

1588 North Dairy - Resubmission Boards

January, 2018

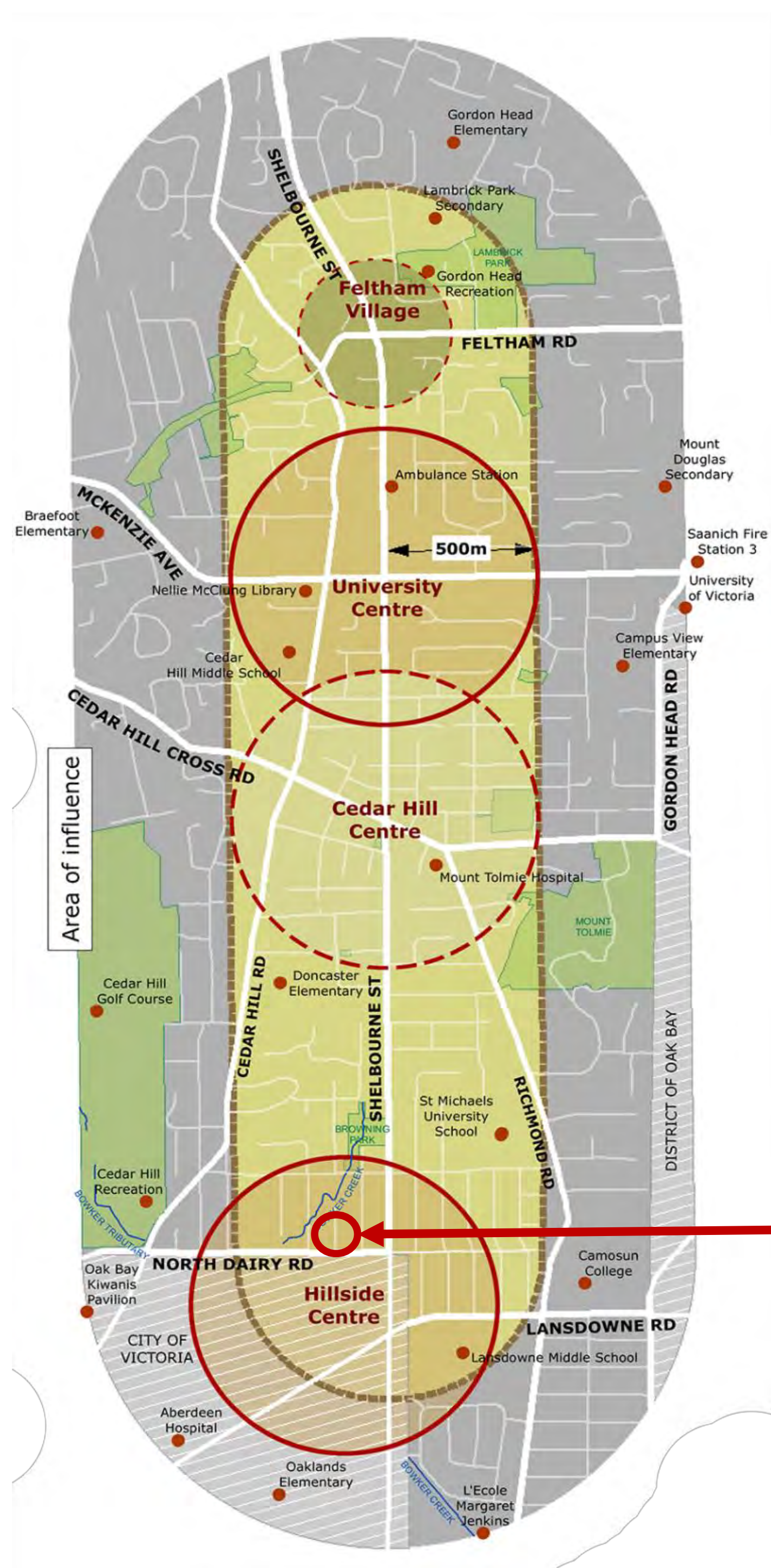


Process

- **Door-to-door introductions (2 block radius)**
 - Early April 2016
- **Introductory meeting neighbours**
 - Mid April 2016
- **Design workshop with neighbours**
 - May 2016
- **Design review with neighbours**
 - January 2017
- **Meeting with Camosun Community Association**
 - Early March 2017
- **Open House**
 - Early April 2017
- **Application**
 - April 2017
- **Municipal review**
 - April – June 2017
- **Resubmission**
 - Late June 2017
- **ADP**
 - August 2017
- **Committee of the Whole**
 - December 2017
- **Revision and Review with Neighbours**
 - December 2017- January 2018
- **Resubmission into Saanich**
 - Early January 2018



Shelbourne Valley Action Plan



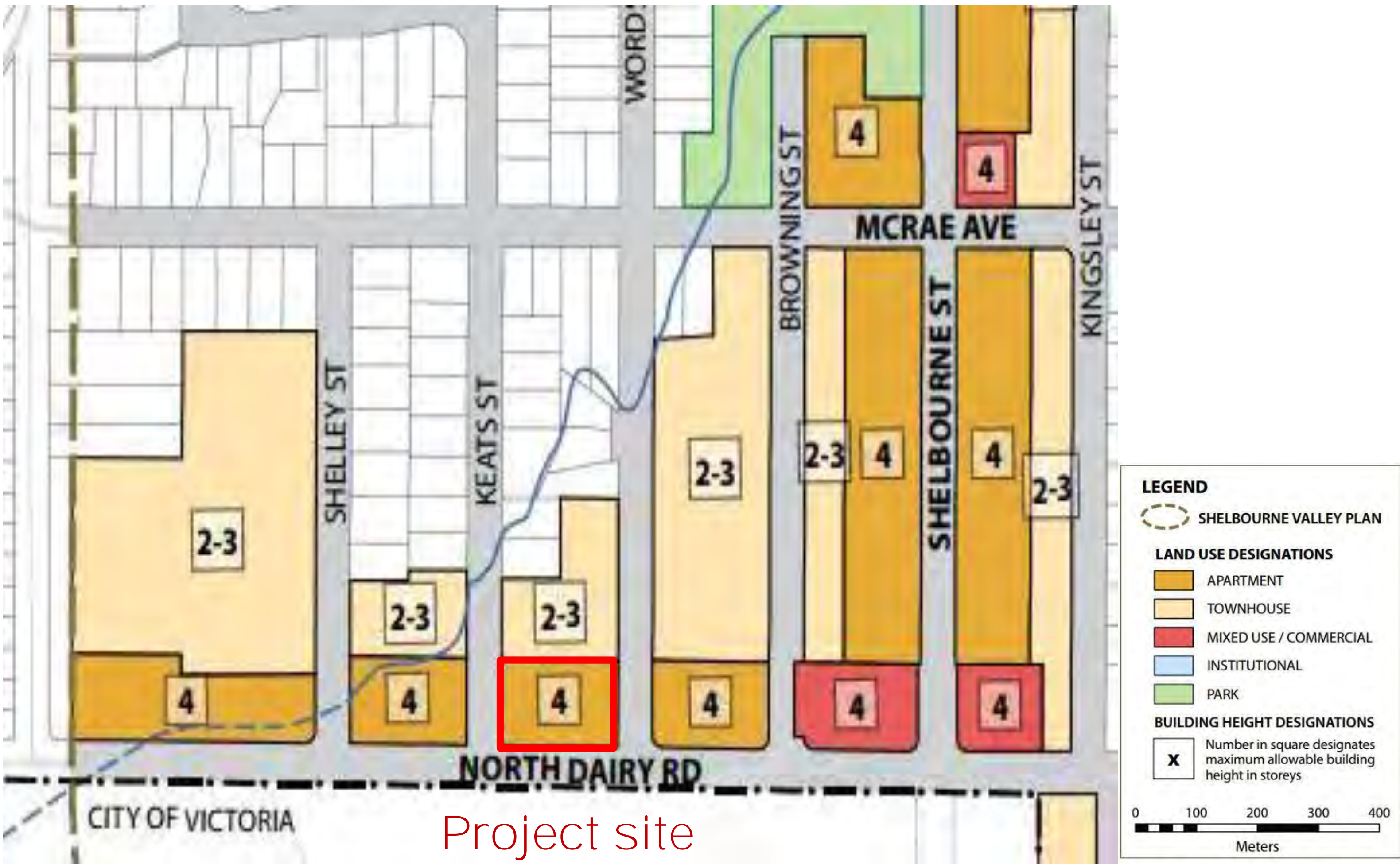
“The Proposed Shelbourne Valley Action Plan was community input, at their June 9, 2014 Committee of the Whole meeting....

The Proposed [Shelbourne Valley Action] Plan, based on significant community engagement, outlines a comprehensive vision for the Shelbourne Valley and is intended to guide land use and transportation decision-making in the Shelbourne Valley over the next 30 years.” considered by Council, with

Project site

The project is located in the Hillside Centre (‘major centre’) of the Shelbourne Valley Action Plan.

