



OAK BAY ADVISORY DESIGN PANEL
TUESDAY, FEBRUARY 5, 2019 AT 8:45 AM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

John Armitage
Will King
Kim Milburn

Dominic Yu
Cairine Green

MEMBERS ABSENT

David Wilkinson

STAFF PRESENT

Deborah Jensen, Manager of Planning

Christine Currie, Recording Secretary

1. Call to Order

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

2. Adoption of Minutes from January 8, 2019.

It was moved and seconded that the minutes from January 8, 2019 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 February 5, 2019 be approved.

The motion was carried.
None opposed.

4. Old Business

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

D. Jensen introduced the revised application, noting this application had been reviewed at the January meeting, where the Panel had commented on verticality, stone cladding, and orientation of the garage.

M. Whitney, and A. Grewal, applicants, provided the following summary of revisions:

- All openings in the stone portion of the facade will have stone lintels made of the same material but oriented horizontally, which brings strength to openings.
- Windows are recessed into the surrounding stucco and stone walls, supported by precast charcoal coloured cast concrete sills.
- Stone elements are integral part of design and provide prominence, every stone element is purposely placed.
- Basement doors are aligned with the east chimney to provide a visual foundation.
- ICF foundation treatment with a parged concrete protrusion used for a stronger base, and contemporary frieze boards added to provide depth to the gable detailing.
- Triangle detail is removed from gable fascia boards and upper vents reportioned.
- Roof plan has been provided to show that the flat roof is recessed, all mechanical venting is hidden from street view.

- Considered rotating the garage to face the street; but this would eliminate an additional Garry oak, which is less favourable from a tree canopy perspective.
- Moved driveway farther from the south property line for planting space, proposed fence has been removed along the driveway portion to enhance the park like setting.
- Proposed tree canopy of over 75%, with majority of significant trees retained.

Panel Comments

Panel comments included the following:

- Confirmed parging treatment on south rear elevation will be treated as a stucco wall, concrete beneath the stone will extend all around the house.
- Confirmed that lintels will have a steel ledge hidden under the stone, effective as a lintel element but softer, lintel details should be consistent with other window openings.
- Consider using traditional stone masonry detailing for lintels over doors and windows.
- Suggest deeper recess of flat roof to further hide the PVC pipe installation.
- Consider using stucco around front door to break up massing and lighten the area.
- Reconsider landscaping of the south property line and impact to the adjacent property, could add additional greenery between the two properties by reducing driveway width.
- Removing vegetation conflicts with the park like setting, consider a tree succession strategy on the south side to mitigate tree canopy loss until new trees established.
- Cedar and cypress trees are not protected and can be removed at any time.
- More effort is needed to achieve the park like setting guideline.
- With hammerhead turnaround, suggest reducing driveway width to retain additional root zone, use permeable pavers for driveway.
- Window reveals are better in stucco but those within the stone need additional depth.
- If front door treatment is stone the lintel over the door should be handled as a lintel, do not run it horizontally.
- Confirmed driveway grade is approximately 1.5 metres higher than natural grade at the garage so that garage is at same floor level as main house.
- Rotating the garage to bring the driveway in may minimize risk to Garry oak trees on the boulevard and provide a softer transition to the south side, or could compress the space between the house and garage to allow for more substantial plantings.
- Curve on driveway is improvement.
- Consider flipping design so entrance is on Uplands Road and living area is on the south side, so long as appropriate siting approvals are in place.
- Consider using contrasting fenestration treatment on stone façade (ie. window size).

In summary, the Panel members noted the following:

- Substantially increase landscape screening on south side to satisfaction of arborist.
- Review treatment of the stone lintel around the window openings, lintel needs to give the distinct impression of being load bearing.
- Reinforce how building base meets the ground, clarify the parged / masonry treatment, and run masonry to the ground where there is stone on the building.
- Introduce more variety of window sizes, and specifically window size on stone portion.
- If retaining stone on the turret, treat it like a front element.

Advisory Design Panel Assessment Checklist		
Siting of Buildings		
1.	Maintenance of residential park setting	Satisfactory provided more substantial vegetative screen can be developed along south property line.
2.	Setbacks	House conforms, but concern about setback of driveway from south property line.
3.	Relationship of character / massing to image of the area	Consistent with design guidelines. Important that stone elements be detailed authentically with stone reveals and lintels that reflect originally load bearing function.
4.	Impact on scale and rhythm of development	House massing broken down to respond to transition around street corner. Some windows could be reduced, especially in stonework.
5.	Relationship to adjacent buildings	Concerns expressed about driveway edge and elevation along south property line. And need to increase this setback.
6.	Effect of shadow on neighbouring properties	None.
7.	Overlook and privacy issues	Not evident.
8.	Transition between private and public space	Concerns about south property line edge, otherwise satisfactory public-private relationship.
9.	Accessory buildings	None.
Design of Buildings		
1.	General massing, proportion and overall articulation of building in relation to established housing	Complementary to stucco cottage tradition will create a "bastion" commanding street intersection.
2.	Roofscape	Overall roof form well handled with simplified gables and recessed upper flat area.
3.	Flashing	No flashing issues, but concern about appropriate, consistent wall treatment contact with grade, and stonework comments as above.
4.	Lighting	Dark sky principles expected with opalescent lenses or shrouded light sources.
5.	Garages and outbuildings	No comments except relationship of driveway to property line.
Landscaping		
1.	Fencing and screening	Major concern, expressed above requiring substantial increase in driveway setback to permit adequate plant development.
2.	Preservation of significant healthy trees and plant material	Many trees removed, many not problematic, but 3 oaks at risk, 2 of which on public boulevard.
3.	Native Plants, New Trees and Vegetation	2 new oaks proposed. More could be accommodated. Succession strategy suggested for plantings on south property line.
4.	Play and recreation areas	Modest.
5.	Hard landscaping	Modest, mostly driveway. With comments above proposed stone retaining wall along driveway acceptable.
6.	Parking and driveways	As noted above.

It was moved and seconded to recommend that ADP00104 be approved.

The motion was carried.
None opposed.

5. New Business

None.

6. Information Items

None.

7. Next Meeting

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

8. Adjournment

The meeting adjourned at 10:37 am.