
Advisory Design Panel

Memorandum

To: Advisory Design Panel
From: Graeme Buffett
Re: 1476 Beach Drive

Hello Design Panel Members

At the April 30, 2019 meeting of the Advisory Design Panel, the Panel reviewed an application for a proposed renovation to an existing multifamily development at 1476 Beach Drive. 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 and end walls. The existing guards consist of wrought iron railings that do not meet current building code standards for height and climbability. They are in poor condition and require replacement. The proposed guards consist of glass with aluminum posts and aluminum top rails. In response to comments from the Advisory Design Panel, the applicant has modified their proposal to include a decorative detail at the edge of each balcony to pay homage to the existing design. The applicant has also changed the end walls from a fibre board panel to an etched privacy glass in order to lighten the proposed modification. Copies of the previously submitted plans and the minutes of the April 30, 2019 meeting of the ADP have also been included in the materials circulated to the Panel. 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 will not detract from the visual identity of the building. While the existing wrought iron guards are visually pleasing, they are in poor condition and cannot be replaced under the current building code. The balcony end

walls currently consist of glass panelling. There are no changes beyond the balconies and the remainder of the building will remain unchanged.

- *Retain large front setbacks where there is substantial green space and trees that contribute to the character of the streetscape.* The existing front setback 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 façade. The side elevation balcony treatment will be consistent with the street facing treatment.
- *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 is limited to low plantings at the front of the building and hedging along the south property line.

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

gbuffett@oakbay.ca.

Yours truly,

Graeme Buffett
Planner
District of Oak Bay

Panel Comments

Panel comments included the following:

- Adhere to Dark Sky principles for any exterior lighting.
- Ensure soffits beneath deck are finished to match the existing deck.
- Consider cutting light wells or skylights into the deck to permit additional light into the windows below, or create a connection or a step down from the deck to the lower area to permit additional lighting into the house below.
- Consider a stronger cap rail be installed onto the new portion of the deck.
- Railings should be consistent with those adjacent to them.

In summary, the Panel members suggested the following:

- Ensure soffits beneath deck are finished.
- Be mindful of dark sky principles, ensure lighting is angled downward.
- Materials to be consistent throughout.

Advisory Design Panel Assessment Checklist		
Siting of Buildings		
1.	Maintenance of residential park setting	Ok.
2.	Setbacks	No variance.
3.	Relationship of character / massing to image of the area	Appropriate.
4.	Impact on scale and rhythm of development	None.
5.	Relationship to adjacent buildings	None.
6.	Effect of shadow on neighbouring properties	None.
7.	Overlook and privacy issues	None.
8.	Transition between private and public space	None.
9.	Accessory buildings	n/a
Design of Buildings		
1.	General massing, proportion and overall articulation of building in relation to established housing	Strong effect of projecting deck when viewed from below.
2.	Roofscape	Soffit treatment to underside of.
3.	Flashing	Wrap vinyl deck onto fascia.
4.	Lighting	n/a
5.	Garages and outbuildings	n/a
Landscaping		
1.	Fencing and screening	n/a
2.	Preservation of significant healthy trees and plant material	n/a
3.	Native Plants, New Trees and Vegetation	n/a
4.	Play and recreation areas	n/a
5.	Hard landscaping	n/a
6.	Parking and driveways	n/a

It was moved and seconded to recommend that ADP00111 be approved.

The motion was approved.
None opposed.

f) DP000026 – 1476 Beach Drive

To permit replacement of balcony railings on a multifamily residential building.

G. Buffett provided an overview of the application. Some of the comments were:

- Exterior alterations proposed for existing building, update will affect street elevation.
- Proposed work updates the exterior balcony by replacing corroded wrought iron railing with glass guards and aluminum posts and caps; end walls will match and blend with the exterior side elevations and existing building.

R. Egli and B. Mursell, applicants, presented the application. Some of the comments were:

- Railing height of existing balcony guards are nonconforming and need replacing.
- Propose simple design to best suit the building.
- Framed custom welded aluminum sections with pony walls on the ends.
- Railing will be custom made; intent is not to cheapen the building.

Panel Comments

Panel comments included the following:

- Concerned with replacing something unique with something with less character.
- Not enough detailing for rails or end panels provided; proposal is underwhelming.
- Consider corner details (ie. metal corners for outside corners), solid looking design, soffit material, end screens are important.
- Consider a modular system.
- Angularity works with the end panels that run full height, providing a sense of enclosure, end walls should not be competing (not stucco).
- Express 16 inch returns as fins.
- Consider overlaying balustrades like the existing, break it up with posts in between, similar to the original rendering.
- Consider additional variation, proposal detracts and has no rhythm, refinement needed.
- Consider maintaining existing railing.
- Consider a hybrid fabrication that provides wind screen and appropriate height.
- Confirmed the vinyl decking will be replaced.

In summary, the Panel members suggested the following:

- Comprehensive, consistent railing system only.
- Delete end pony walls.
- Use full height posts at ends to accommodate full height screens where desired.
- Consider replacing clear glass with opaque or coloured glass, and incorporate perforated metal pickets.
- Must be a consistent organizing modular system.