The recommendation of the **Shelbourne Valley Action Plan** for the project site is a **4 storey apartment building**





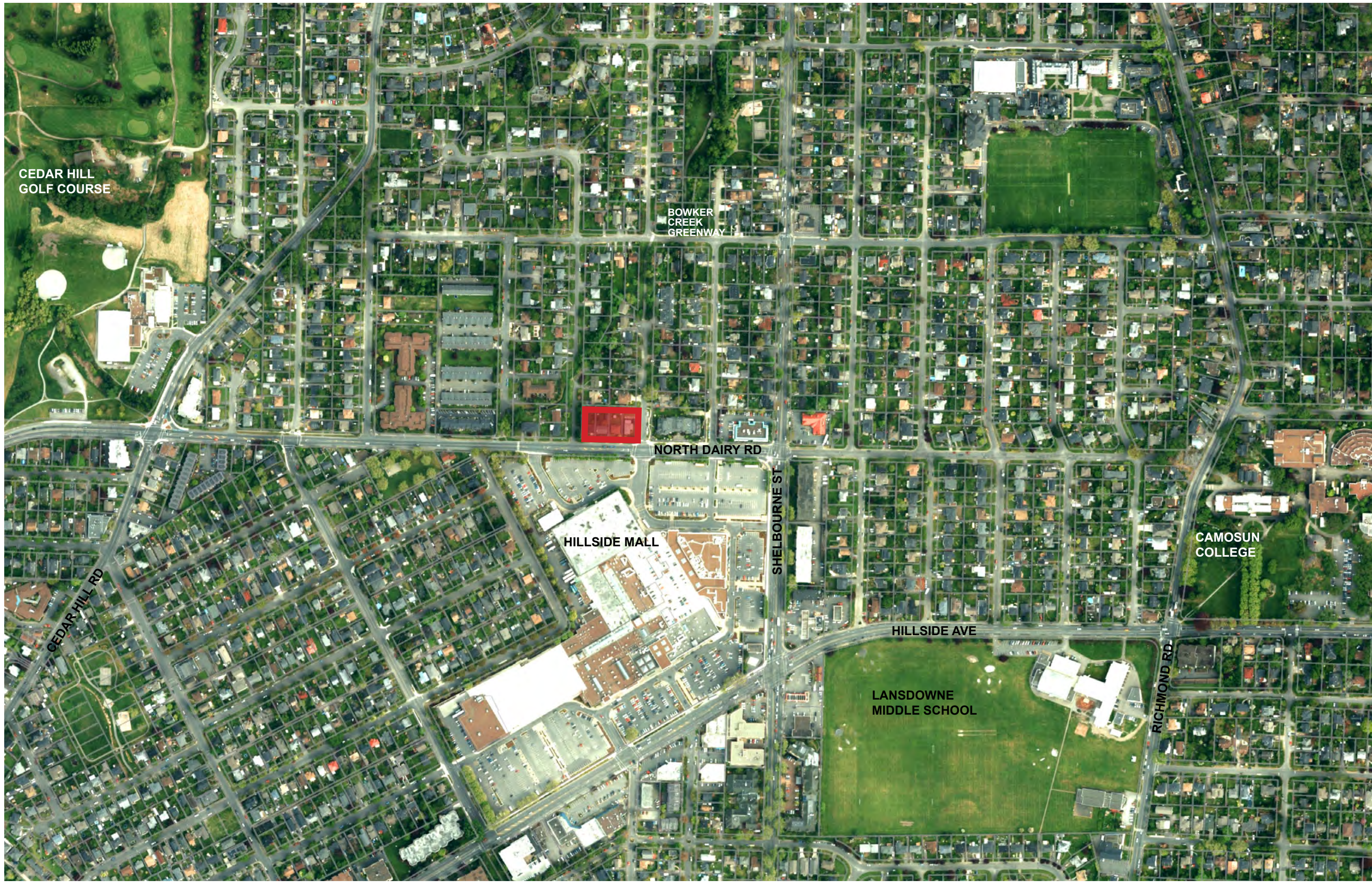
VIEW DOWN WORDSWORTH ST



1618 NORTH DAIRY ST (THE AMARA - @ EAST)



SUBJECT PROPERTY @ NORTH DAIRY ST.



AERIAL (NOT TO SCALE)



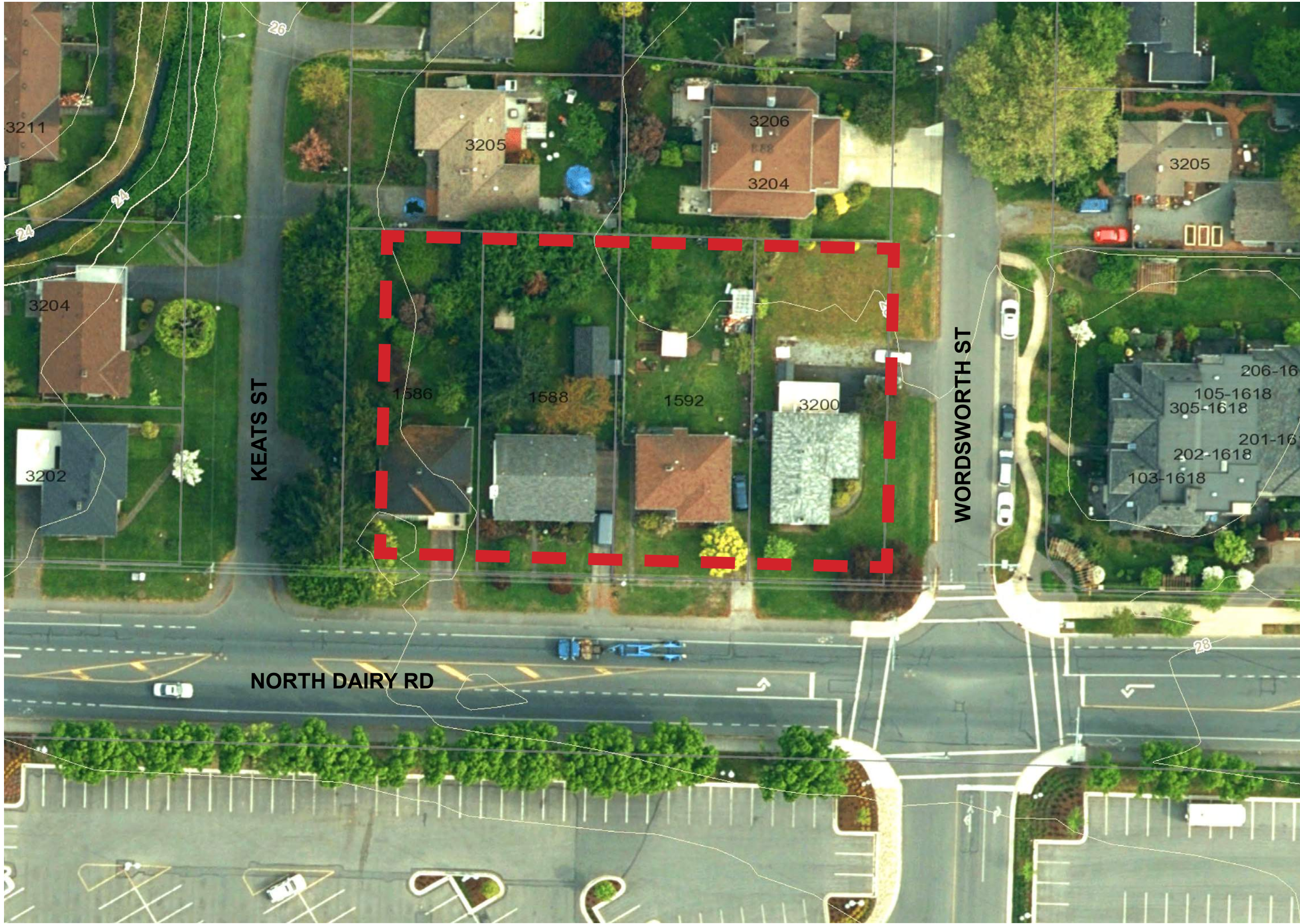
3202 & 3204 KEATS ST (@ WEST)



MUNTIUNIT RESIDENTIAL BUILDING @ SHELLEY ST
(ELEVATION OFF KEATS)



3205 KEATS ST (@ NORTHWEST)



CONTEXT PLAN (NOT TO SCALE)



