



MINUTES
OAK BAY ADVISORY DESIGN PANEL
TUESDAY, DECEMBER 3, 2019 AT 8:45 AM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

John Armitage
Will King

Kim Milburn
Dominique Yu

MEMBERS ABSENT

David Wilkinson
Councillor Cairine Green

STAFF PRESENT

Deborah Jensen, Manager of Planning
Graeme Buffett, Planner
Christine Currie, Building & Planning Clerk

1. Call to Order

The meeting was called to order at 8:48 am.

2. Adoption of Minutes from November 5, 2019

It was moved and seconded that the minutes from November 5, 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 December 3, 2019 be approved.

The motion was carried.
None opposed.

4. Old Business

None.

5. New Business

- a) DVP00096 / ADP00115 – 2780 Beach Drive
To facilitate exterior alterations to a single family home.

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

- Application includes a deck addition, new cladding and roofing, carport enclosure, and the addition of five red maple trees.
- Variance would relax the north exterior side setback to permit an addition of the main storey over the lower storey footprint.

S. Hayden, applicant, presented the application. Some of the comments were:

- Updating the exterior with timeless, high quality, durable materials including natural wood shingles, cedar decking, and metal clad wood windows.
- Minimize use of new materials for a clean, intentional look without unnecessary frills.
- New windows increase daylight and provide substantial views; original archway form will be maintained.
- Courtyard includes u-shaped garden beds and accessory building.
- Deck provides indoor / outdoor connection with a thoughtful transition to the yard.
- Metal roof chosen for energy efficiency, longevity and aesthetics.

Panel Comments

Panel comments included the following:

- Consider alternate, higher quality soffit materials.
- Adhere to dark sky principles and reduce the number of exterior sconces.
- Respect and accentuate the horizontality of existing house for consistency.
- Delete vertical mullions in middle of large windows.
- Consider alternate mix of trees adapted to climate change, eg, Garry oak and Arbutus.
- Setback variance supported, there are no overlook issues, the infill is appropriate.
- Consider using horizontal cladding on the lower storey, ie. ship lap, to be more cohesive.
- Consider reducing paved surface of driveway.
- Reconsider upper railing treatment and balustrades, eliminate the lower fence.

In summary, the Panel members noted the following:

- Consider alternate soffit material (not aluminum), delete window mullions, add window trim.
- Be mindful of dark sky principles, and reduce number of exterior sconces.
- Improve cladding and deck treatment; vary selection of tree species.

Advisory Design Panel Assessment Checklist	
Siting of Buildings	
1. Maintenance of residential park setting	Positive reinforcement of existing neighbourhood character.
2. Setbacks	Exterior side yard setback variance unanimously supported.
3. Relationship of character / massing to image of the area	Improvement – modernized and refreshed. A modest proposal that could easily have been larger.
4. Impact on scale and rhythm of development	Minimal and positive impact on Dorset side; This is a modest proposal that could easily have been larger.
5. Relationship to adjacent buildings	n/a.
6. Effect of shadow on neighbouring properties	None.
7. Overlook and privacy issues	None identified.
8. Transition between private and public space	Impact on Dorset side improved, but some reservations about integration of building and rear deck.
9. Accessory buildings	N/a.
Design of Buildings	
1. General massing, proportion and overall articulation of building in relation to established housing	Minimal massing impact – setback variance is an anomaly appropriately rectified by this proposal.
2. Roofscape	Metal roof acceptable but must be narrow and standing seam as proposed.
3. Flashing	Zero trim proposed for windows strongly discouraged. Needs some articulation of change of material and wall plane.
4. Lighting	Not excessive but could still be more subdued in number and use of opalescent glass. These areas mostly on Dorset and Uplands Park star-sky park.
5. Garages and outbuildings	New garage doors an improvement. Deck siding suggested better integration with house siding at lower level. Prefer to delete railing on lower patio area.
Landscaping	
1. Fencing and screening	Opportunity to integrate new deck and patio with fence along Dorset.
2. Preservation of significant healthy trees and plant material	No issues.
3. Native Plants, New Trees and Vegetation	More variety needed for new trees. Recommend Arbutus and Garry oaks, available under program from Parks Department.
4. Play and recreation areas	Deck – Patio garden transition gracious and well handled.
5. Hard landscaping	Minimal changes, to be congratulated.
6. Parking and driveways	Opportunity to remove some or all of existing driveway to Beach Drive since safer more convenient access off Dorset.

It was moved and seconded to recommend that DVP00096 / ADP00115 be approved.

The motion was carried.

None opposed.

b) Review of Draft Prospect Heritage Conservation Area

D. Jensen provided a summary of the draft Heritage Conservation Area (HCA) document. She noted that Council directed staff to prepare the HCA documentation, and staff are seeking input from the Design Panel on the draft guidelines. D. Jensen noted that the operational procedure for reviewing applications has not yet been determined, with Council ultimately determining how applications will be considered.

G. MacDonald, Heritageworks, consultant, described the HCA Working Group's objective to strike a balance between being overly prescriptive and the desire to facilitate design creativity and innovation within the conservation area. He noted that the intent of the HCA is to provide a measure of long term protection to heritage resources as determined through the statement of significance prepared for the neighbourhood.

G. MacDonald noted the guidelines do not prevent an injection of modernism into the neighbourhood, but do temper it to remind property owners of the values expressed by the community. He also noted the guidelines provide a reference tool for the District that complement and not replace other existing regulations with a design oversight.

Panel Comments

Panel comments included the following:

- Guidelines are meant as recommendations rather than hard definitions, which allows for some modern material composition but adheres to the integrity of time period, for example, stone and wood permitted but not plastic.
- Use of modern materials for non-scheduled properties appears to be quite rigid, requiring them to maintain a reflection of a historical time rather than permitting flexibility in interpretation of modern materials.
- Guidelines freeze area in time and do not permit other expressions, and a mix of heritage and modern design and materials can be successful.
- Guidelines are not prescriptive, and provide flexibility in materials and styles.
- Design Panel should be included in review process for non-scheduled properties; also consider a committee of residents, and design and heritage representatives.
- Section C4, vertical siding is common cladding for heritage homes; reconsider pressure treated wood as there are technical reasons to utilize it.
- Section C6, add dark sky principles; language should promote energy efficiency.
- Consider reduction of hard surfaces.
- Need to provide recognition of First Nations historical occupation of site.

6. Information Items

None.

7. Next Meeting

The next regular meeting of the Advisory Design Panel is scheduled for Tuesday, January 7, 2020.

8. Motion to Adjourn

The meeting adjourned at 10:53 am.