It was moved and seconded to recommend that DP000026 be tabled to a subsequent meeting of the Advisory Design Panel.

The motion was carried.
None opposed.

g) Committee Review Process – Advisory Design Panel

None.

6. Information Items

None.

7. Next Meeting

The next meeting of the Advisory Design Panel is scheduled for Tuesday, June 7, 2019.

8. Adjournment

The meeting adjourned at 12:00 pm.



Photo Credit: Gloria Back

8.3.2 Multi Unit Residential Development Permit Areas

.1 Designation

Areas designated Multi Unit Residential on Schedule G: Multi Unit Residential Development Permit Area (DPA) are designated Multi Unit Residential 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 Multi Unit 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

Multi Unit Residential development in Oak Bay will provide affordable and inclusive housing options in transition areas between commercial areas and established neighbourhoods, and through the redevelopment of existing multi-unit residential properties. This DPA provides guidelines to promote development that reflects Oak Bay's unique character while increasing density. 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 neighbourhood character and streetscapes
3. provide housing diversity to meet the changing needs of residents throughout their life cycle, including the needs of those with physical and developmental disabilities
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 8.3.2.5 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 Multi Unit Residential 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.** Orient building frontages and main entrances to the dominant street frontage where possible, with well-defined entries and direct pedestrian access to the entries from the street.

4. Retain large front setbacks where there is substantial green space and trees that contribute to the character of the streetscape.
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 and green 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, with care taken in design to minimize the impact on privacy of neighbours.
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.

.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
 - consider the use of 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. Design the landscape to retain, and if possible to increase, the tree canopy on the site.

5. Make sites accessible to people of all abilities through the use of universal design principles.
6. Consider energy efficiency and conservation in landscape design, e.g., provide shade in summer, moderate wind, allow sunlight and daylight into buildings.
7. 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.

Oak Bay residents provided many comments about dogs on the community survey. In buildings where dogs are allowed, small dog off-leash ('dog relief') areas close to building exits can help keep main building entrances clean and reduce the impacts of dogs on those who do not appreciate them.

Composting can be incorporated within food gardens, provided it is well managed to control odour and pests.

8. Screen surface parking areas and service areas where necessary to reduce impacts on neighbouring residences and the public realm. Use planting for screening where possible.
9. Design the front yard landscape to include a significant proportion of vegetation, and design fences to allow views into the property.
10. 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. Do not use flashing lights, neon signs and similar bright lights.
11. 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.
12. Select light fixtures based on dark sky principles, e.g., shielded to direct light downward only.

.8 Access, Circulation and Parking Area Guidelines

Design the internal road and parking system for efficient circulation of all types of vehicles, with a layout that discourages speeding, and provide safe pedestrian routes from parking lots to building entrances.

Include internal landscaping within large areas of surface parking in order to “break-up” the hard surface area.



