



**OAK BAY ADVISORY DESIGN PANEL**  
**TUESDAY, JANUARY 8, 2019 AT 8:45 AM**  
**COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE**

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**MEMBERS PRESENT**

John Armitage  
Will King  
Kim Milburn

David Wilkinson  
Dominic Yu  
Cairine Green

**MEMBERS ABSENT**

**STAFF PRESENT**

Deborah Jensen, Manager of Planning  
Graeme Buffett, Planner

Christine Currie, Recording Secretary

**1. Call to Order**

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

**2. Adoption of Minutes from November 6, 2018**

It was moved and seconded that the Minutes from November 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 January 8, 2019 be approved.

The motion was carried.  
None opposed.

**4. Old Business**

None.

**5. New Business**

- a) ADP00102 – 2895 Beach Drive  
To permit construction of a single family home.

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

- Site is located at intersection of Beach Drive and the Esplanade right-of-way; and bordered by the ocean, Cattle Point, and one residential home to the south.
- Proposed house will be sited in similar footprint as existing home; new house would have a second storey and utilize a gambrel style roof with shingle siding.
- All protected trees will be retained, lighting will conform to dark sky principles with downlit pathway lights.
- All RS2 zone requirements have been met.

M. Whitney, applicant, presented the application. Some of the comments were:

- Client seeking traditional designed house with gambrel style roofline, where the second storey snugs into the roofline and the roof peak is close to ceiling height.
- Proposed house is pushed further back from the street than the existing home.
- Style is unique from surrounding homes.
- Significant flooding on the property in a previous year caused substantial damage, so the design maximizes main floor height, at approximately 30 inches higher from the existing home, to mitigate potential flooding.
- Smaller overhangs on gambrels provide the impression of a large cornice detail while maintaining the gambrel style.
- Proposed lot coverage is at 17% and impermeable surface at 14%.
- Materials include cedar shingles and wood trim.
- Front columns are important details, including corner chamfers.
- The parklike natural setting is retained by keeping existing trees, maintaining significant canopy cover, adding a small number of flower beds to soften the house, and utilizing interlocking pavers for the driveway.
- Exterior lighting proposed while being mindful of Dark Sky principles.

### Panel Comments

Panel comments included the following:

- Water may seep into the windows due to depth of window wells, confirmed drainage will be added.
- Massing of building will be noticeable above the hedge.
- Mitigate house massing on the Esplanade side and maintain mountain views by adding additional plantings or landscape elements onto the Esplanade side.
- No new fencing is proposed, should continue vegetative screening east of the hedge.
- Permeable pavers would be useful given water history of the site.
- Replace glazed guards around window wells with wood railings from above.
- Ensure chimney details are consistent with the style of the house.
- Base of house needs substantial heavy base so it doesn't look like it's floating.
- Gambrel style is good design, but front entry colonnades need to be substantial, could add concrete and stone to base.
- Consider alternate fenestration material other than vinyl for mullions.
- Could utilize natural terracing back from the window wells to provide additional light, and a sense of sky and view, for example terrace back at 45°.

In summary, the Panel members noted the following:

- Colonnade bases at front entry need to be substantial by using concrete or stone.
- Remove glazed guards around window wells, use wood or wrought iron.
- Ensure the windows feel convincing and perform visually.
- Resolve building base treatment.
- Revise fenestration material for more consistent quality of materials.
- Lighten up the secondary eyebrow roof overtop the gambrel above the 2<sup>nd</sup> floor window to make it subservient to the main roof.

<b>Advisory Design Panel Assessment Checklist</b>	
<b>Siting of Buildings</b>	
1. Maintenance of residential park setting	Successful.
2. Setbacks	No issues.
3. Relationship of character / massing to image of the area	Introduce full 2 storey massing into a prairie style context, but gambrel roof mitigates the new massing.
4. Impact on scale and rhythm of development	See above.
5. Relationship to adjacent buildings	Sufficient separation helps.
6. Effect of shadow on neighbouring properties	n/a
7. Overlook and privacy issues	n/a
8. Transition between private and public space	Maintains park like setting but reference grade of main floor and front yard is brought up to street level.
9. Accessory buildings	n/a
<b>Design of Buildings</b>	
1. General massing, proportion and overall articulation of building in relation to established housing	Acceptable
2. Roofscape	Consistent, somewhat conservative and static, but overall effect is pleasing and well-stated.
3. Flashing	No issues.
4. Lighting	Dark sky.
5. Garages and outbuildings	Well handled.
<b>Landscaping</b>	
1. Fencing and screening	Refreshingly natural, with the exception of glass/aluminum lightwell guard - wrought iron or wood with pickets more consistent.
2. Preservation of significant healthy trees and plant material	No issues.
3. Native Plants, New Trees and Vegetation	Appropriate, natural, contextual.
4. Play and recreation areas	No issues.
5. Hard landscaping	Conventional, but simple.
6. Parking and driveways	As above.