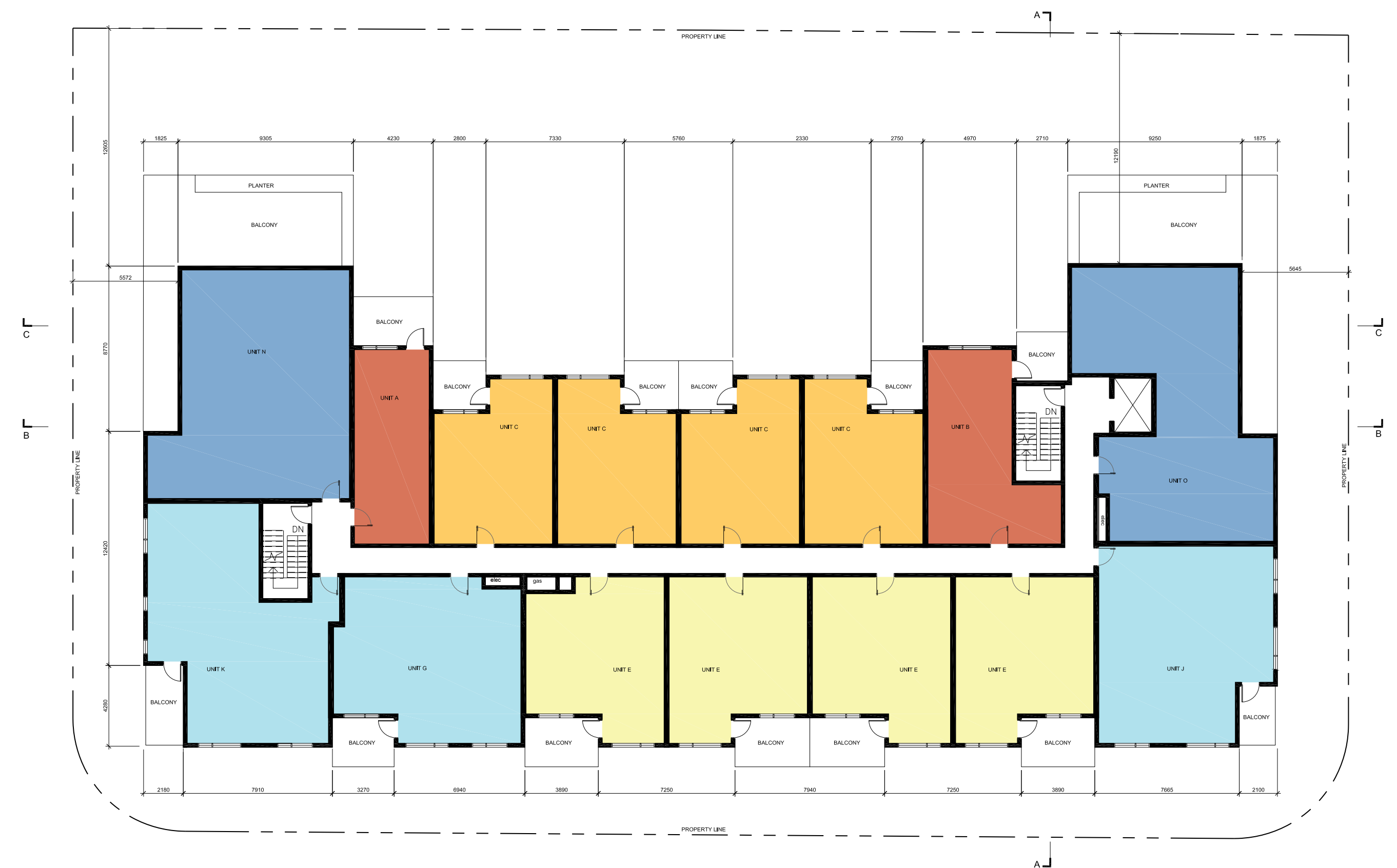
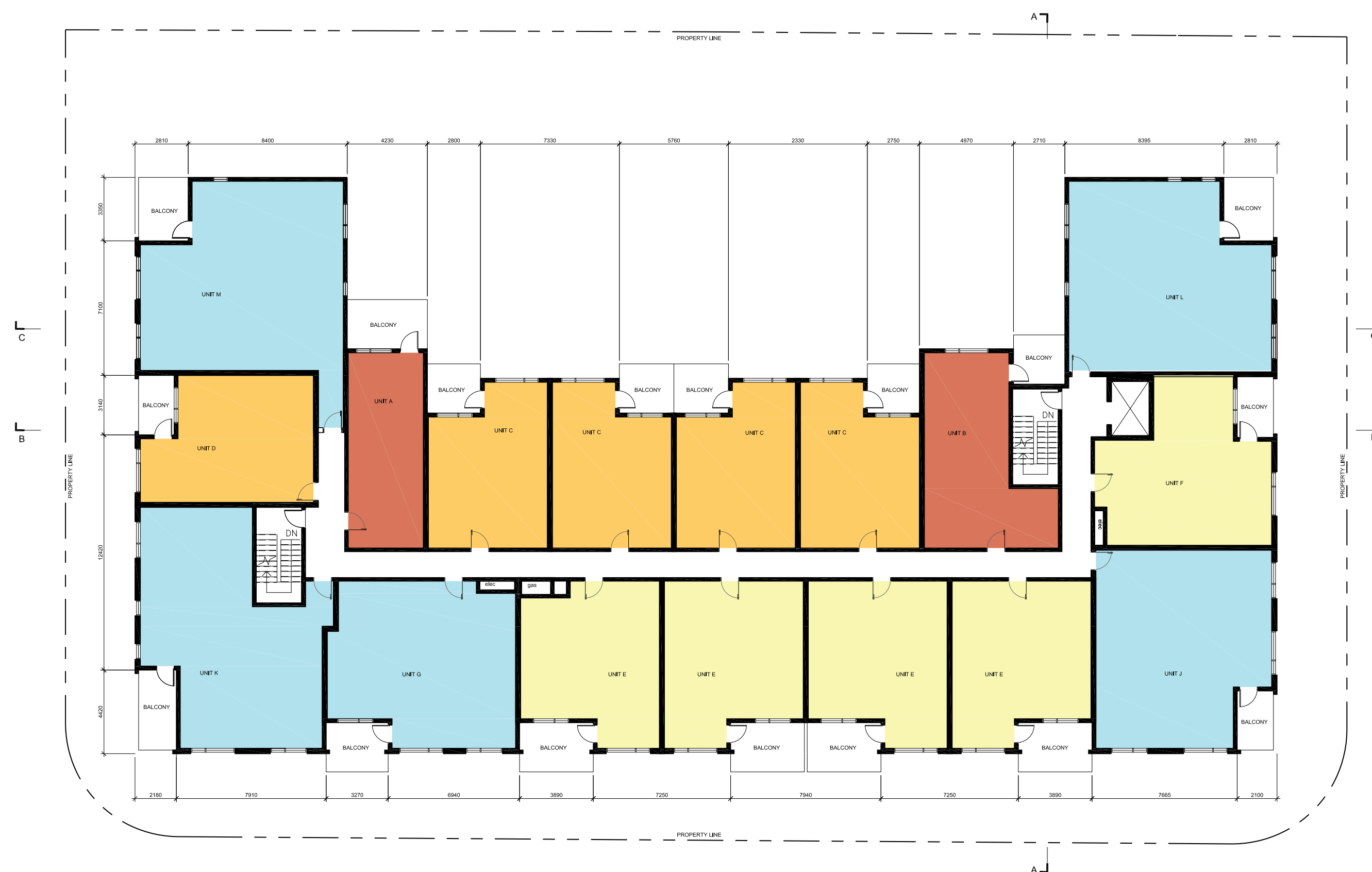
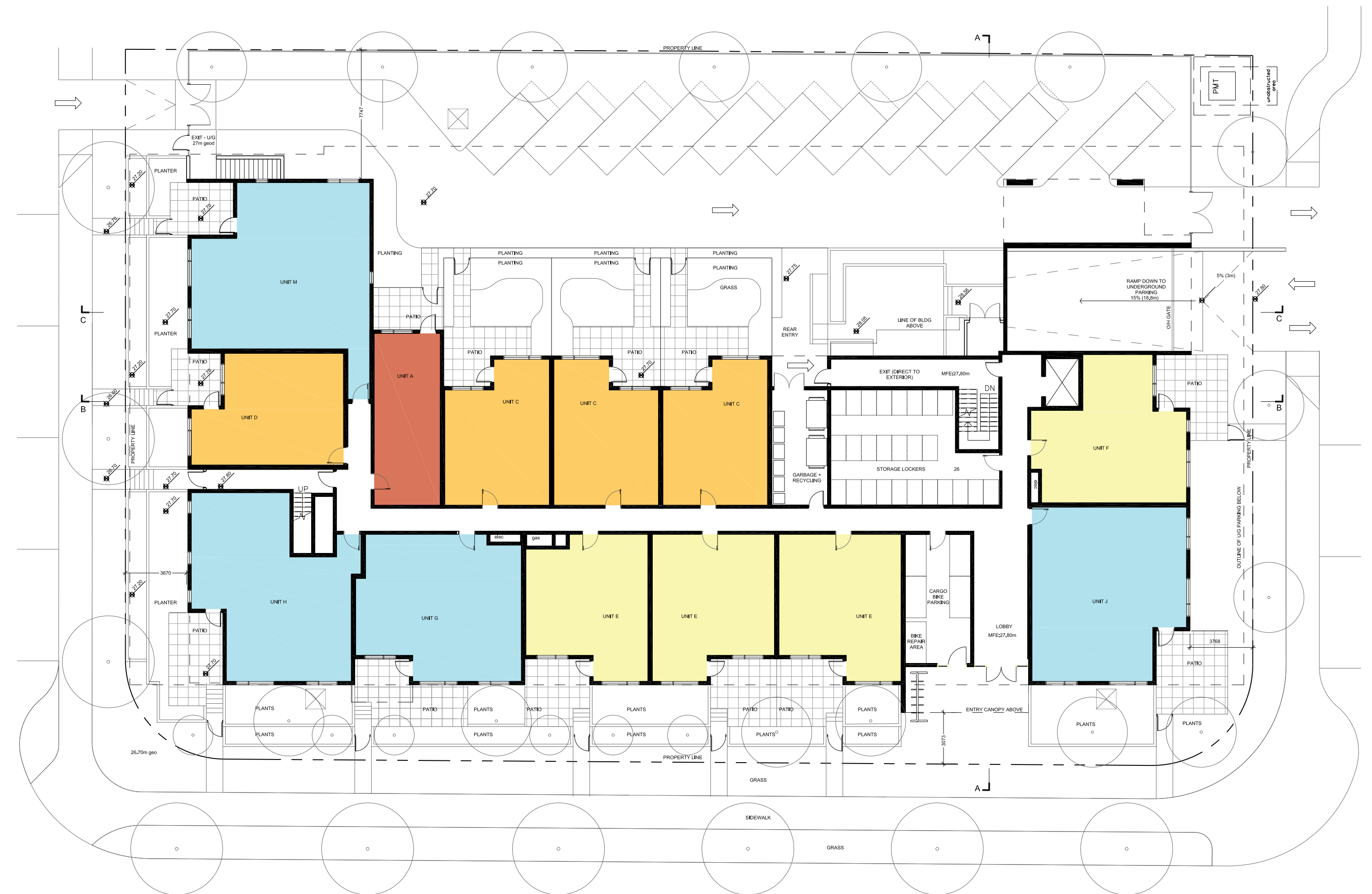
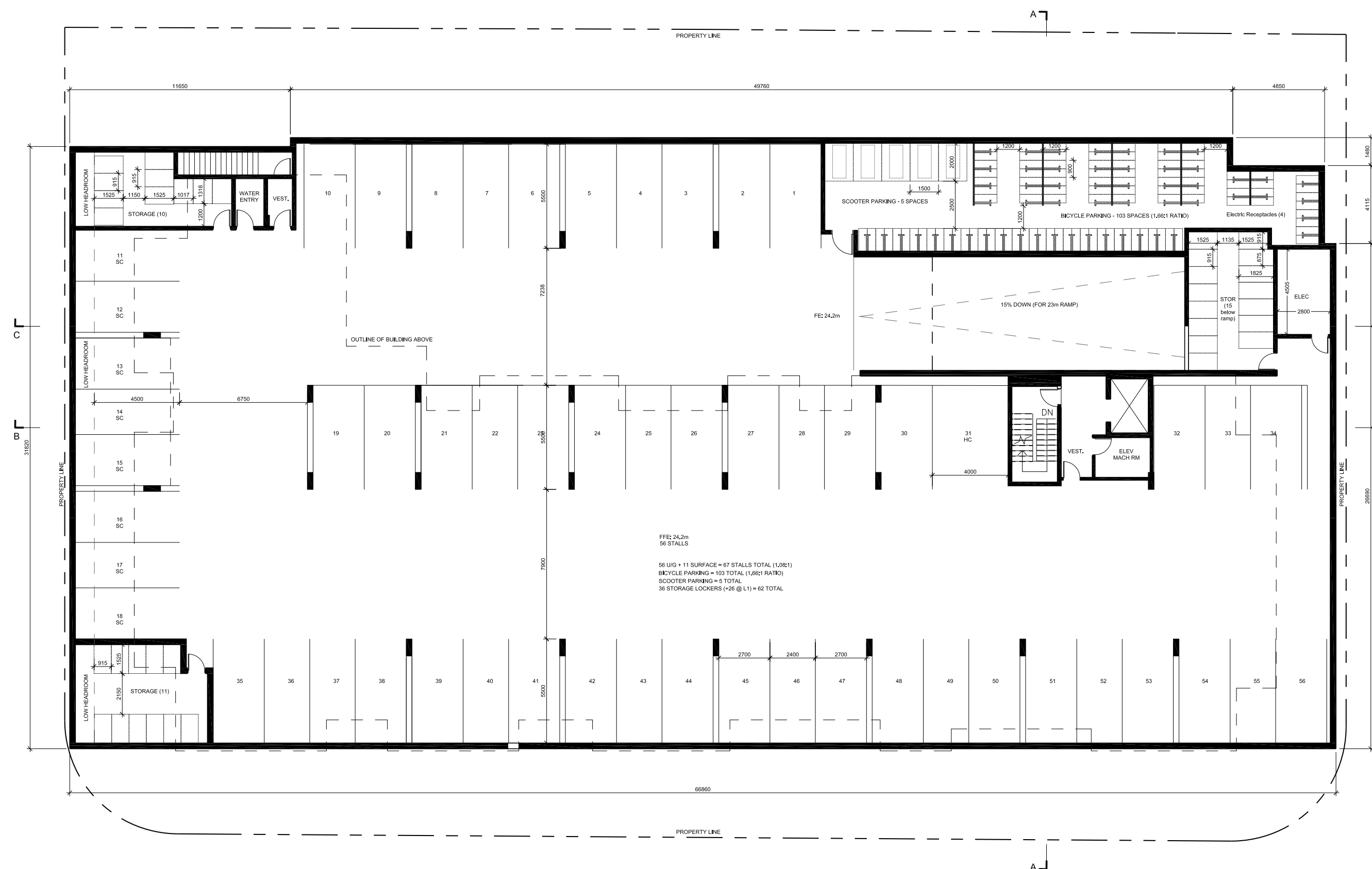
3204 & 3206 WORDSWORTH ST (@ northeast)