1476 BEACH DRIVE
SHOWING EXISTING NON CONFORMING RAILINGS

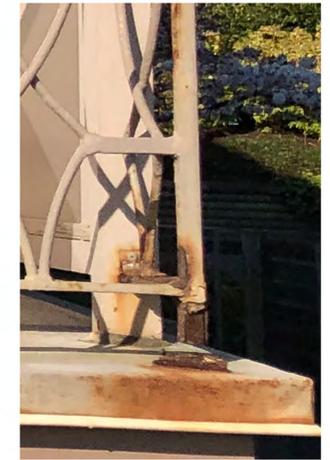


PHOTO OF EXISTING BALCONY RAILING
SHOWING RUSTED METAL AND NON CONFORMING GUARD



STREETSCAPE
SHOWING PROPOSED BALCONY RAILING REPLACEMENT

COLOUR SCHEME

ALUMINUM RAILING AND END WALLS TO
 MATCH BODY COLOUR OF BUILDING



PLUSH SUEDE BY PARA

1476 BEACH DRIVE

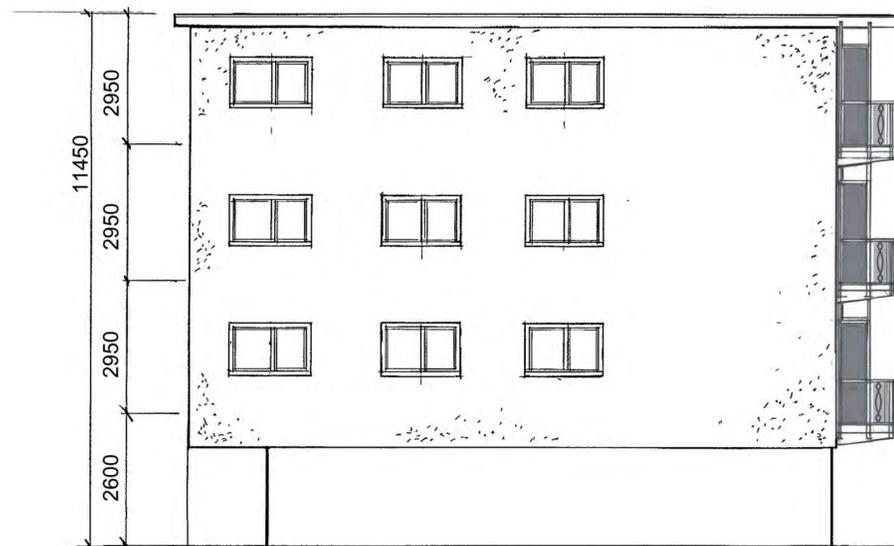
BALCONY RAILING REPLACEMENT

SCALE	January 2020	DRAWN BY RE
DATE		REVISED

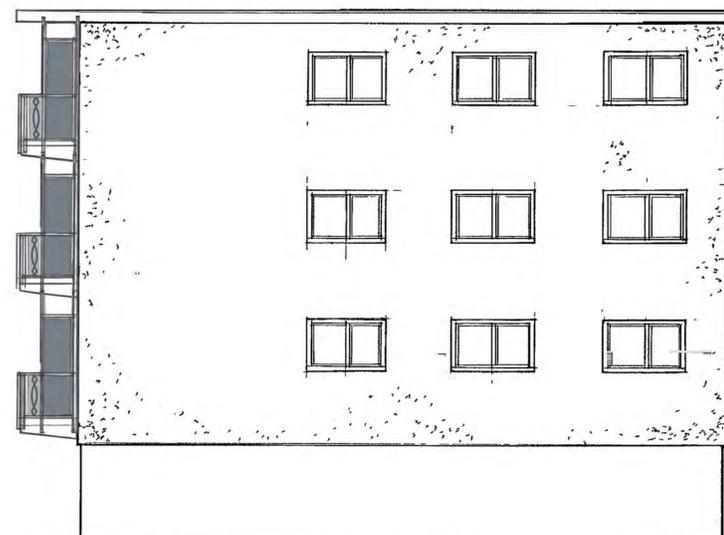
STREET SCAPE



BEACH DRIVE ELEVATION SHOWING 12 UNIT CONDO BUILDING
SCALE 1:75



SOUTH ELEVATION
SCALE 1:75



NORTH ELEVATION
SCALE 1:75

**MARCH 2019 DESIGN RATIONALE2
FOR BALCONY RAILS @ 1476 BEACH DR.**

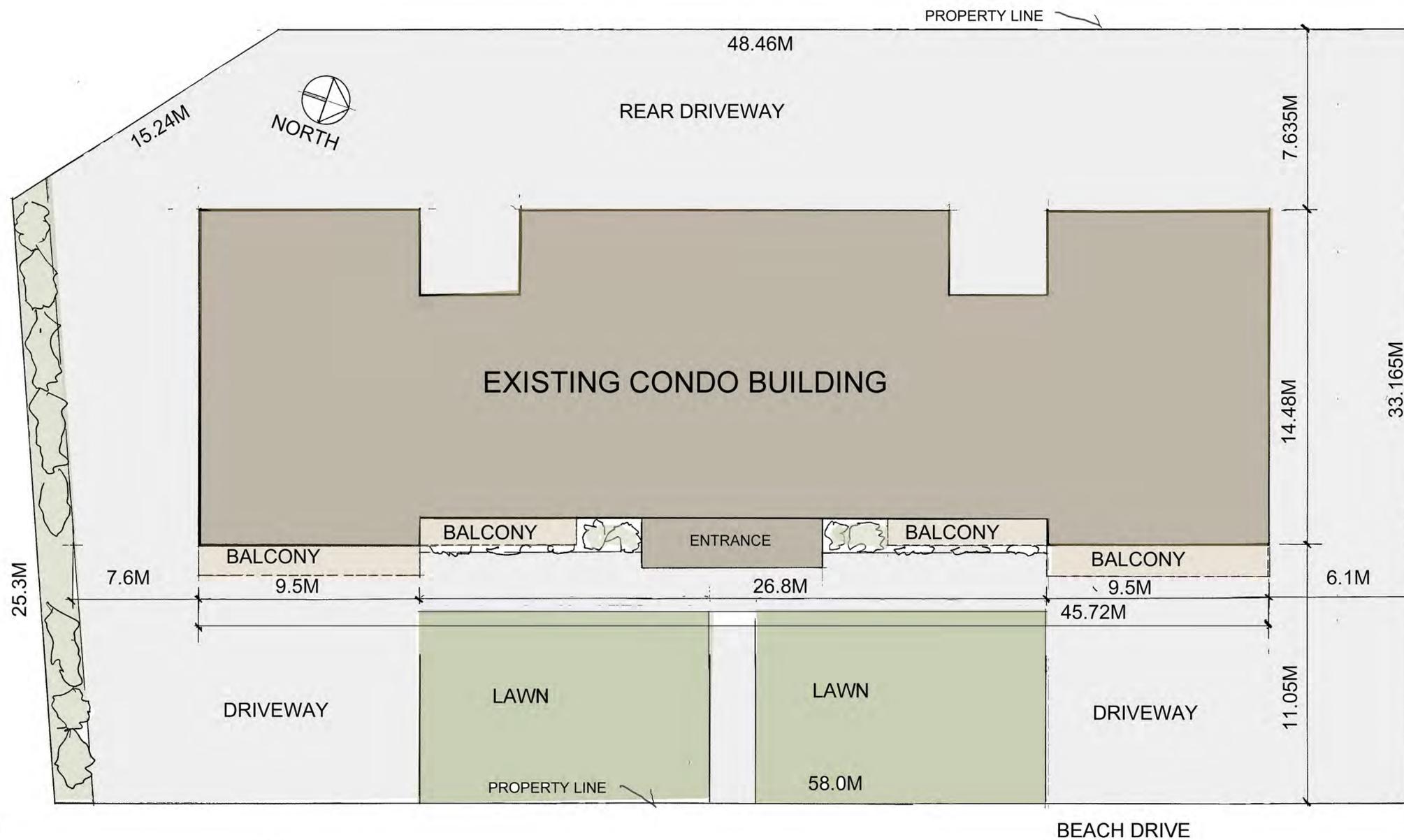
OUR EXISTING WROUGHT IRON BALCONY RAILS DO NOT MEET TODAY'S CODE FOR HEIGHT AND CLIMBABILITY. IN ADDITION, THEY ARE IN A STATE OF SERIOUS DETERIORATION WITH NUMEROUS POSTS HAVING CORRODED RIGHT THROUGH. THEY HAVE BECOME DANGEROUS AS WELL AS UNATTRACTIVE.

