



MINUTES
OAK BAY ADVISORY DESIGN PANEL
TUESDAY, DECEMBER 6, 2016 AT 8:45 AM
COUNCIL CHAMBERS, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Lynn Gordon-Finlay, Chair
John Armitage
James Kerr

David Wilkinson
Councillor Tom Croft

STAFF PRESENT

Deborah Jensen, Manager of Planning Roy Thomassen, Director of Building and Planning
Krista Mitchell, Building / Planning Clerk

1. Call to Order

The meeting was called to order at 8:50 am.

2. Adoption of Minutes from September 6, 2016

It was moved and seconded that the Minutes from October 4, 2016 be adopted.

The motion was carried.
None opposed.

3. Approval of Agenda and Late Items

4. Information Items

None.

5. Old Business

- a. ADP00038 – 2700 Lansdowne Road - Uplands Siting and Design
To permit construction of a single family home.

T. Rodier, applicant, gave a presentation of the revised proposal. Some of the comments were:

- Access will be from Midland Road, and the existing access and driveway from Lansdowne Road will be decommissioned at the owner's expense.
- The home will incorporate cedar shingle siding, accented with paneled wood band, a hip roof, true divided lights, and front entry facing Lansdowne Road.
- The pool is to be located in the northeast corner of the lot

Panel Comments

Panel members inquired about exterior treatment and exterior lighting.

T. Rodier stated the intent is to not flood the area with light, and use sconce lighting at the garage and accessory building, with soffit type lighting in the back area. He also confirmed exterior treatment as stained cedar shingle siding with mitred corners, painted board and batten, and tongue and groove pine soffits.

Panel members noted the proposed stone and wrought iron fence runs contrary to the Uplands parklike setting, and suggested utilizing either a stone wall with no wrought iron on top, or a hedge that creates a barrier.

T. Rodier advised the fence was intended to provide a bit of separation from Lansdowne Road, and not meant to be intrusive or perceived as a wall.

Panel members commented the garage doors suggest mid-century modern where the design of the house is traditional, and suggested the house should infuse a contemporary look as per the garage doors.

In summary, the Panel members noted the following:

- Review how materials come together on feature areas, including the entryway archway, garage doors, and shingled fireplace treatment.
- Look at the stone wall with plantings and eliminate the wrought iron, which will create the public barrier.

It was moved and seconded to recommend that ADP00038 be tabled to a subsequent meeting of the Advisory Design Panel.

The motion was carried.
None opposed.

- b. ADP00051 – 2695 Lansdowne Road – Uplands Siting and Design
To permit construction of a single family home.

R. Grohovac, applicant, presented the revised proposal. Some of the comments were:

- Overall house massing has been reduced with materials and colours remaining the same as previous revisions, and a new accessory building with match the house trim.
- Wood lintels have been added above the garage doors, upper floors will have sloped soffits, the main floor will have flat soffits.

Panel Comments

Panel members asked about the type of stone to be used.

R. Grohovac confirmed the stone will be 6" - 7" thick Queenwood granite.

Panel members inquired about the lintel materials.

R. Grohovac confirmed that the lintels will be made of fir, not masonry.

In summary, the Panel members noted the following:

- One corner of the house, use rock and not board and batten.
- More attention needed for window trim on accessory building, use expressed sill.
- Flashing issue on upper deck, and stone corrections in two locations on house.

Advisory Design Panel Assessment Checklist

Siting of Buildings

1. Maintenance of residential park setting	Yes
2. Setbacks	No Issue
3. Relationship of character / massing to image of the area	OK
4. Impact on scale and rhythm of development	Appropriate
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	Well handled
9. Accessory buildings	Needs more details consistent with main house

Design of Buildings

1. General massing, proportion and overall articulation of building in relation to established housing	Appropriate
2. Roofscape (eg./Soffits, Fascias, Flashing)	See Panel comments regarding stone detailing
3. Flashing	See above
4. Lighting	Not discussed
5. Garages and Outbuildings	See item 9 of siting

Landscaping

1. Fencing and screening	Rear yard fencing to replace existing chain link
2. Preservation of significant healthy trees and plant material	Yes
3. Native Plants, New Trees and Vegetation	Yes
4. Play and recreation areas	Yes
5. Hard landscaping	Minimal
6. Parking and driveways	Minimal: not imposing

It was moved and seconded to recommend that Council approve ADP00051.

The motion was carried.

L. Gordon–Finlay opposed.

6. New Business

a. ADP00057 – 3140 Midland Road – Uplands Siting and Design

This application proposes modifications to an accessory building previously approved by the Advisory Design Panel, and includes construction of a greenhouse.

B. Wilkin, applicant, gave a presentation of the proposal. Some of the comments were:

- Proposing modifications to the garage currently under construction, and adding a black greenhouse.
- The colour scheme is different from the principal building and is intended to blend into the landscape.

Panel Comments

Panel members expressed some concern on the accessory building colour scheme and its departure from the house colour, but noted the proposed colour would camouflage with the backyard greenery.

B. Wilkin confirmed that buildings are not meant to match, but as standalone buildings that are not sited close together.

In summary, the Panel members noted the following:

- Should simplify detailing
- Support using smooth hardi panel with cedar battens.

Advisory Design Panel Assessment Checklist

Siting of Buildings

1. Maintenance of residential park setting	Yes
2. Setbacks	No issue
3. Relationship of character / massing to image of the area	N/A
4. Impact on scale and rhythm of development	No impact
5. Relationship to adjacent buildings	None
6. Effect of shadow on neighbouring properties	None
7. Overlook and privacy issues	None
8. Transition between private and public space	N/A
9. Accessory buildings	-

Design of Buildings

1. General massing, proportion and overall articulation of building in relation to established housing	No effect
2. Roofscape (eg./Soffits, Fascias, Flashing)	Appropriate, humble
3. Flashing	No issue
4. Lighting	Not discussed
5. Garages and Outbuildings	-

Landscaping

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 Council approve ADP00057.

