



CITY OF VICTORIA

ADVISORY DESIGN PANEL MEETING MINUTES

September 25, 2024, 12:02 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
Julie Brown
Patrick Conn
Priscilla Samuel
Colin Harper

ABSENT: Peter Johannknecht
Tamara Bonnemaision
Elizabeth Balderson
David Berry

STAFF: Manasvini Thiagarajan - Planner
Rob Bateman – Senior Planner
Charlotte Wain - Senior Planner, Urban Design
Sian Maichen – Planning Secretary
Nina Jokinen – Senior Planning Technician

APPLICANT

ATTENDEES: Julian West – Urban Thrive Developments (Applicant)
Tim Kindrat – Christine Lintott Architects
Bianca Bodley – Biophilia Collective
Lucia Blanco – Biophilia Collective

1. Call to Order

The meeting was called to order at 12:02 p.m.

The Chair extended a welcome to Panel members and presenters

2. READING OF MINUTES

Minutes from the meeting held August 28, 2024

Moved By C. Harper

Seconded By P. Conn

That the minutes from the meeting held August 28, 2024, be approved.

CARRIED UNANIMOUSLY

3. APPROVAL OF AGENDA

Moved By J. Brown

Seconded By C. Harper

That the September 25, 2024 agenda be approved as presented.

CARRIED UNANIMOUSLY

4. APPLICATIONS

3.1 Development Permit with Variances Application No. 00213 for 933 and 935 Convent Place

The Panel received an introduction to the application from City of Victoria Planner Manasvini Thiagarajan that provided the areas that Council is seeking advice on, the proposal is to consolidate two lots and construct a three-storey residential building with eighteen units in three town home buildings.

Tim Kindrat from Christine Lintott Architects provided the Panel with a detailed presentation of the site and context of the proposal, Bianca Bodley provided details of the proposed landscape plan:

- *Goal being to create housing for middle income families and support car-free living options*
- *Project site is home to two detached home lots*
- *Intended function of zones on the property*
- *Mixture of hardscape materials to break up courtyard space*
- *The variation of amenities within the courtyard space*
- *Play forest for children off to the side of the courtyard*
- *Trees and plants selected for the property according to seasonal sunlight availability*
- *Bike parking for visitors being distributed for a more residential feeling on the lot*

The Panel asked the following questions of clarification:

- *Access to the bike garage, what was the reasoning for the choice of the overhead door as the main access?*
 - *Convenience, visibility, there is a separate swing door for the exiting needs, the size if the bikes are increasing so it makes in more convenient for someone using a cargo or recumbent bike, similar to a conventional parkade entrance.*
- *Can you confirm that there is access to the courtyard from the corner unit that is directly opposite from the bike space?*
 - *This is the lower level of a unit that is accessed from level two*
- *What was the intent of making that colour of the roof facia more prominent as opposed to a softer tone?*

- *We tried to make it blend in as much as possible, the colour we chose seems to hold light and balance the colour scheme better.*
- *Is the entrance/courtyard tree and existing tree?*
 - *No, it will come in around 13 feet and its eventual size will be double.*
- *Have you looked at making the living area on the lower floor a double height space?*
 - *Light studies have been done for those units, and our design objective going in to this was having as many 3 bedroom units as we could.*

Panel members discussed the following:

- *In terms of street engagement, the bike entry could be improved*
- *Horizontal lap siding not being ideal for building materials*
- *More daylight would be ideal in the courtyard*

Moved By C. Harper

Seconded By P. Conn

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00213 for 933 and 935 Convent Place be approved as presented.

CARRIED UNANIMOUSLY

5. ADJOURNMENT

Moved By J. Brown

Seconded By P. Conn

That the Advisory Design Panel meeting of September 25, 2024 be adjourned at 12:46 p.m.

CARRIED UNANIMOUSLY