



MINUTES
OAK BAY ADVISORY DESIGN PANEL
TUESDAY, JANUARY 5, 2016 AT 8:45 AM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Lynn Gordon-Finlay, Chair
John Armitage
James Kerr

Andrea Nemeth
David Wilkinson
Councillor Tom Croft

MEMBERS ABSENT

None

STAFF PRESENT

Deborah Jensen, Planner

Krista Mitchell, Building/Planning Clerk

1. Call to Order

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

a. Elections

It was moved and seconded that L. Gordon-Finlay be elected as Chair.

The motion was carried.

None opposed.

It was moved and seconded that J. Kerr be elected as Vice Chair.

The motion was carried.

None opposed.

2. Old Business

- a. ADP00029 – 3250 Exeter Road – Uplands Siting and Design
To permit exterior renovations and addition to the existing house.

J. Martin, applicant, presented the proposal with modifications as discussed at the December meeting of the Advisory Design Panel. Some of the comments were:

- Considered the addition of post and beam to the pool house, but is cost prohibitive.
- Natural rock is proposed for the garage, with horizontal siding used on larger face of the exterior.
- Stucco with reveal panels on other sides of the house.
- Corner detail has been mitred.
- Windows will be a dark brown colour and garage doors will be done in a dark metal frame with white glass.
- Proposed landscaping to modify and create a smooth transition to the house. Added landscaping / planters around patio to rear of house.

Panel Comments

Panel members advised the applicant there may be issues with the proximity between the pool and the living room. Generally, the Panel approved of the choice in materials, but identified a number of items that still required improvement:

The Panel members approved of the front entrance door and glazing. However, the. Other comments were:

- The front entry door and glazing is good, but the existing front steps appear orphaned and should be tied in with appropriate materials such as ledgestone.
- Remove planters and utilize planting slots.
- Windows in pool addition do not read as a pavilion; also issue with consistent placement of windows in residence.
- Mechanical / venting equipment will also be required outside of the crawl space, but is not showing on the drawings. Need to show how it will affect the architecture.
- Drawing package needs to be concise and clear as there was a discrepancy in the drawings. Return with structural design drawings and cross sections.

D. Jensen noted the site plan does not match the landscape plan and there are no calculations for hard surface area within front yard.

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

The motion was carried.
None opposed.

3. New Business

- a. ADP00037 – 3220 Beach Drive – Uplands Siting and Design
To permit construction of an accessory building in the rear of the property.

C. Lupin, owner and M. Whitney, applicant presented the proposal. Some of the comments were:

- Proposing to build a potting shed with materials that are consistent with the new house under construction, including Nantucket shingles, black roof, glass door, and a white vent with black venting.
- Climbing rose bush will grow on trellis along front of shed, around door frame.
- Design will be scaled down from house to match the size of the accessory building.

Panel Comments

Panel members commented the accessory building will tie in with the existing house, at a smaller scale. The difference between roof pitches for the house and accessory building were noted.

Advisory Design Panel Assessment Checklist

Siting of Buildings

1. Maintenance of residential park setting	Yes
2. Setbacks	Conforming
3. Relationship of character / massing to image of the area	Suitable
4. Impact on scale and rhythm of development	Appropriate
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	Good
9. Accessory buildings	Yes

Design of Buildings

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

Landscaping

1. Fencing and screening	Not required
2. Native plants and vegetation	N/A
3. Preservation of significant healthy trees and plant material	N/A
4. Play and recreation areas	Garden shed for gardening
5. Hard landscaping	N/A
6. Parking and driveways	N/A

It was moved and seconded to recommend that Council approve ADP00037.

The motion was carried.

None opposed.

b. ADP00034 – 48 Maquinna - Subdivision

To permit construction of a single family dwelling on a newly subdivided lot.

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

- Application is result of two newly created lots.
- Proposed two storey house will have no basement, a flat roof in keeping with height of the streetscape, and a double garage at right angles to the street.
- The finishing will include stucco, cedar siding, and flat panelled, cedar stained garage doors. Black windows will be utilized where they are surrounded by stucco, and white windows will be utilized where they are placed within the white panels.
- Stucco colour is Renaissance Clay.
- Paving at front door will be augmented with landscaping.

Panel Comments

Panel members suggested the applicant utilize only stucco, cedar and metal finishing, respecting cleaner lines for the building. They also identified the following items for improvement:

- Extensive paved area needs to be managed in an attractive manner. Landscaping to consider paving and edge treatments.

- Simplify materials by utilizing wood and stucco with minimal visual impact of flashing and joints, and glazed stairway to emphasize the monolithic shape. Reduce massing of overhang.
- Consider glass doors for the garage rather than the proposed cedar doors.
- Need differentiation between the front entry and mud room entry.
- Side wall of garage door facing street is unfriendly.
- Recommend providing schematic showing footprints of building and driveway for both this site and the adjacent lot.

It was moved and seconded to recommend that ADP00034 be tabled to a subsequent meeting of the Advisory Design Panel.

The motion was carried.

None opposed.

4. Next Meeting

The next regular meeting of the Advisory Design Panel is Tuesday, February 2, 2016.

5. Adjournment

The meeting adjourned at 11:05 am.