



OAK BAY ADVISORY DESIGN PANEL
TUESDAY, JUNE 4, 2019 AT 8:45 AM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

John Armitage
Will King
Kim Milburn

David Wilkinson
Dominic Yu
Councillor 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 April 30, 2019.

It was moved and seconded that the minutes from April 30, 2019 be adopted.

The motion was carried.
None opposed.

3. Approval of Agenda and Late Items

It was moved and seconded that the agenda for June 3, 2019 be approved.

The motion was carried.
None opposed.

4. Old Business

- a) ADP00106- 3033 Devon Road
To permit construction of a single family home.

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

- This application was reviewed by the Advisory Design Panel at the April meeting.
- Plans were revised as per Panel comments by simplifying rooflines, eliminating two garage entry gables and replacing with a hip roof, adding plantings to the front yard, reducing driveway width, and eliminating the bump out on the south elevation.
- The front entry gable has been retained to emphasize the front entrance.
- No variances are requested.
- The second storey has been stepped back to reflect a single storey streetscape.

Lindsay Baker, applicant, presented the revised application. Some of the comments were:

- Offset garage doors eliminated to create consistent front building wall, the upper gable roof over the garage is eliminated, and the concrete parking detail has been noted on the drawings.
- Creating a hidden second storey, buried in the roofline.

D. Jensen indicated the application should be reviewed in context of the Uplands guidelines, and particularly as to how they relate to the design of buildings so that clear and specific comments are provided where staff can work with the applicant.

Panel Comments

Panel comments included the following:

- Consider reducing roof pitch to lessen building scale, provide additional wall space and less of an eyebrow type of window area; building responds to street character.
- Clarify concrete parging notation on drawings, increase overhang and soffit size.
- Increase the garage setback from what has already been done.
- Consider recessing wall and lights and adding roof brackets to the garage to downplay garage door impact; consider separation between the stucco and soffit element; utilize a more solid flashing material.
- Pay attention to window treatment including sills, bulk up mullions and head casings; add minimum 2 inch window reveal; consider broader eaves to mitigate soffit head.
- Potential overlook and privacy issues will be mitigated by additional landscape features and planting of required replacement trees.
- Zoning permits the house, but design is an unsatisfactory 'pioneer' addition to the neighbourhood. However, there is no clear reason to reject it.

In summary, Panel members noted the design should further step back the garage doors, recess wall and lights into roof brackets around the front to help mitigate bluntness.

Advisory Design Panel Assessment Checklist	
Siting of Buildings	
1. Maintenance of residential park setting	To the extent possible under zoning related to density.
2. Setbacks	No issues.
3. Relationship of character / massing to image of the area	Good attempt to manage / mediate larger (legal) volumes in a single storey context.
4. Impact on scale and rhythm of development	'Pioneers' a different rhythm with mixed results.
5. Relationship to adjacent buildings	Acceptable, but some unavoidable scale and bulk contrasts.
6. Effect of shadow on neighbouring properties	Negligible.
7. Overlook and privacy issues	Some concern, given full 2 storey home amidst (currently) single family neighbourhood.
8. Transition between private and public space	No issues.
9. Accessory buildings	None.
Design of Buildings	
1. General massing, proportion and overall articulation of building in relation to established housing	As mentioned above, applicant has been mindful of built in contrasts to existing form.
2. Roofscape	Dark soffit treatment a concern. Roof pitches at lower limit of acceptability.
3. Flashing	n/a
4. Lighting	No issues.
5. Garages and outbuildings	Applicant was encouraged to revisit garage door roof overhang and consider brackets.
Landscaping	
1. Fencing and screening	No issues.
2. Preservation of significant healthy trees and plant material	No issues.
3. Native Plants, New Trees and Vegetation	No issues.
4. Play and recreation areas	No issues.
5. Hard landscaping	Acceptable.
6. Parking and driveways	Appropriate.

It was moved and seconded to recommend that ADP00106 be adopted.

The motion was carried.
W. King opposed.

5. New Business

- a) ADP00110– 3055 Valdez Place
To permit renovations to a single family home.

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

- Home was built in 1979, proposal includes additions to the west and rear of home, new patio space around existing pool, new metal roof, and widened asphalt driveway.
- Vertical cedar siding will be retained with new areas to match.
- Four Garry oaks will be removed; requiring four replacement trees. Initial application involved removal of additional trees, but this has since been reduced.

D. Moore, applicant, presented the proposal. Some of the comments were:

- John Key designed house built in 1979, there is strong composition of natural wood.
- Owners updating the home while respecting the original design; materials include semi-transparent charcoal stain siding, black window trim, standing seam metal roof, wood front feature wall by front door, porcelain patio tiles.
- Existing custom made sconces will be refinished and reused.

Panel Comments

Panel comments included the following:

- Well done addition; respectful of original architecture.
- Appreciate clear and thoughtful building and landscape drawings.
- Encourage additional trees be planted to mitigate the removal of significant trees, add diversity by possibly planting arbutus.
- Encourage more permeable material be utilized for walkway along west side, 'loosen' the front entry cast in place walkway to better reflect the natural landscape.
- Dark sky principles are important with proximity to Uplands Park, ensure exterior lighting on pathway is angled downward, away from reflective paving surfaces.
- Consider alternate garage layouts (for example, lengthen rather than widen) and parking area configuration to mitigate effect on Garry oak trees.
- Confirmed patio pavers used at the front and rear are water draining.

In summary, Panel members noted this is a good design but encouraged the applicant to consider an alternate driveway layout in an attempt to preserve the Garry oak tree located near the garage entry.

Advisory Design Panel Assessment Checklist	
Siting of Buildings	
1. Maintenance of residential park setting	Excellent, despite enlarged footprint.
2. Setbacks	No issues.
3. Relationship of character / massing to image of the area	Maintained very carefully.
4. Impact on scale and rhythm of development	No negative impacts.
5. Relationship to adjacent buildings	No issues.
6. Effect of shadow on neighbouring properties	None.
7. Overlook and privacy issues	None.
8. Transition between private and public space	Very well handled.
9. Accessory buildings	None of significance.
Design of Buildings	
1. General massing, proportion and overall articulation of building in relation to established housing	An evolution of a notable style, very sensitively handled at every level.
2. Roofscape	Consistent with original.
3. Flashing	Consistent with original.
4. Lighting	Re-uses original architect's custom exterior fixtures.
5. Garages and outbuildings	n/a
Landscaping	
1. Fencing and screening	Handsome and appropriate.
2. Preservation of significant healthy trees and plant material	Careful trade-offs in terms of replacement trees of some existing oaks. (Panel encourages staff and applicant to re-visit driveway layout if oak #520 can be preserved.)
3. Native Plants, New Trees and Vegetation	Well handled, totally thought out.
4. Play and recreation areas	Various natural zones plus excellent pool realm.
5. Hard landscaping	Fully thought through, appropriate and generally free-draining.
6. Parking and driveways	(See 2. Above) Driveway could benefit from more informality of layout/edges especially related to (2 above).

It was moved and seconded to recommend that ADP00110 be adopted.

The motion was carried.

None opposed.

Information Items

None.

Next Meeting

The next meeting of the Advisory Design Panel is scheduled for Tuesday, July 2, 2019.

Adjournment

The meeting adjourned at 10:32 am.