



MINUTES
OAK BAY ADVISORY DESIGN PANEL
TUESDAY, MARCH 6, 2018 AT 8:45 AM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

John Armitage
Kim Milburn
David Wilkinson

Dominic Yu

MEMBERS ABSENT

Will King
Councillor Tom Croft

STAFF PRESENT

Deborah Jensen, Acting Director of Building and Planning
Taylor Alexander, Planning Technician
Christine Currie, Development Services & Licensing Clerk

1. Call to Order

The meeting was called to order at 8:45 am.

2. Adoption of Minutes from February 6, 2018

It was moved and seconded that the Minutes from February 6, 2018 be adopted as amended.
The motion was carried.
None opposed.

3. Approval of Agenda and Late Items

It was moved and seconded that the agenda for March 6, 2018 be approved.
The motion was carried.
None opposed.

4. Old Business

- a) ADP00082 – 3235 Beach Drive – Uplands Siting and Design
To permit renovations to an existing single family home.

T. Williams, architect, presented the revised proposal. Some of his comments were:

- Establishing a magnanimous sense of welcome and committing to existing geometry of John Di Castri house.
- Focus on landscape terraces and hard surfaces, but must be functional.
- Including an integrated ramp and realigning stairs to provide a more gracious entrance at the front entry.

Panel Comments

Panel members commented that the design revisions have addressed previous concerns, including alignment of the front door wall, terrace levels, ramp and mitigation of glass guard rails.

Panel members suggested using five stair risers between the terrace levels and ramp to lessen the slope, and suggested using stainless steel rails. They reemphasized avoiding unnecessary guards and straightening of stairs, and stated the terrace is a good opportunity to re-establish the house.

T. Williams, architect, advised the guard rails along the patio are not required and will be deleted from the proposal, and that the angled portion of the stairs is to avoid encroachment into the setback area.

Panel members noted that a slight encroachment into the setback for stairs is permitted and encouraged the applicant to consider straightening the stairs.

Advisory Design Panel Assessment Checklist

Siting of Buildings

1. Maintenance of residential park setting	Excellent
2. Setbacks	n/a
3. Relationship of character / massing to image of the area	Established
4. Impact on scale and rhythm of development	Enhancement of a strong modern classic
5. Relationship to adjacent buildings	Neighbouring
6. Effect of shadow on neighbouring properties	None
7. Overlook and privacy issues	Excellent
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	Established
2. Roofscape	Established
3. Flashing	n/a
4. Lighting	Discreet
3. Garages and outbuildings	n/a

Landscaping

1. Fencing and screening	n/a
2. Preservation of significant healthy trees and plant material	No change, rhododendrons to be protected
3. Native Plants, New Trees and Vegetation	Established
4. Play and recreation areas	n/a
5. Hard landscaping	Elegant
6. Parking and driveways	Ok

It was moved and seconded to recommend that Council approve ADP00082.

The motion was carried.

None opposed.

5. New Business

- a) ADP00086 – 3125 Uplands Road – Uplands Siting and Design
To permit renovations to an existing single family home.

B. Ketcheson, applicant, presented the proposed renovations to the existing home. Some of the comments were:

- Owners have commissioned Ed Shafer to create stained glass windows for the front entry transom windows and side lites, and the main hall stairs on the side of the home.
- A bank of stained glass windows will replace the two separate hall windows.
- Patio stairs located on the south elevation will be realigned for better traffic flow.

Panel Comments

Panel members inquired about the stained glass design source noting that there is a champagne flute appearance to them, commenting that the addition of stained glass is a good design choice and maintains continuity of design. They also noted mullions should be part of the window assembly, not wall, and pointed out a discrepancy between the south elevation and site plan.

E. Shafer advised his inspiration for stained glass design came from the birthplace of the owner's children.

Panel members suggested maintaining consistency with the brick on the house by reducing huskiness of trims, not using boxed out casings, advising the hall windows should be one large opening divided into five sashes and not five openings in the wall. They also advised the patio stair realignment was an improvement.