AS A RESULT, THE OWNERS WISH TO REPLACE THEM WITH NEW RAILS THAT ARE SAFE AND TO CODE. WE ARE SUBMITTING DRAWINGS TO SHOW HOW WE WOULD LIKE TO SEE THEM DESIGNED. THE NEW LOOK IS CLEANER, NOT SO FUSSY, AND MORE IN KEEPING WITH THE BUILDING ARCHITECTURE. WE ARE A SMALL BUILDING, ONLY 12 UNITS, AND OUR BUDGET IS A CONCERN AS IS OUR TIMEFRAME. IT HAS BEEN COSTLY AND TIME CONSUMING TO GET TO THIS POINT AND WE ARE HOPING TO EXECUTE THIS PROJECT SOON, BEFORE OUR BALCONIES ARE OUT OF BOUNDS FOR SAFETY REASONS!

* BALCONIES SHOWING PROPOSED RAILING REPLACEMENT ARE IN CLOUR
NO OTHER CHANGES TO BUILDING

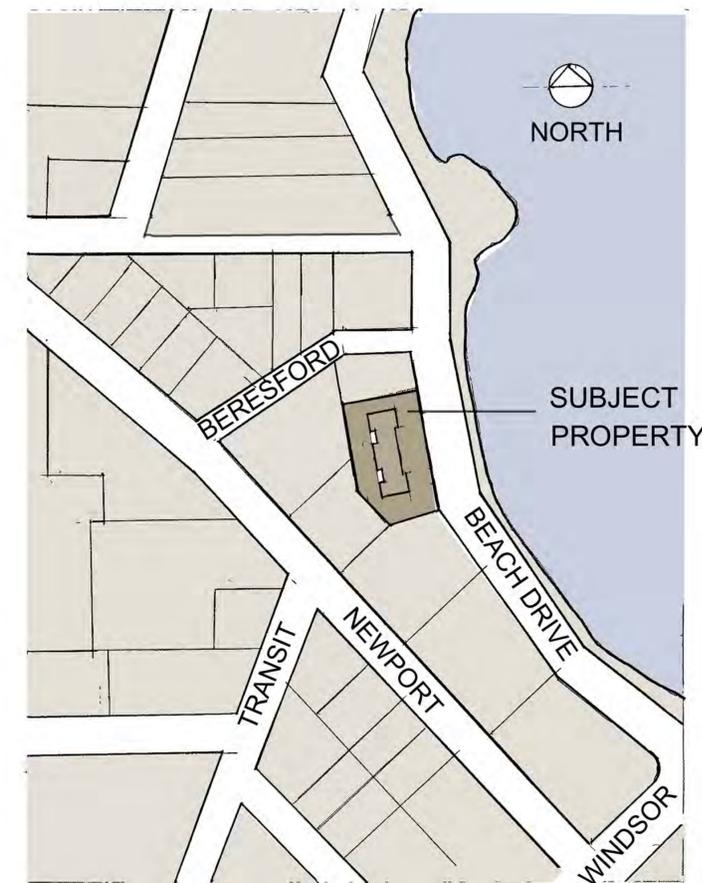
1476 BEACH DRIVE

BALCONY RAILING REPLACEMENT		
SCALE	JANUARY 2020	DRAWN BY RE
DATE		REVISED
BUILDING ELEVATIONS		
DRAWING NUMBER		PAGE 2



SITE PLAN

SCALE 1:100



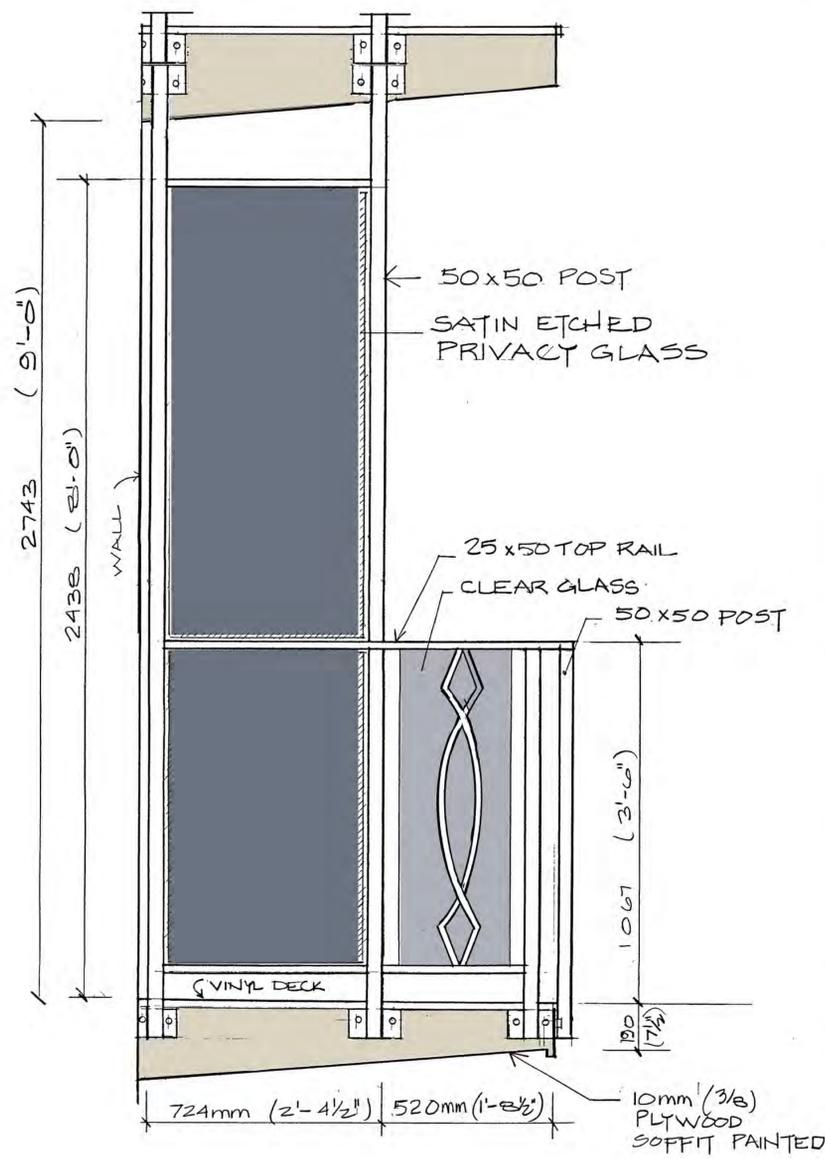
LOCATION PLAN

LEGAL
 PI 044 228 278
 LOT 1, SECTION 23
 VICTORIA DISTRICT
 PLAN 14579

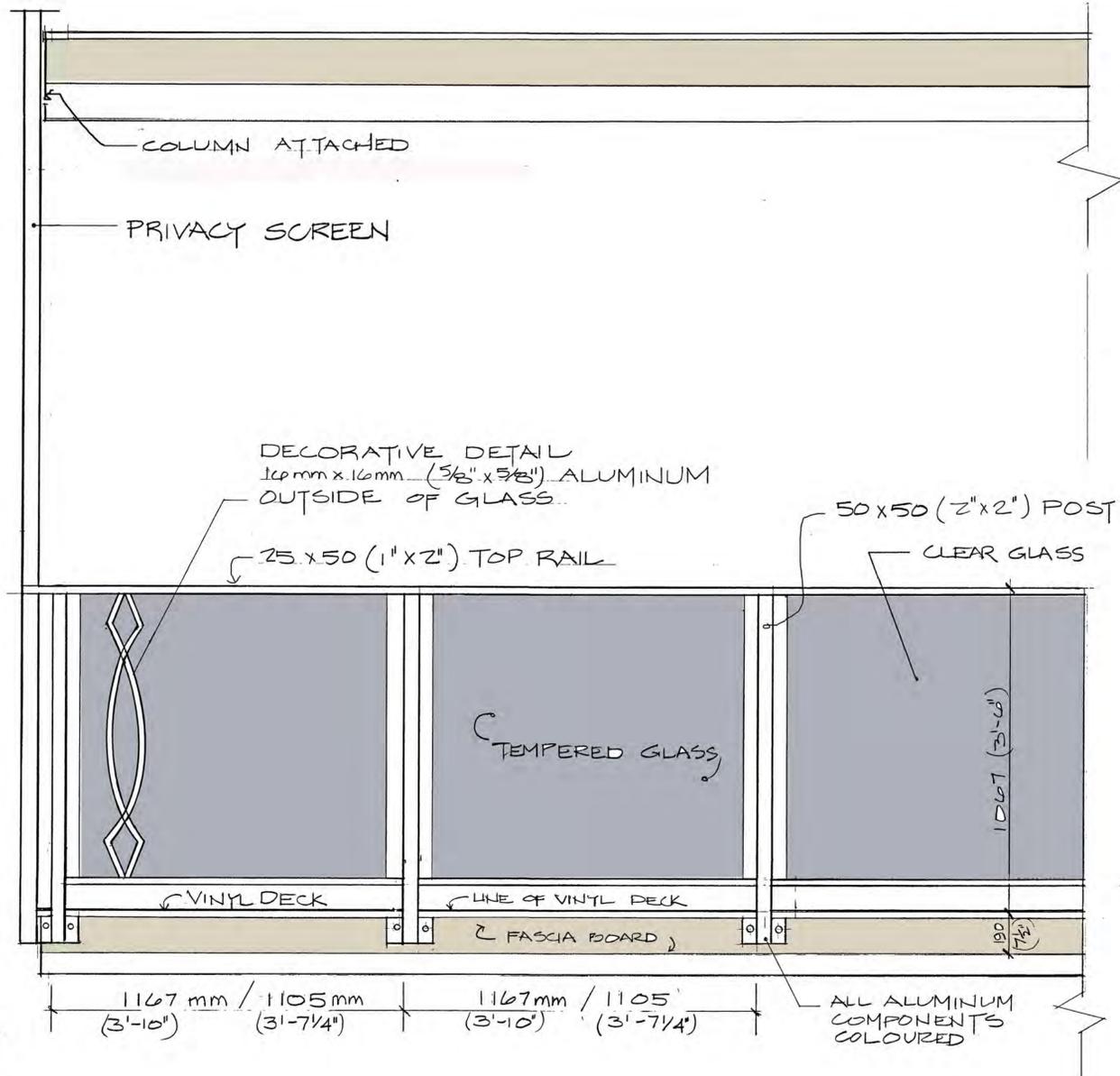
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1476 BEACH DRIVE