The motion was carried.

None opposed.

- b. ZON00023 / DP000013 – 2296 Cadboro Bay Road
Zoning Amendment / Development Permit - To permit a mixed use commercial and multifamily development.
Includes 2258 / 2268 / 2276 / 2296 Cadboro Bay Road and 2247 Bowker Avenue.

G. Damant, applicant, gave an overview of the proposal. Some of the comments were:

- Four storey v-shaped mixed use building on a triangular site with ground floor commercial on Cadboro Bay Road and four storey townhouse feel residential use on Bowker Avenue.
- Pushed building back at westernmost end to respond to adjacent building, and increased landscaping.
- Density has been reduced from 49 to 43 residential units, and some 3 bedroom units have been incorporated.

G. Damant and M. Miller, applicant, noted changes that were incorporated as per previous ADP recommendations including:

- Increased glazing for townhouses fronting on Bowker Avenue with design reading as two storey volumes, the penthouse level stepped back, and one lantern box removed.
- Enhanced articulation of balconies, including dropped height, wood soffits, enlarged balconies on Cadboro Bay Road, and realigned feature boxes.
- Ground floor three bedroom units at western end have their own entrances.
- Additional glazing in “wedge,” and stairwells use frosted / diffused glass to cut glare.
- Use wood board and batten in courtyard with stone wrapping around edges and number of windows in hallway reduced.
- Fourth floor reduced to two units with their own access to private rooftop terrace, main stairwell to rooftop removed.
- Changed to a more tumbled brick for a more rustic appearance.
- Created 9 additional parking stalls to make 52 residential spots, now have two bike rooms accommodating 75 bicycles.
- Fabricated aluminum profile windows to contrast with the brick.

T. Croft arrived at 10:27 am.

S. Murdoch, applicant, gave a summary of the changes to the landscape design. Some of the changes were:

- Courtyard design has been modified to provide a contemplative landscape space including small nodes, opportunities for small group connections, and terraced planters with water spilling to rain garden.
- Structural soil cells increased to 20 m³ to 25 m³ per tree.
- Increased landscaping at corner.

Panel Comments

Panel members asked for clarification on the number of residential units and parking spaces, noting density issues along Bowker Avenue have been improved.

G. Damant confirmed the proposal is for 43 residential units and 59 underground parking stalls overall, including 6 for commercial parking.

Panel members expressed concern over the loss of 5 or 6 Garry oak trees, suggesting the realignment of underground parking to preserve trees, particularly #3 and #190.

G. Damant advised Garry oak trees will be planted on the boulevard, and excavation for the parkade will impact root zones of existing trees.

S. Murdoch noted Garry oaks are the first choice for replacement as they grow slowly and can be well managed, and 8 offsite and 4 onsite trees will be planted.

Panel members inquired about the exterior brick, window detail and stairwell glazing.

M. Miller commented that the tumbled brick was chosen for a subtle, weathered look.

G. Damant noted windows have been set back to create additional shadow lines, and stairwell glazing will be designed for a reflected glow with light fixtures potentially angled away from the glass.

In summary, the Panel members noted the following:

- Cascading wall of greenery next to the adjacent property has abandoned edge.
- Cadboro Bay Road ground floor units need access improvements so does not appear to be lobby entrance.
- Cadboro Bay Road glazing and exterior materials for the residential units do not match the building.
- Same materials should be used on bike room as on stairwells.
- Look at strategies to protect trees #3 and #190.
- Proposal is good way to build density in the community.

Councillor T. Croft commented that Council will give consideration to building massing and tree inventory.

Advisory Design Panel Assessment Checklist

Siting of Buildings

1. Maintenance of residential park setting	N/A
2. Setbacks	New zone
3. Relationship of character / massing to image of the area	This is a significant change that is welcome and supportable to increase density and redefine corner.
4. Impact on scale and rhythm of development	Good treatment of corners & sets a pleasant cadence to the street.
5. Relationship to adjacent buildings	Could improve north east corner adjacent parking area.
6. Effect of shadow on neighbouring properties	Minimal due to siting
7. Overlook and privacy issues	There is overlook to the street & front yards of houses across the street mitigated by street trees and landscaping.
8. Transition between private and public space	Well handled. Juncture between exit stairs and 3 bedroom residences requires further thought.
9. Accessory buildings	N/A

Design of Buildings

1. General massing, proportion and overall articulation of building in relation to established housing	Well thought through and attractive contemporary treatment.
2. Roofscape (eg./Soffits, Fascias, Flashing)	Contemporary and handsome.
3. Flashing	-
4. Lighting	Mitigation of stairwell. Lighting a interesting element.
5. Garages and Outbuildings	-

Landscaping

1. Fencing and screening	Further treatment of northeast corner required.
2. Preservation of significant healthy trees and plant material	Panel encouraged applicant to reconsider preservation of oak trees at south edge.
3. Native Plants, New Trees and Vegetation	Well-developed landscape plan
4. Play and recreation areas	Nicely dispersed
5. Hard landscaping	-
6. Parking and driveways	-

It was moved and seconded to recommend that Council approve ZON00023 and DP000013. The Panel also recommended the applicant revisit the design to protect trees #3 and #190 and make revisions to the underground structure as necessary.

The motion was carried.
None opposed.

7. Next Meeting

The next regular meeting of the Advisory Design Panel is Tuesday, January 3, 2017.

8. Adjournment

The meeting adjourned at 12 pm.