Advisory Design Panel Assessment Checklist

Siting of Buildings

- | | | |
|----|--|--|
| 1. | Maintenance of residential park setting | ok |
| 2. | Setbacks | ok |
| 3. | Relationship of character / massing to image of the area | Window revisions proposed are consistent with style of the original development. |
| 4. | Impact on scale and rhythm of development | ok |
| 5. | Relationship to adjacent buildings | ok |
| 6. | Effect of shadow on neighbouring properties | ok |
| 7. | Overlook and privacy issues | ok |
| 8. | Transition between private and public space | ok |
| 9. | Accessory buildings | ok |

Design of Buildings

- | | | |
|----|---|------|
| 1. | General massing, proportion and overall articulation of building in relation to established housing | good |
| 2. | Roofscape | ok |
| 3. | Flashing | ok |
| 4. | Lighting | ok |
| 3. | Garages and outbuildings | ok |

Landscaping

- | | | |
|----|--|----|
| 1. | Fencing and screening | ok |
| 2. | Preservation of significant healthy trees and plant material | ok |
| 3. | Native Plants, New Trees and Vegetation | ok |
| 4. | Play and recreation areas | ok |
| 5. | Hard landscaping | ok |
| 6. | Parking and driveways | ok |

It was moved and seconded to recommend that Council approved ADP00086.

The motion was carried.

None opposed.

- b) DP000018 – 1605 York Place (proposed lot) – Residential Infill Development Permit Area
To permit construction of a single family home.

D. Jensen advised that a covenant has been registered to the property that sets out a no development area for the eagle nest tree, designates a section of the property for use as a residential yard, and sets out a building envelope that keep development away from the eagle nest tree and sequoia tree.

M. Whitney, and A. Grewal, applicants, presented the proposal. Some of comments were:

- Rezoning and subdivision approval allowed for one additional lot, and the original house was designated heritage.
- Siting of house through the covenant protects trees and the eagle nest.
- Traditional design with bell cast main roof, balanced cladding pattern, and pent roof wrapping around most of the building for horizontal division of elevations.
- 'Eyebrow' over the front entrance; accented by Tuscan style pillars that continue along the veranda.
- Grade slopes from front to back yard, rear patio elevated approximately 3 feet.
- Driveway located in same location as existing to protect root zone of protected trees.

Panel Comments

Panel members confirmed the proposed driveway is in the same location as the existing driveway, and inquired whether other approaches could be considered for the driveway.

D. Jensen advised other factors affect the access location, including tree root zones; grade changes from the adjacent property, and noting the driveway area is already disturbed.

Panel members provided the following comments for consideration:

- Consider a textured stucco to soften the façade and be more considerate of the heritage home next door.
- Consider adding a curvilinear approach to the house using a permeable material.
- Extend veranda roof across to create a deeper overhang over the garage door lines and handle bay window same way on left as on the right.
- Steepen roof and allow for a flat panel on top to resolve awkward roof pitch, using a faux cedar shingle colour similar to heritage home.
- Reduce lighting, consider soffit lights in place of sconces.
- Eliminate skirting board and run shingles to base of house, add a step down from entry.
- Resolve the lack of indoor / outdoor connection, reassess stair access to the yard, consider the lower walls with a stronger base rather acrylic stucco; reconsider the post and guard rails, and review window groups.
- Resolve roof line, consider inconsistent beltline, show roof curve with gutter.
- Clean up inconsistent beltline

It was moved and seconded to recommend that DP000018 be tabled to a subsequent meeting of Advisory Design Panel.

The motion was carried.
None opposed.

6. Information Items

a) Heritage Conservation Area Working Group – ADP Representative Update

D. Jensen advised public meetings were being held for the proposed heritage conservation area on Thursday, March 8, 2018.

7. Next Meeting

The next regular meeting of the Advisory Design Panel is scheduled for Tuesday, April 3, 2018.

E. Adjournment

The meeting adjourned at 11:06 am.