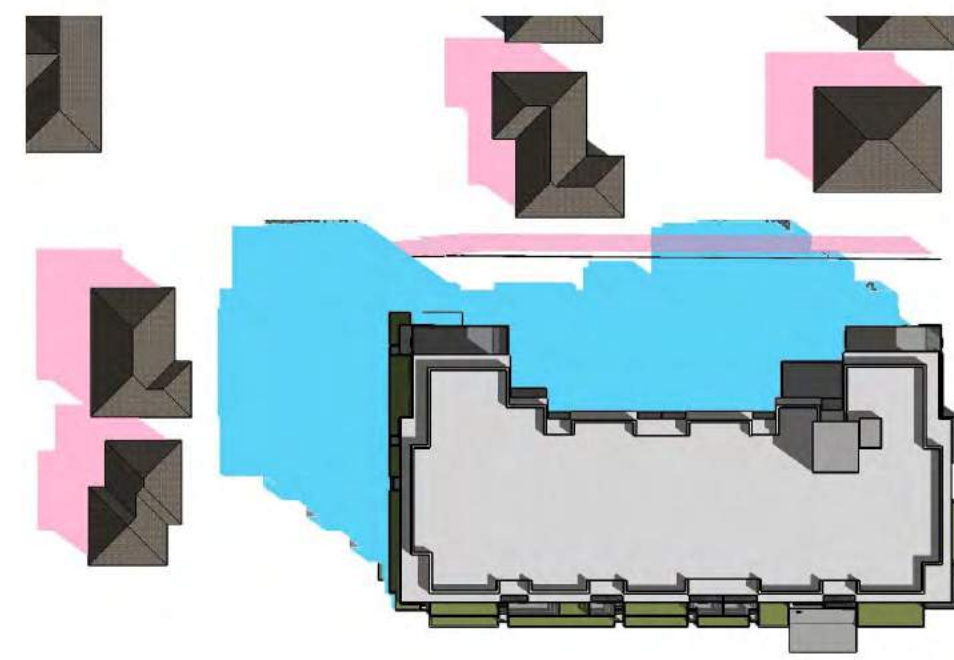


HILLSIDE MALL (@ south)

