



MINUTES
OAK BAY ADVISORY DESIGN PANEL
TUESDAY, DECEMBER 1, 2015 AT 8:45 AM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Lynn Gordon Findlay, Chair
Nigel Banks

James Kerr
Pat Wilson

MEMBERS ABSENT

David Wilkinson

STAFF PRESENT

Deborah Jensen, Planner

Christine Currie, Development Services Clerk

1. Call to Order

The meeting was called to order at 8:50 am.

2. Approval of Agenda and Late Items

The agenda was approved as presented.

3. Old Business

4. New Business

a. DVP00029 / ADP00028 - 3140 Midland Road

To permit construction of an accessory building in the rear of the property.

R. Collins, applicant, presented the proposal. Some of the comments were:

- Proposed accessory building will replace the existing shed and will accommodate garage, workshop, potting shed, and tool and wood storage.
- A variance of 2.13 metres is requested to locate the building within the north side lot setback to protect several significant trees, including a rare variegated dogwood.
- Finishes will match the principal building.
- Accessible from rear lane, with the entrance set back approximately 3 metres to provide adequate turning radius.
- One copper beech tree to be removed.

Panel Comments

Panel members asked if alternate locations had been considered to avoid requiring a variance, and whether consultation with the neighbours had occurred.

R. Collins confirmed the neighbours had no objections to the proposal and stated that existing mature landscaping limits the potential locations for siting of the building.

Panel members stated there were no objections to the proposal, noting the proposed accessory building was charming and well placed.

Advisory Design Panel Assessment Checklist

Siting of Buildings

1. Maintenance of residential park setting	Yes
2. Setbacks	Support variance
3. Relationship of character / massing to image of the area	Good
4. Impact on scale and rhythm of development	Subtle
5. Relationship to adjacent buildings	Good
6. Effect of shadow on neighbouring properties	None
7. Overlook and privacy issues	None
8. Transition between private and public space	Appropriate
9. Accessory buildings	Yes

Design of Buildings

1. General massing, proportion and overall articulation of building in relation to established housing	Good
2. Roofscape	Good
3. Garages and outbuildings	Yes

Landscaping

1. Fencing and screening	Yes
2. Native plants and vegetation	n/a
3. Preservation of significant healthy trees and plant material	Purpose of siting, hence variance
4. Play and recreation areas	Good
5. Hard landscaping	Blends with lane
6. Parking and driveways	See item 5 above

It was moved and seconded to recommend that Council approve DVP00029 and ADP00028.

The motion was carried.
None opposed.

b. ADP00029 - 3250 Exeter Road

To permit exterior renovations and addition to existing house.

J. Martin, applicant, presented the proposal. Some of the comments were:

- Cosmetic upgrades to the exterior of the existing home including larger windows, landscaping, fence and gate addition.
- Interior pool added to rear of the house, with an outbuilding used for a gym.
- Door system to separate the pool from living space while permitting views of the landscape from the main living area.
- A patio will lead to the lawn, with the gym on the northwest corner of the property.
- Materials and colours include aluminum clad wood windows in black, a natural stone veneer in silver ledgestone, stucco as a sand pebble finish in grey tweed, 3-tab malarkey in black oak, and cedar soffits in stained walnut.

Panel Comments

Panel members raised a number of concerns regarding expression of the pool addition, and ventilation for the pool within the main living area of the residence. The Panel suggested the applicant consider utilizing a similar post and beam, and window treatment, on the pool addition as shown on the proposed gym.

J. Martin confirmed the owners are aware of the logistics of having an indoor pool.

Panel members noted the proposed fence and gate are contrary to Uplands design guidelines respecting a park like setting, and suggested reconsideration of such.

It was moved and seconded to recommend that ADP00029 be tabled to a subsequent meeting of the Design Panel.

The motion was carried.
None opposed.

c. ADP00034 - 3290 Norfolk Road

To permit construction of a single family dwelling.

G. Troesch, applicant, presented the proposal. Some of the comments were:

- The original design, which included variances for building height and maximum paved surface, was rejected by Council.
- The roof pitch has been reduced and dormers removed and replaced with decorative vents to eliminate need for variances.
- Two stucco pilasters were removed as suggested by the Design Panel.
- Driveway has been redesigned to comply with zoning regulations and eliminate need to remove any oak trees. The monkey puzzle tree will be removed.
- A hedge has been added along the side property line to increase privacy screening.

Panel Comments

Panel members stated they preferred the previous dormers over the proposed decorative vents, with the change adversely impacting the integrity of the house design.

Panel members suggested the definition of building height contained within the Zoning Bylaw should be reviewed with respect to dormer elements.

Advisory Design Panel Assessment Checklist

Siting of Buildings

1. Maintenance of residential park setting	Excellent
2. Setbacks	Conforming
3. Relationship of character / massing to image of the area	Better
4. Impact on scale and rhythm of development	Entirely Appropriate
5. Relationship to adjacent buildings	Appropriate
6. Effect of shadow on neighbouring properties	No Effect
7. Overlook and privacy issues	None
8. Transition between private and public space	Well Done
9. Accessory buildings	None

Design of Buildings

1. General massing, proportion and overall articulation of building in relation to established housing	Appropriate
2. Roofscape	Unfortunate Loss of Dormers Due to Council Denying Variance
3. Garages and outbuildings	n/a

Landscaping

1. Fencing and screening	In Rear; Open in Front, Screen Garage
2. Native plants and vegetation	n/a
3. Preservation of significant healthy trees and plant material	Yes
4. Play and recreation areas	Good
5. Hard landscaping	Well Balanced With Zoning Regs
6. Parking and driveways	Good Treatment

D. Jensen noted applications from this meeting will proceed to the December 14, 2015 Committee of the Whole. ADP00029 would be held and return to the January ADP meeting.

It was moved and seconded to recommend that Council approve ADP00034.

The motion was carried.

None opposed.

d. Land Use Applications / Procedures

D. Jensen gave a presentation on the new development application form as a result of recent changes to the land use procedures bylaw. Some of the comments included:

- Application form will be used for all land use applications, with the exception of subdivisions and building permits.
- New fees noted on application form, and now includes a \$400 fee for Uplands siting and design.
- New form intended to ensure all pertinent information received up front. Provides for better review and processing of applications, better responding to timing and content of submission concerns we have heard from community.

5. Next Meeting

The next regular meeting of the Advisory Design Panel is Tuesday, January 5, 2016.

6. Adjournment

The meeting adjourned at 10:00 am.