It was moved and seconded to recommend that ADP00102 be approved.

The motion was carried.

None opposed.

- b) ADP00104 – 3395 Weald Road  
To permit construction of a single family home

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

- Property is a corner lot located at intersection of Weald Road and Uplands Road.
- Existing single storey home to be replaced by a two storey vertical house design that addresses the prominence of its location and uses contemporary materials.
- Two Garry oak trees will be removed, other trees and large lawn areas maintained.

M. Whitney, applicant, presented the application. Some of his comments were:

- Existing house does not meet setbacks, new house except garage is sited to face Weald Road with a vertical contemporary and traditional design in prominent location.
- Cladding is a mix of stone, stucco, metal roofing and metal clad wood windows.
- Maintaining parklike setting by retaining majority of Garry oak trees and lawn area.
- Incorporating dark sky principles for exterior lighting plan.

## Panel Comments

Panel comments included the following:

- No roof plan provided, but could consider using composite material on higher roof with metal on lower sections.
- Decorative louvered vents are awkward, consider alternative shapes.
- The stone veneer, roofing materials, east elevation chimney design, stone massing and front entry soffit returns are inconsistent with the design.
- Windows appear flimsy, a deeper inset may improve appearance.
- The hard edge 'urban' landscaping treatment is contrary to a parklike setting mandate, need to add more robust landscape screening and retain cedars.
- Consider rotating the garage to minimize impact on trees.

In summary, Panel members noted the following:

- Massing is good, but design lost in stone veneer.
- Different garage design is good but need rationale for design choices.
- Stone work could be improved, for example restricting to one storey elements.
- Standout stucco mouldings will cause problems such as water staining.
- Canopy on north side is successful contemporary expression.
- Submit a roof ventilation plan.

It was moved and seconded to recommend that ADP00104 be tabled to a subsequent meeting of the Advisory Design Panel.

The motion was carried.  
None opposed.

- c) DP000023 – 1266 Newport Avenue – Multi Unit Residential Development Permit Area  
To permit renovations to a multifamily residential building.

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

- Building footprint essentially not changing, but exterior alterations affect the building form and character and requires a development permit.
- Modifications include replacing existing bay windows with Juliet balconies on the front elevation, and updating cladding from stucco to a combination of stucco and metal.
- Landscaping will be updated and tree canopy cover increased to 35%.

M. Vos and A. Cooper, applicants, D. Yamamoto, designer, and Scott Murdoch, landscape architect, presented the application. Some of the comments were:

- Interior renovations to modernize the units are underway where they are adding in suite laundry, converting some one bedroom units to two bedroom units, and adding an elevator for added accessibility and ageing in place.
- The 1955 building needed revitalization and the design strategy includes a streetscape friendly building with a strong aesthetic appeal, and adding private space for a rear unit and outdoor space at the front, adding trees, and incorporating bicycle parking.
- Selective windows will be 'boxed out' using a white metal cladding to create definition.
- Landscaping will include functional space for garbage and recycling; native and non native plantings, dark sky lighting, and a resident planting area.
- Interior drainage will be utilized instead of exterior downspouts.

## Panel Comments

Panel comments included the following:

- Confirmed that exiting provisions meet building code, and the legal nonconforming fire escape is retained.
- Confirmed on site stormwater management is not feasible on this site but suggested utilizing a rain garden system on the south side of the building if possible.
- Consider drainage improvements beneath the driveway.
- Proposal is an improvement to the streetscape.
- Consider using the same or heavier gauge aluminum for the white perimeter window cladding as is proposed for the siding, or use similar treatment as the front entrance, which should be enlarged to make it stand out, with white material extending.
- Ensure balcony guard details and attachments are well handled, pay attention to corner details, resolve corner detail inconsistencies on elevation drawings.
- Provide direct street access for the two front suites and, if possible, move bicycle storage closer to the front entry or into the building.
- Consider using either a single paved strip to serve foot and vehicle traffic, or two strips of concrete with additional plantings and a permeable strip.