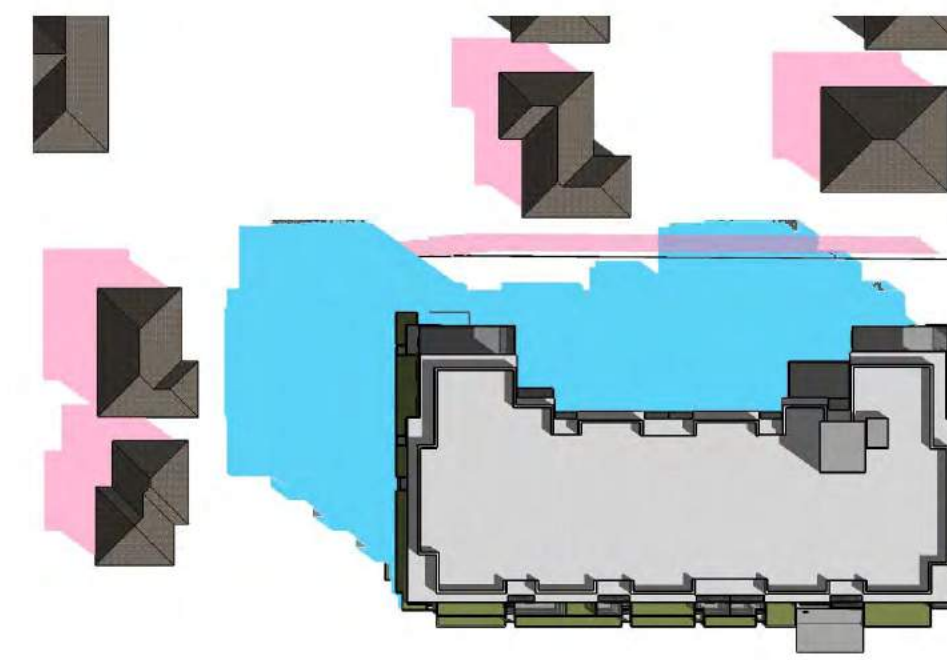


4 STOREY APT BUILDING @ SHELBOURNE & N. DAIRY

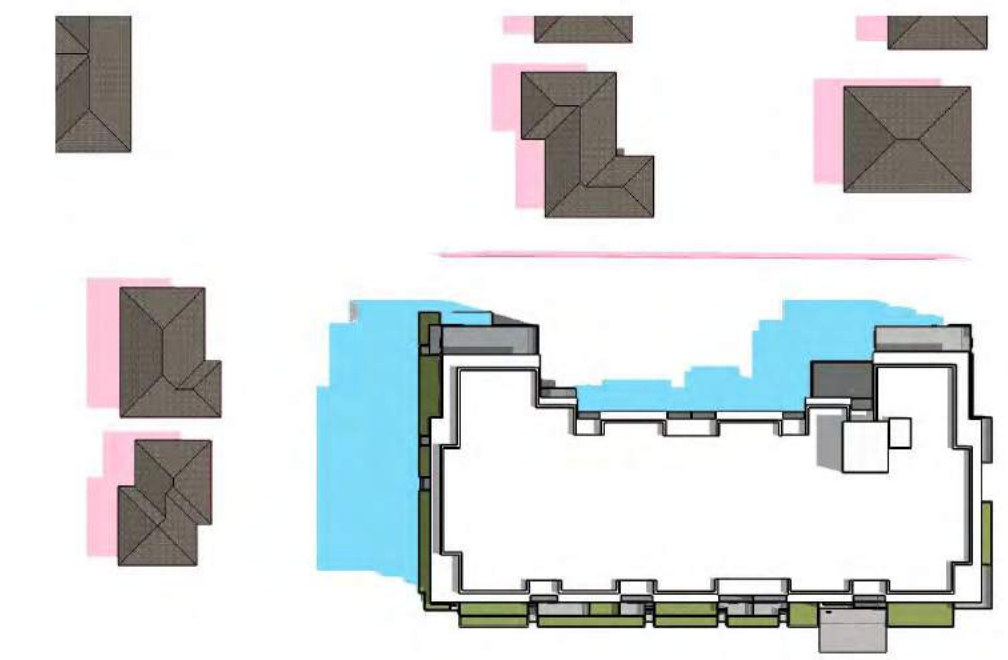




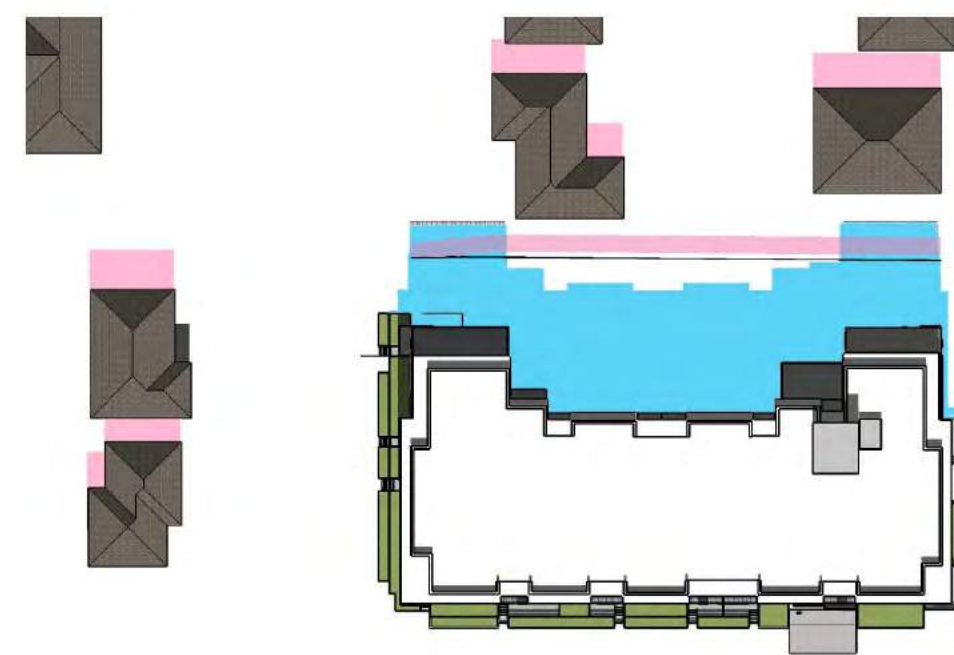
FALL/SPRING 9AM



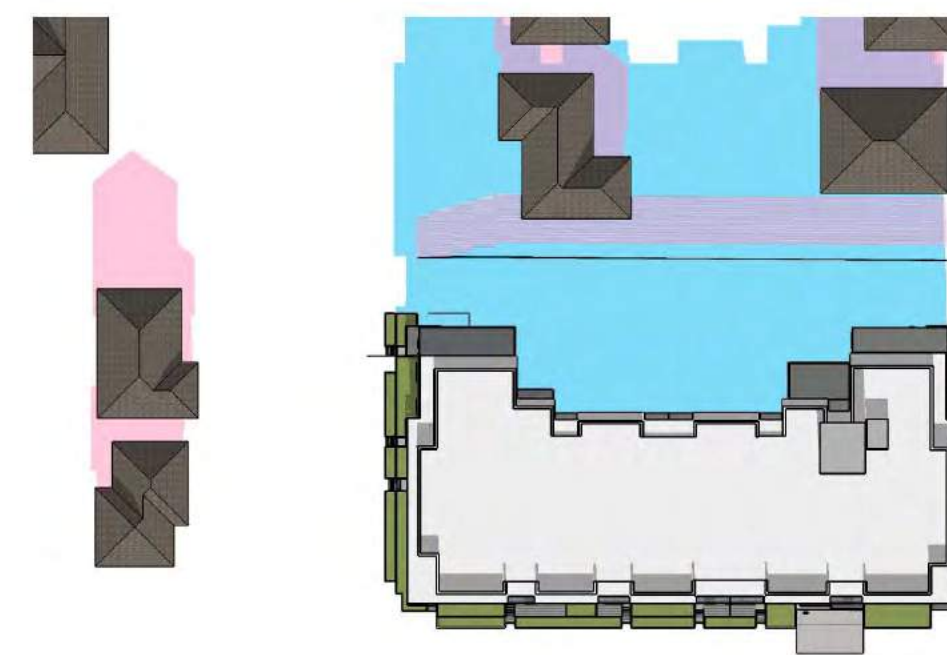
WINTER 9AM



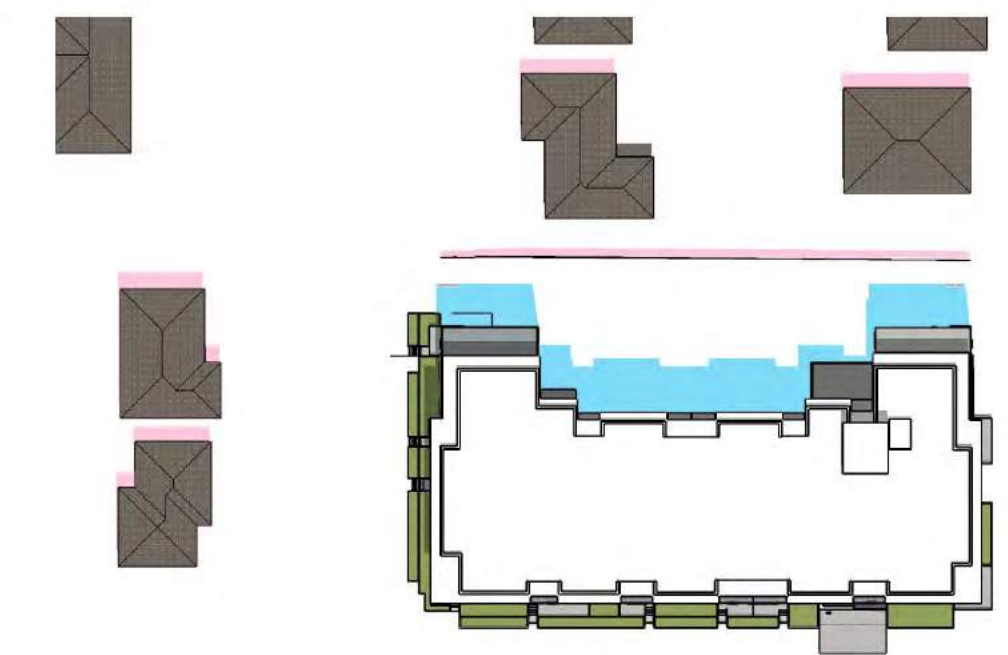
