



CITY OF VICTORIA

ADVISORY DESIGN PANEL MEETING MINUTES

October 23, 2024, 12:01 P.M.

The City of Victoria is located on the homelands of the Songhees Nation and Xwsepsum Nation.

Meeting conducted electronically via Microsoft Teams.

PRESENT: Bruce Anderson – Chair
Tamara Bonnemaision
Patrick Conn
Colin Harper
Elizabeth Balderson

ABSENT: Julie Brown
Peter Johannknecht
David Berry
Priscilla Samuel

STAFF: Kasha Janota-Bzowska - Planner
Charlotte Wain - Senior Planner, Urban Design
Sian Maichen – Planning Secretary
Nina Jokinen – Senior Planning Technician

APPLICANT

ATTENDEES: Greg Mitchell – Primex Development (Applicant)
Carole Rossell, Landscape Architect, Continuum Architecture
Jeremy Beintema – Continuum Architecture
Lance Steele – Continuum Architecture
Gregory Eeman – Continuum Architecture

1. Call to Order

The meeting was called to order at 12:01 p.m.

2. READING OF MINUTES

Minutes from the meeting held September 25, 2024

Moved By C. Harper

Seconded By P. Conn

That the minutes from the meeting held September 25, 2024 be approved.

CARRIED UNANIMOUSLY

3. **APPROVAL OF AGENDA**

Moved By T. Bonnemaison

Seconded By P. Conn

That the October 23, 2024 agenda be approved as presented.

CARRIED UNANIMOUSLY

4. **APPLICATIONS**

3.1 **Development Permit with Variances Application No. 00833 for 1342-1360 Pandora Avenue**

The Panel received an introduction to the application from City of Victoria Planner Kasha Janota-Bzowska that provided the areas that Council is seeking advice on, the proposal is to consolidate five legal lots into two lots and construct a new 11-unit townhouse complex and convert an existing single family designated heritage home into a two-family (duplex) home on “Proposed Lot A” and build a 73-unit rental apartment building on “Proposed Lot B.

Greg Mitchell from Primex Development provided the Panel with brief overview of the site and context of the proposal, Carole Rossell provided details of the proposed landscape plan:

- *Sequoia tree being a focal point*
- *Design of the proposed courtyard*
- *Building plant selection*

Jeremy Beintema, Lance Steele, and Gregory Eeman from Continuum Architecture joined the meeting.

Jeremy Beintema from Continuum Architecture provided the Panel with a detailed presentation on the following topics:

- *Types of panelling and fencing on the fences and decks*
- *Amount and layout of units in the complex*
- *Rationale for layout of complex*
- *Colour palette of proposed design*

The Panel asked the following questions of clarification:

- *The Build up around the sequoia tree, it was mentioned that the low grade around existing sequoia allowed for build up, are you going to build up over these roots?*
 - *Yes we will be adding some soils over the tree roots. We will be adding pavers over the tree roots and have an arborist involved in the project*
- *Is the existing stone wall around the heritage house a heritage wall?*
 - *It has been recognised as heritage. Its current condition is poor so it will be dismantled and re-located using as much of the original material as possible.*
- *The orientation of the ‘L’ shape for the apartment building. why did you choose this orientation for the ‘L’*

- It mostly had to do with the tree and avoiding tree roots, it also puts the most density away from the single family homes
- The Plaza space, is it intended for the townhouse and heritage spaces as well?
 - The size and significance of the sequoia tree lead us to believe it would be a great shared space.
- Are there really two PMTs side by side on Pandora?
 - The City directed us that we needed two PMTs, this was the place that made the most sense.

The public portion of the meeting was closed at 12:37 p.m.

City Planner Kasha Janota-Bzowska highlighted the lack of usability for the outdoor space on then north-east wall and requested the Panel share thoughts regarding recommendations.

Panel members discussed the following:

- *Front set back onto Pandora could be improved if setback was larger with more greenspace*
- *Existing stone wall could be removed as it doesn't fit in with architectural design*
- *Levels 4-6 do not seem fully utilized for patio space*
- *North-East elevation could have additional windows at levels 5-6*
- *Design needs integrated rainwater management*

Moved By E. Balderson

Seconded By T. Bonnemaïson

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00833 for 1342-1360 Pandora Avenue be approved with the following additions:

1. Reduce Paved Area in the plaza and increase green space and potentially play space.
2. Consideration of integrated rainwater management.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

Moved By T. Bonnemaïson

Seconded By P. Conn

That the Advisory Design Panel meeting of October 23, 2024 be adjourned at 1:00 p.m.

CARRIED UNANIMOUSLY