C. Green left the meeting at 11:25 am.

In summary, Panel members noted the following:

- Reconsider driveway paving materials to provide a combined driving / walking surface and eliminate sidewalk strip beside the driveway.
- Provide individual pathways for the front ground floor suites to the sidewalk.
- Use heavy gauge aluminum for window boxes to minimize seams and avoid visible warping in the metal.
- Continue the white colour along the sidewall entryway into the entry recess.

<b>Advisory Design Panel Assessment Checklist</b>	
<b>Siting of Buildings</b>	
1. Maintenance of residential park setting	n/a
2. Setbacks	n/a
3. Relationship of character / massing to image of the area	Promises to improve.
4. Impact on scale and rhythm of development	n/a
5. Relationship to adjacent buildings	Improved neighbourliness.
6. Effect of shadow on neighbouring properties	n/a
7. Overlook and privacy issues	n/a
8. Transition between private and public space	Opportunities on driveway and front terraces to increase sense of welcome.
9. Accessory buildings	n/a
<b>Design of Buildings</b>	
1. General massing, proportion and overall articulation of building in relation to established housing	n/a
2. Roofscape	Care with details and materials will be required to execute the large 'corner' and 'entry' bezels.
3. Flashing	See above.
4. Lighting	No issues.
5. Garages and outbuildings	n/a
<b>Landscaping</b>	
1. Fencing and screening	n/a
2. Preservation of significant healthy trees and plant material	n/a
3. Native Plants, New Trees and Vegetation	Handsome and well considered. Panel encourages 'front street' connection of 2 patios if possible for local connection.
4. Play and recreation areas	n/a
5. Hard landscaping	Well considered, but panel encourages a more progressive, active 'driveway' with permeable spine and blurring of the car and pedestrian realm.
6. Parking and driveways	Well considered, but panel encourages a more progressive, active 'driveway' with permeable spine and blurring of the car and pedestrian realm.

It was moved and seconded to recommend that DP000023 be approved.

The motion was carried.

None opposed.

- d) DP000024 – 2020 Oak Bay Avenue – Commercial / Mixed Use Development Permit Area  
To permit modifications to the front elevation of a commercial building.

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

- Exterior alterations to existing multi-tenanted commercial building where the building footprint is not changing.
- Proposed work updates the exterior cladding materials with corrugated horizontal metal and cedar siding, removes the green awnings, and installs aluminum canopy frames above the entryways.

K. Hillel, applicant, and Floyd Colins, owner, advised this design approach had been successfully used elsewhere.

## Panel Comments

Panel comments included the following:

- Exterior corner treatment is critical, for example, a soaker flashing reveal style with thin, crisp edge.
- Could consider moving the open frame aluminum canopy to the top or bottom of the fascia line, and bulk up the canopy frame itself.
- Confirmed recessed LED lighting added underneath the soffits, and suggested using cedar for the soffit material.
- Cautioned applicant that, over time the cedar siding will weather, and they could consider using a more weather resistant product such as metal longboard.

Advisory Design Panel Assessment Checklist		
<b>Siting of Buildings</b>		
1.	Maintenance of residential park setting	n/a
2.	Setbacks	n/a
3.	Relationship of character / massing to image of the area	Improved
4.	Impact on scale and rhythm of development	Improved
5.	Relationship to adjacent buildings	n/a
6.	Effect of shadow on neighbouring properties	n/a
7.	Overlook and privacy issues	n/a
8.	Transition between private and public space	n/a
9.	Accessory buildings	n/a
<b>Design of Buildings</b>		
1.	General massing, proportion and overall articulation of building in relation to established housing	n/a
2.	Roofscape	Nicely refreshed façade and overhangs
3.	Flashing	n/a
4.	Lighting	n/a
5.	Garages and outbuildings	n/a
<b>Landscaping</b>		
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 DP000023 be approved.

The motion was carried.  
None opposed.

## 6. Information Items

None.

## 7. Next Meeting

The next regular meeting of the Advisory Design Panel is scheduled for Tuesday, February 5, 2019.

## 8. Adjournment

The meeting adjourned at 11:48 am.