SUMMER 9AM



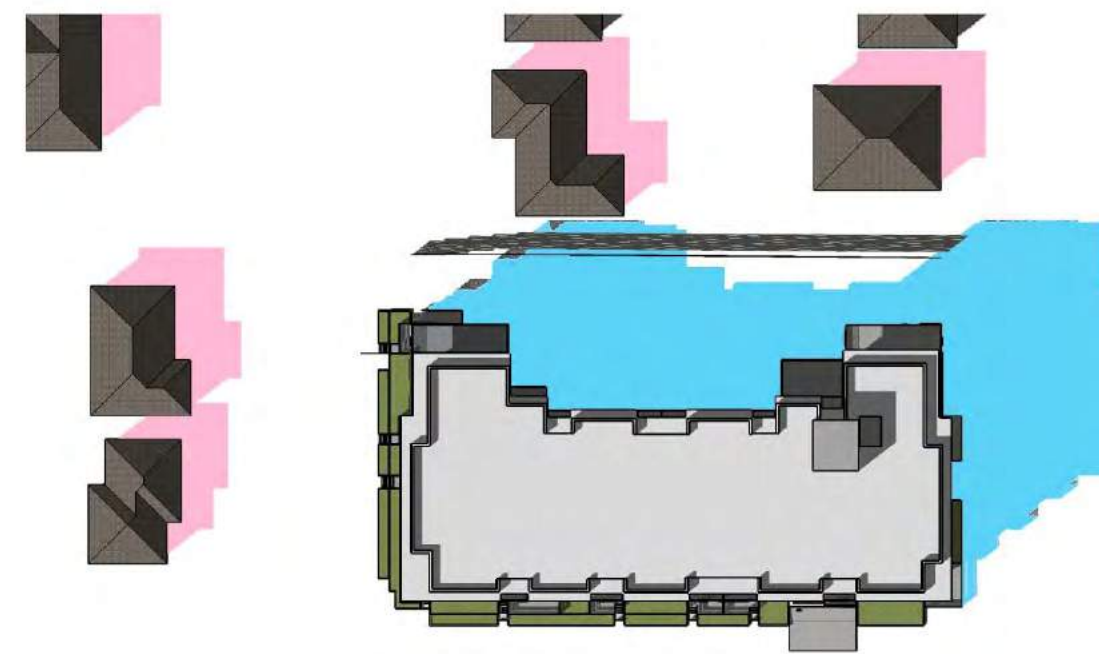
FALL/SPRING 12PM



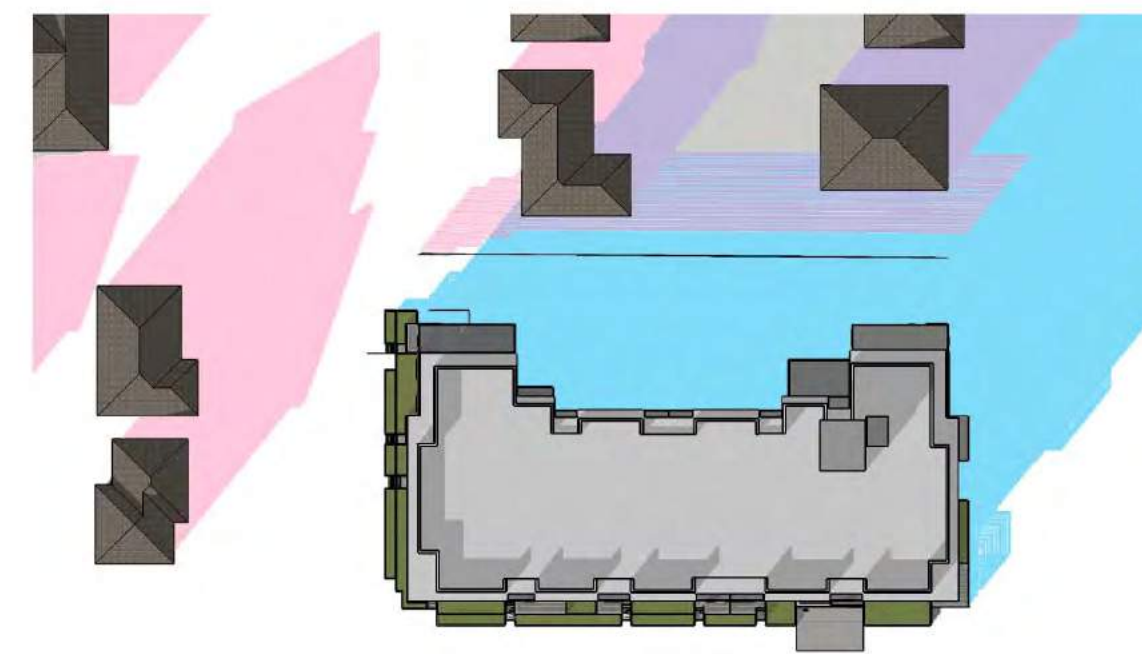
WINTER 12PM



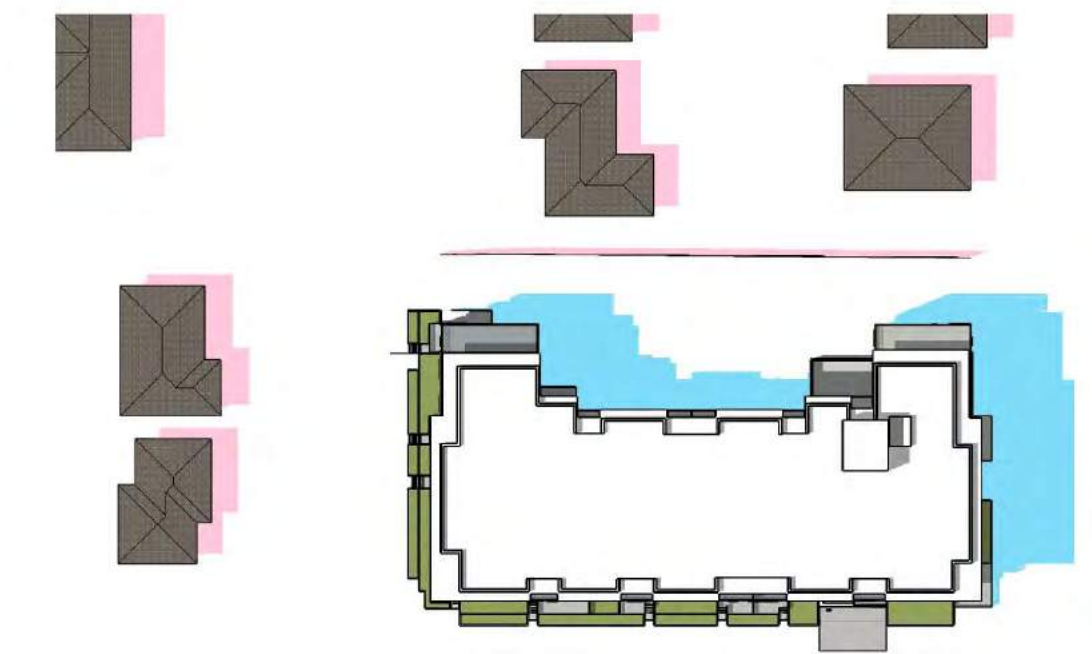
SUMMER 12PM



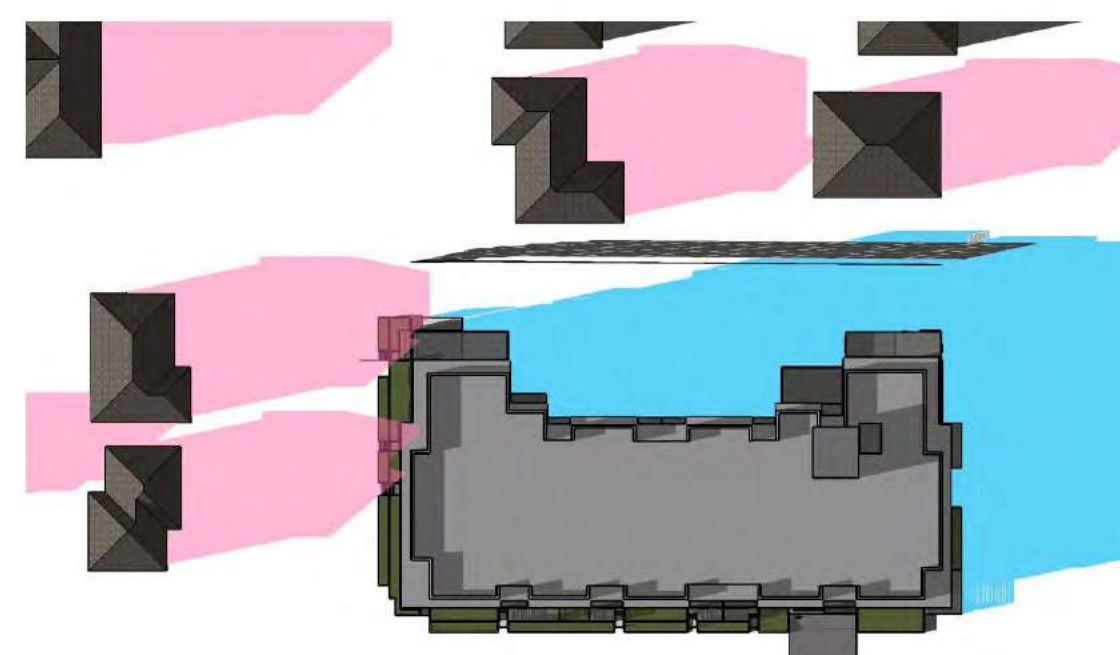
FALL/SPRING 3PM



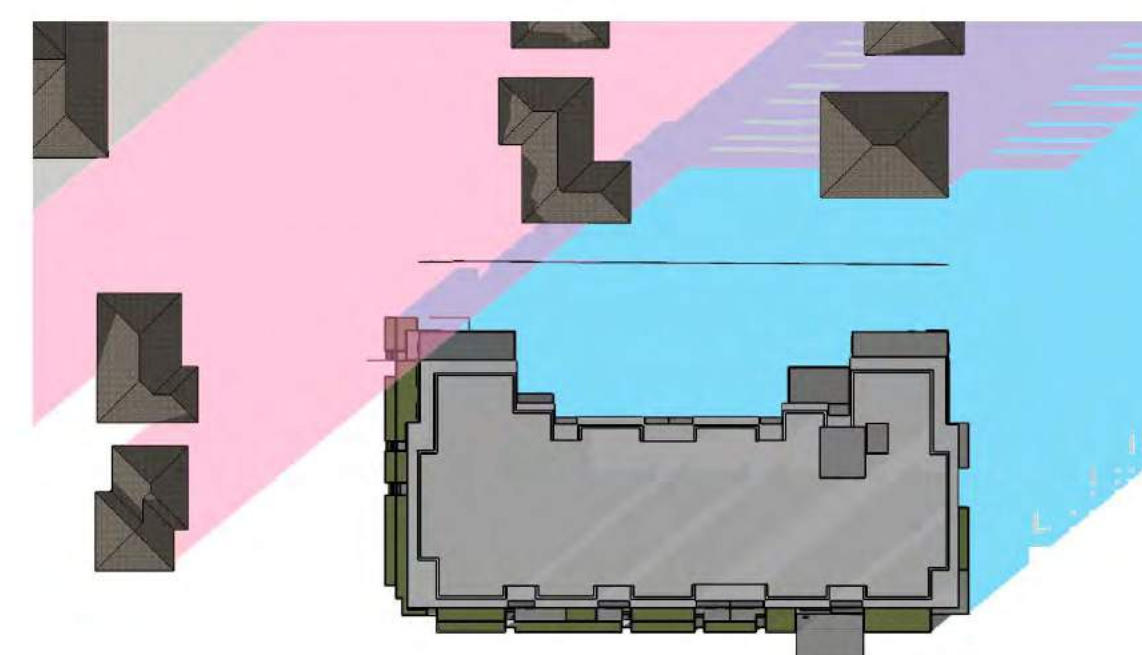