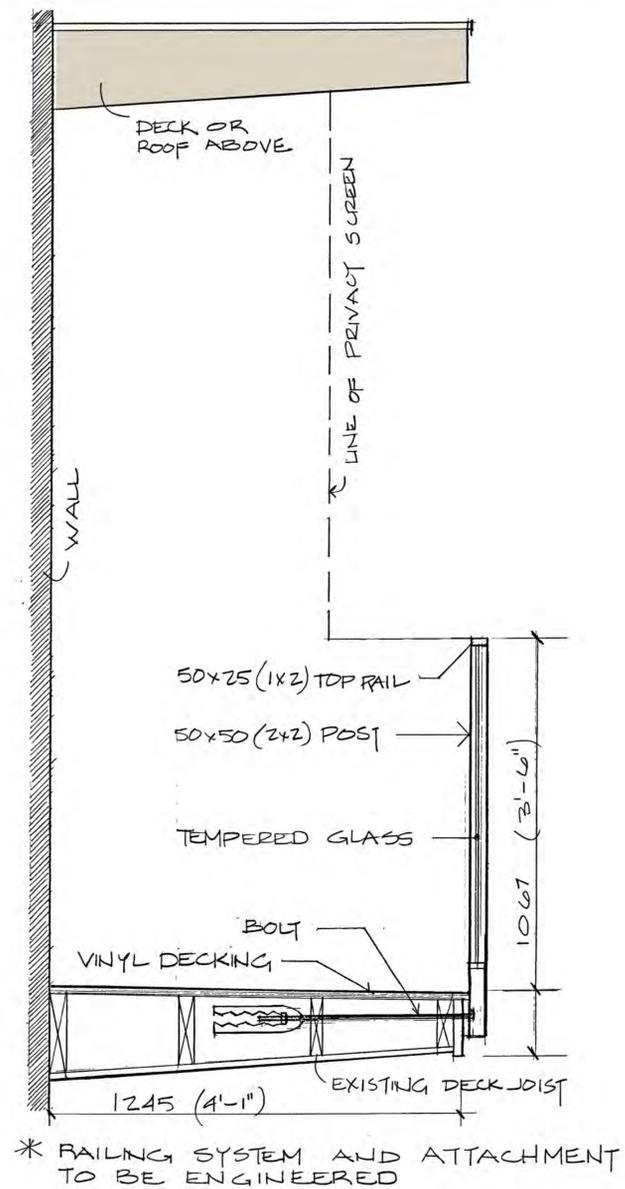
BALCONY RAILING REPLACEMENT		
SCALE	JANUARY 2020	DRAWN BY RE
DATE		REVISED
SITE PLAN	LOCATION PLAN	
		DRAWING NUMBER
		PAGE 3



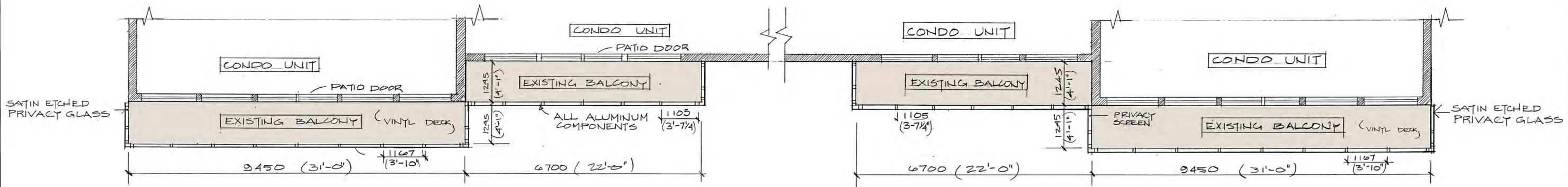
SIDE ELEVATION
SCALE 1:10



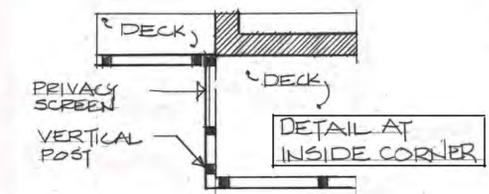
FRONT BALCONY RAILING ELEVATION
SCALE 1:10



