2019	Approved - Development Permit Sub.
26 September 2019	Submission

Exterior Elevations

A3 R1



Proposed North-West Elevation [ Facing Transit Road ]  
scale 1:50



Proposed Railing Detail  
scale 1:25



Existing North-West Elevation [ Facing Transit Road ]  
scale 1:100

# Oak Harbour Residences

1280 Newport Avenue, Saanich BC

Central Saanich Building  
477 St. James Street  
Victoria, BC  
V8P 6A1  
250.910.3198

Hillel Architecture inc.

Revision (R1) to Development Permit  
26 September, 2019 Submission

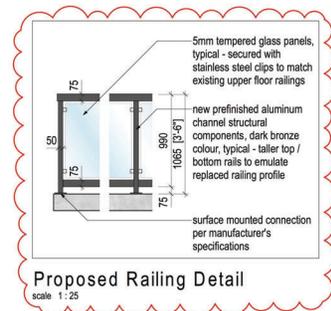
19 June, 2019 Approved Development Permit Sub.

Exterior Elevations

A4 R1



Proposed Sout-West Elevation  
scale 1:50



Proposed Railing Detail  
scale 1:25



Existing South-West Elevation  
scale 1:100

# Oak Harbour Residences

1280 Newport Avenue, Saanich BC

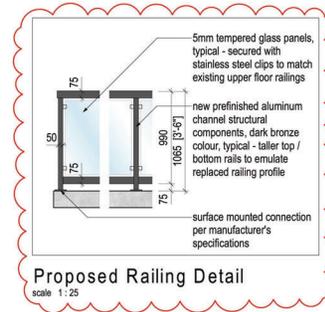
Central Saanich Building  
477 St. James Street  
Victoria, BC  
V8P 6A4  
250.993.3198

Hillel Architecture inc.

Revision (R1) to Development Permit Submission	26 September, 2019	Submission
19 June, 2019	Approved	Development Permit Sub.
<p>Exterior Elevations</p> <p>A5 R1</p>		



Proposed Sout-East Elevation  
scale 1:50



Proposed Railing Detail  
scale 1:25



Existing South-East Elevation  
scale 1:100

# Oak Harbour Residences

1280 Newport Avenue, Saanich BC

Central Saanich Building  
407 St. James Street  
Victoria, BC  
V8P 6A1  
250.910.3198

Hillel Architecture Inc.

Revision (R1) to Development Permit  
26 September, 2019  
Submission

Rev	Description	Date
1	19 June, 2019 Approved	Development Permit Sub.

Exterior Elevations  
A6 R1