WINTER 3PM



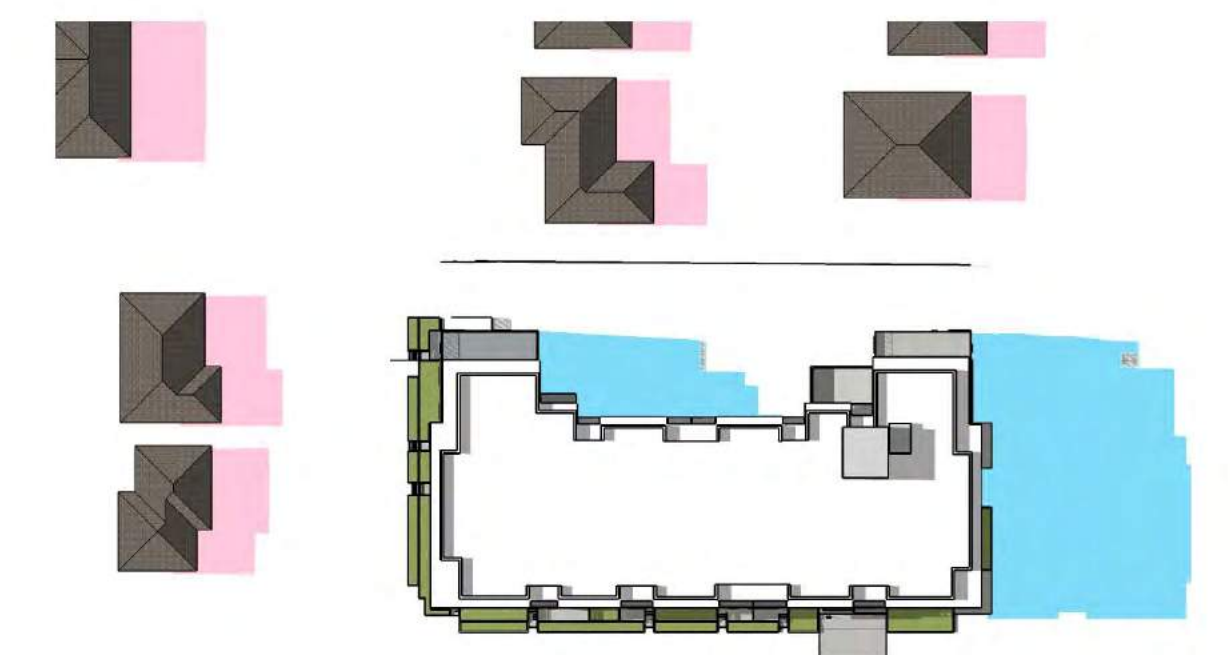
SUMMER 3PM



FALL/SPRING 5PM



WINTER 5PM

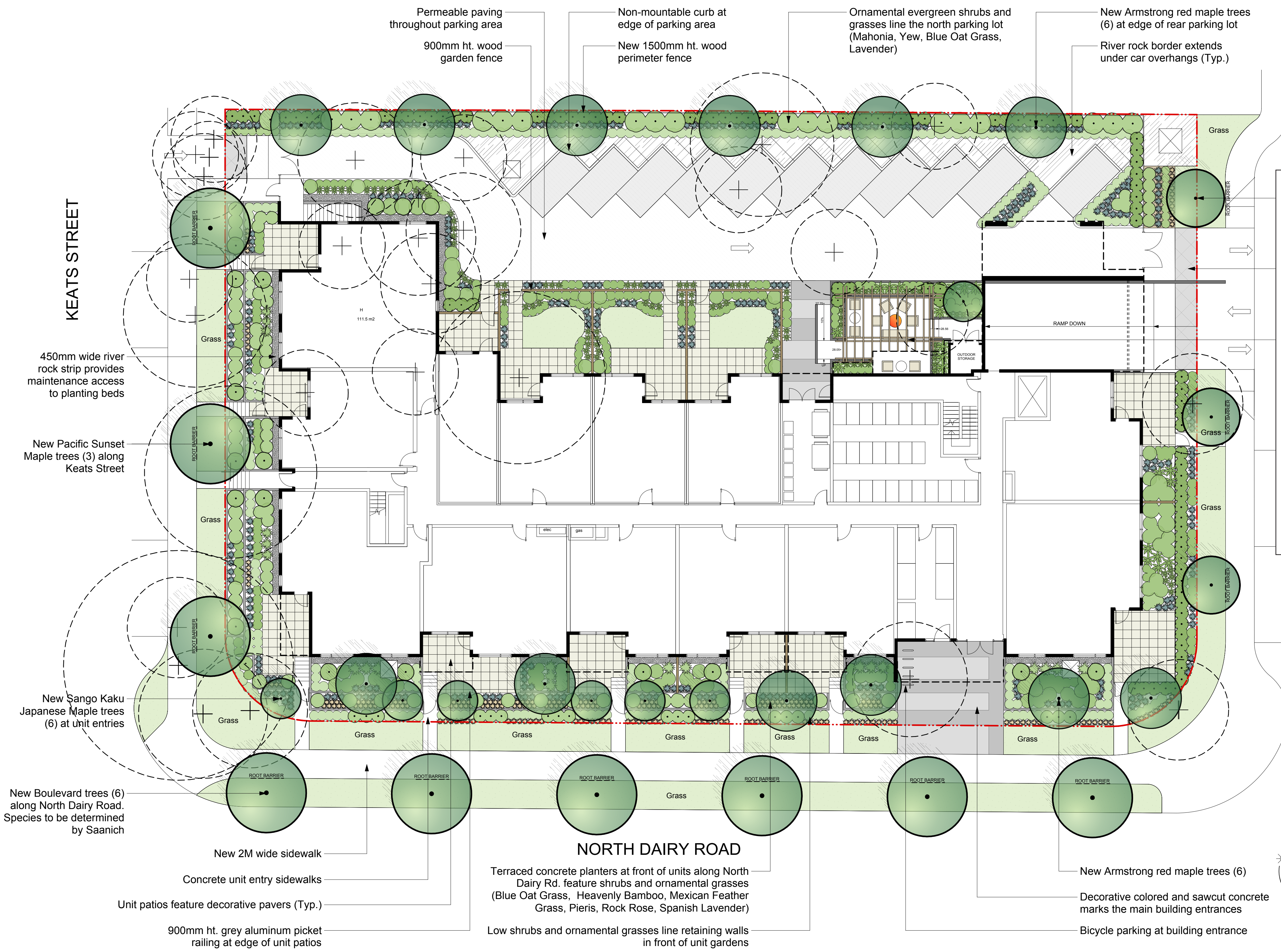


SUMMER 5PM

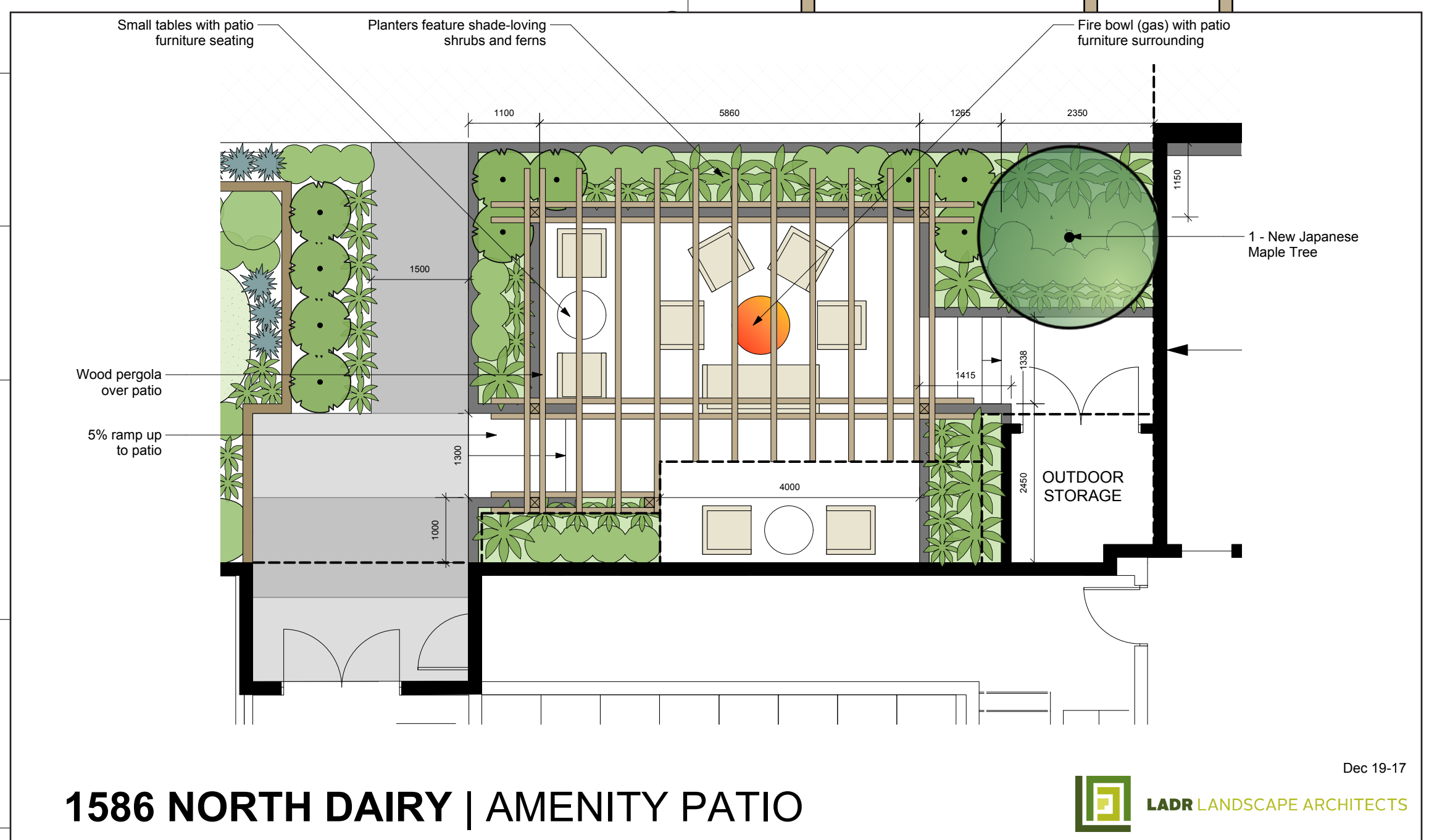
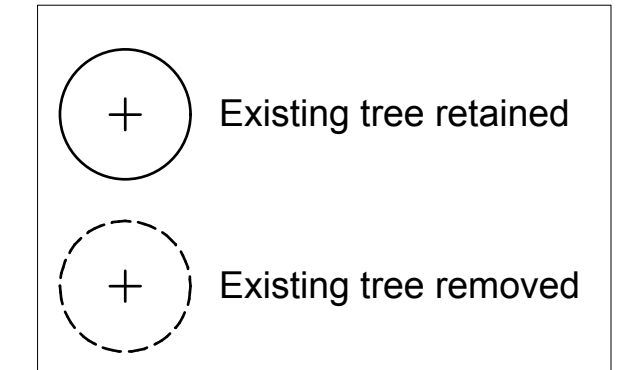
PINK SHADOWS: EXISTING BUILDING SHADOWS