CROSS SECTION
SCALE 1:10



FLOOR PLAN SHOWING BALCONIES
(TYPICAL PLAN FOR 3 FLOORS) SCALE 1:50



1476 BEACH DRIVE		
BALCONY RAILING REPLACEMENT		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: RE
DATE: JAN 2020		REVISED
BALCONY PLAN & DETAILS		
GLASS RAILING WITH DECORATIVE DETAIL		DRAWING NUMBER PAGE 4



1476 BEACH DRIVE
SHOWING EXISTING NON CONFORMING RAILINGS

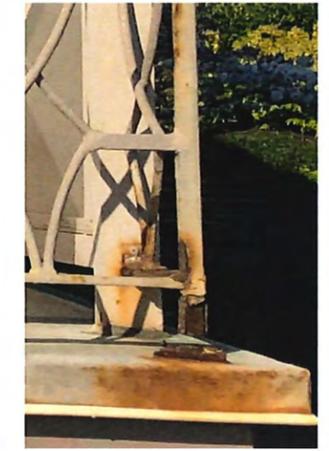


PHOTO OF EXISTING BALCONY RAILING
SHOWING RUSTED METAL AND NON CONFORMING GUARD



STREETSCAPE
SHOWING PROPOSED BALCONY RAILING REPLACEMENT

RECEIVED
APR 02 2019
Oak Bay Building Department

COLOUR SCHEME

ALUMINUM RAILING AND END WALLS TO
MATCH BODY COLOUR OF BUILDING



PLUSH SUEDE BY PARA

1476 BEACH DRIVE

BALCONY RAILING REPLACEMENT

SCALE		DRAWN BY	RE
DATE	MARCH 2019	REVISED	
STREET SCAPE			
DRAWING NUMBER			PAGE 1

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 Oak Bay Building Department



BEACH DRIVE ELEVATION SHOWING 12 UNIT CONDO BUILDING
 SCALE 1:75



SOUTH ELEVATION
 SCALE 1:75

NORTH ELEVATION
 SCALE 1:75

**Design Rational
 for Balcony Railing Replacements**

Our existing wrought iron balcony rails do not meet today's code for height and climbability. In addition, they are in a state of serious deterioration with numerous posts having corroded right through. They have become dangerous as well as unattractive. As a result, the owners wish to replace them with new rails that are safe and to code. We are submitting drawings to show how we would like to see them designed. The new look is cleaner, not so fussy, and more in keeping with the building architecture. In fact, the new design proposal is actually closer to the original rendering of the building and the existing rails appear to have been an afterthought. We are a small building, only 12 units, and our budget is a concern as is our timeframe. It has been costly and time consuming to get to this point and we are hoping to execute this project soon, before our balconies are out of bounds for safety reasons!

* BALCONIES SHOWING PROPOSED RAILING REPLACEMENT ARE IN CLOUR
 NO OTHER CHANGES TO BUILDING

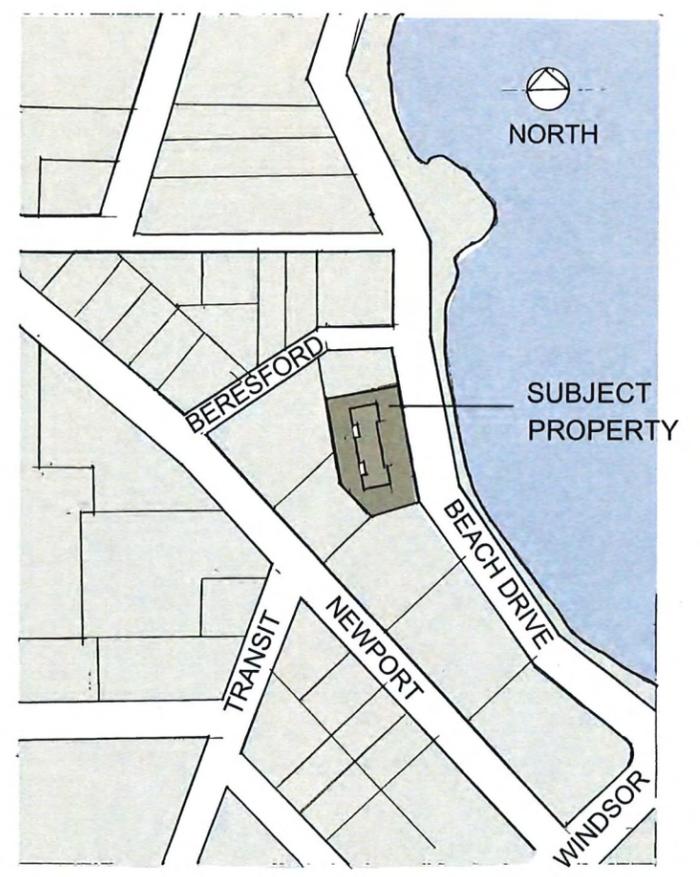
1746 BEACH DRIVE

BALCONY RAILING REPLACEMENT		
SCALE	MARCH 2019	DRAWN BY RE
DATE		REVISED
BUILDING ELEVATIONS		
DRAWING NUMBER		PAGE 2

RECEIVED
 APR 02 2019
 Oak Bay Building Department



SITE PLAN
 SCALE 1:100



LOCATION PLAN

SUPERSEDED

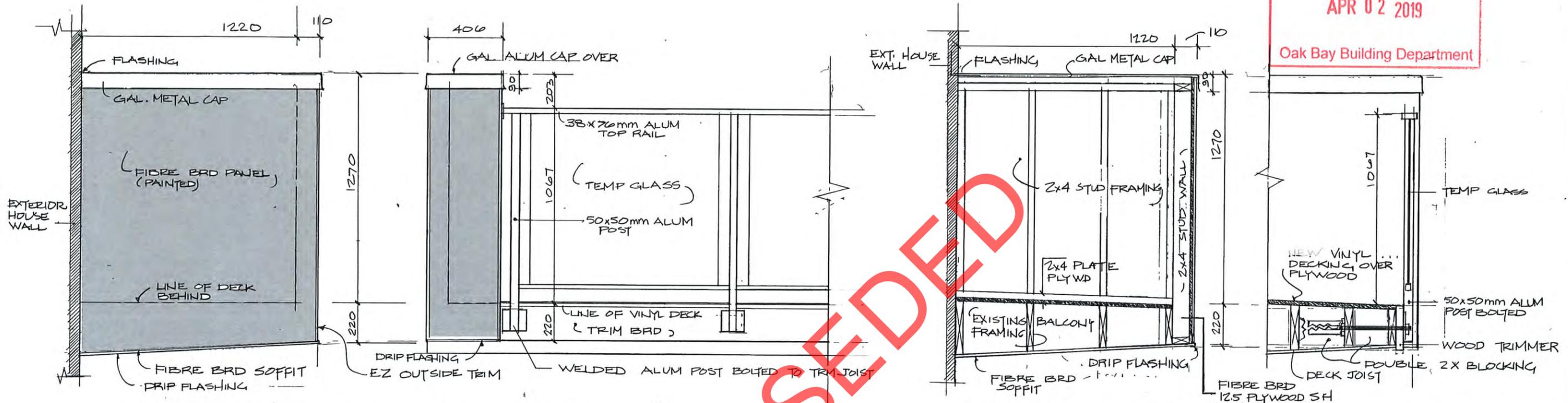
DATA
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LEGAL
 PI 044 228 278
 LOT 1, SECTION 23
 VICTORIA DISTRICT
 PLAN 14579

1476 BEACH DRIVE

BALCONY RAILING REPLACEMENT		
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DATE		REVISED
SITE PLAN	LOCATION PLAN	
		DRAWING NUMBER PAGE 3

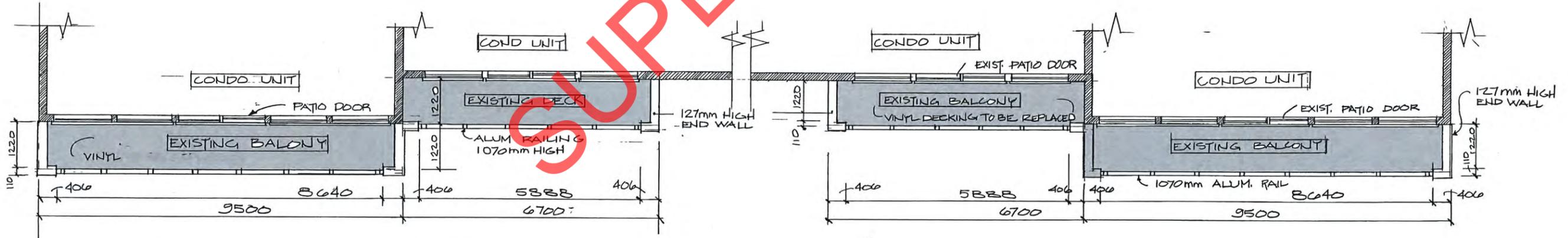
RECEIVED
APR 02 2019
 Oak Bay Building Department



BALCONY RAILING ELEVATIONS
 SCALE 1:10

PONY WALL DETAIL
 SCALE 1:10

EXTERIOR GUARD POST DETAIL
 SCALE 1:10
 *GUARD RAIL TO BE ENGINEERED



FLOOR PLAN SHOWING BALCONIES
 SCALE 1:50

1476 BEACH DRIVE

BALCONY RAILING REPLACEMENT			
SCALE AS	APPROVED BY	DRAWN BY RE	
DATE	MARCH 2019	REVISED	
BALCONY PLAN & DETAILS			
DRAWING NUMBER			PAGE 4