BLUE SHADOWS: PROPOSED BUILDING SHADOWS

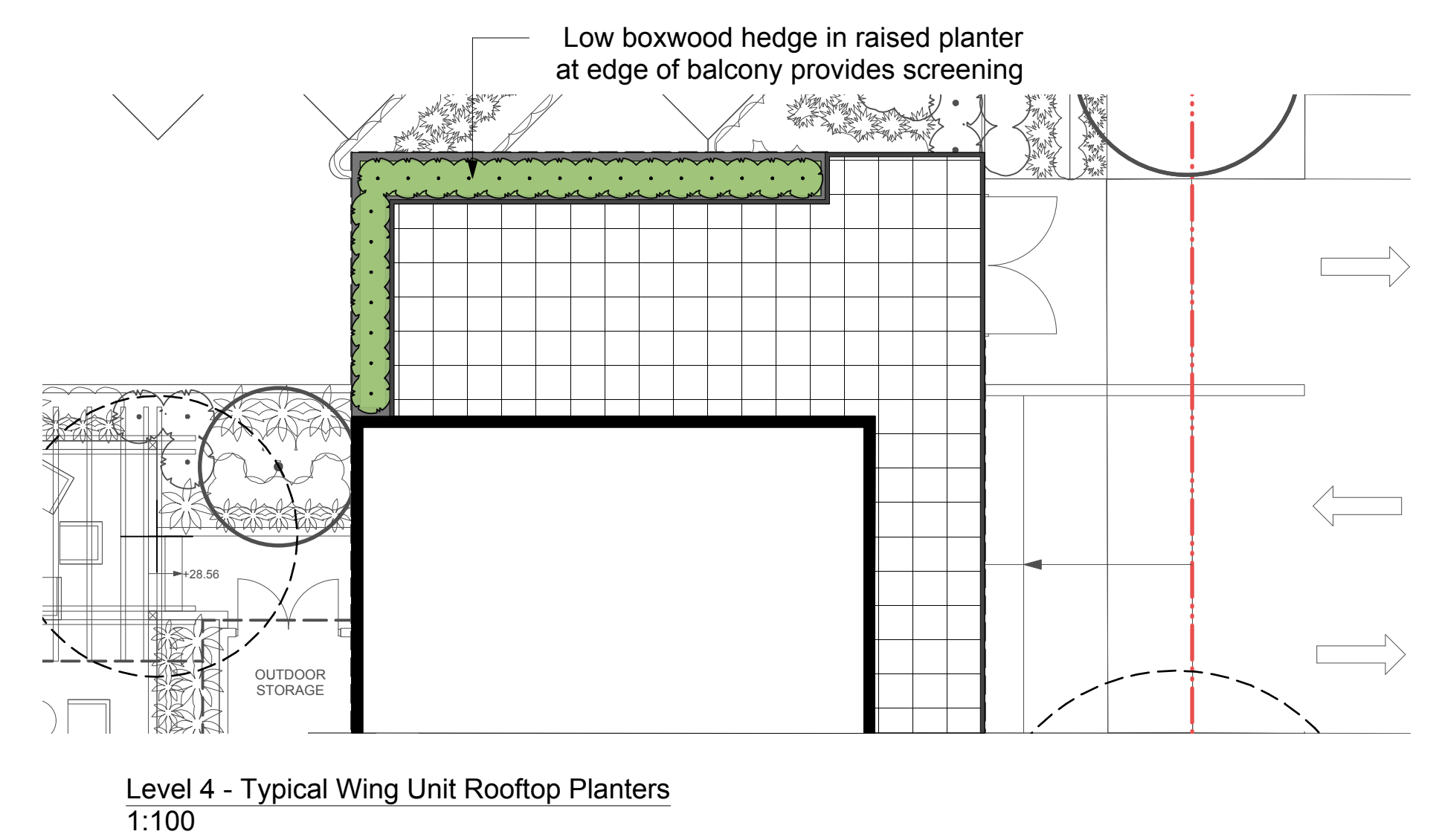
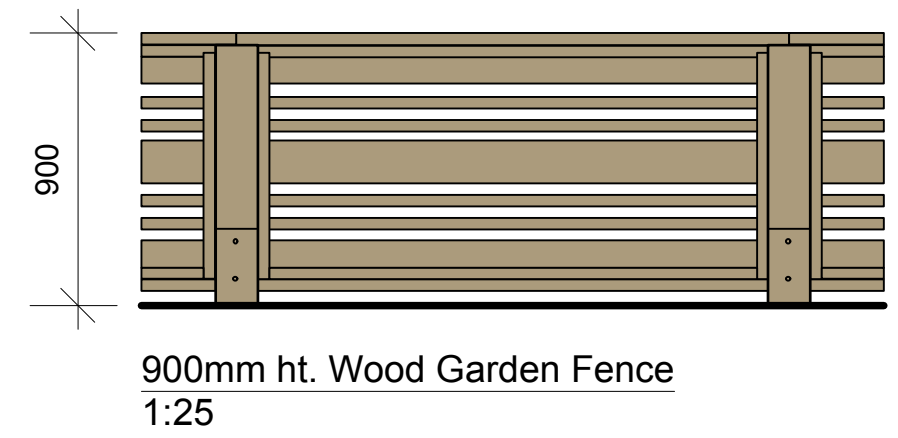
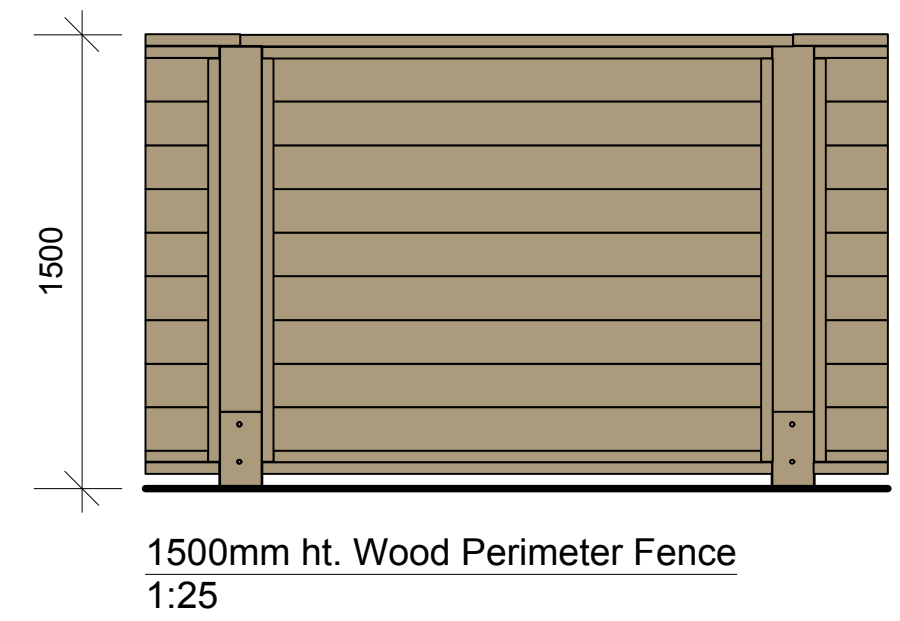
PURPLE SHADOWS: OVERLAPPING SHADOWS



TREE LEGEND



WORDS



Recommended Nursery Stock

Trees			
Total: 31			
Botanical Name	Common Name	Size	
Acer freemanii 'Armstrong'	Armstrong Maple	6cm cal.	
Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple	6cm cal.	
Acer rubrum 'Karpick'	Karpick Maple	6cm cal.	
Acer 'Warrenred' Pacific Sunset	Pacific Sunset Maple	6cm cal.	
Boulevard Tree (TBD by Saanich)	Boulevard Tree	6cm cal.	
Large Shrubs			
Total: 126			
Botanical Name	Common Name	Size	
Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#5 pot	
Mahonia x media 'Charity'	Charity Mahonia	#5 pot	
Taxus x media 'Hicksii'	Hicks Yew	1.5m ht	

Medium Shrubs			
Total: 122			
Botanical Name	Common Name	Size	
Azalea japonica 'Herbert'	Herbert Evergreen Azalea	#5 pot	
Hydrangea macrophylla 'Lanarth White'	Lanarth White Hydrangea	#5 pot	
Nandina domestica	Heavenly Bamboo	#5 pot	
Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	#1 pot	
Pieris 'Forest Flame'	Forest Flame Pieris	#15 pot	
Small Shrubs			
Total: 504			
Botanical Name	Common Name	Size	
Cistus x hybridus	White Rockrose	#3 pot	
Lavandula stoechas 'Otto Quast'	Spanish Lavender	#1 pot	
Mahonia nervosa	Low Oregon Grape	#1 pot	
Pieris japonica 'Prelude'	Prelude Pieris	#1 pot	
Rosa 'Flamigo Koloscape'	Flamigo Koloscape Landscape Rose	#1 pot	
Sarcococca hookeriana var. humilis	Dwarf Sweet Box	#1 pot	

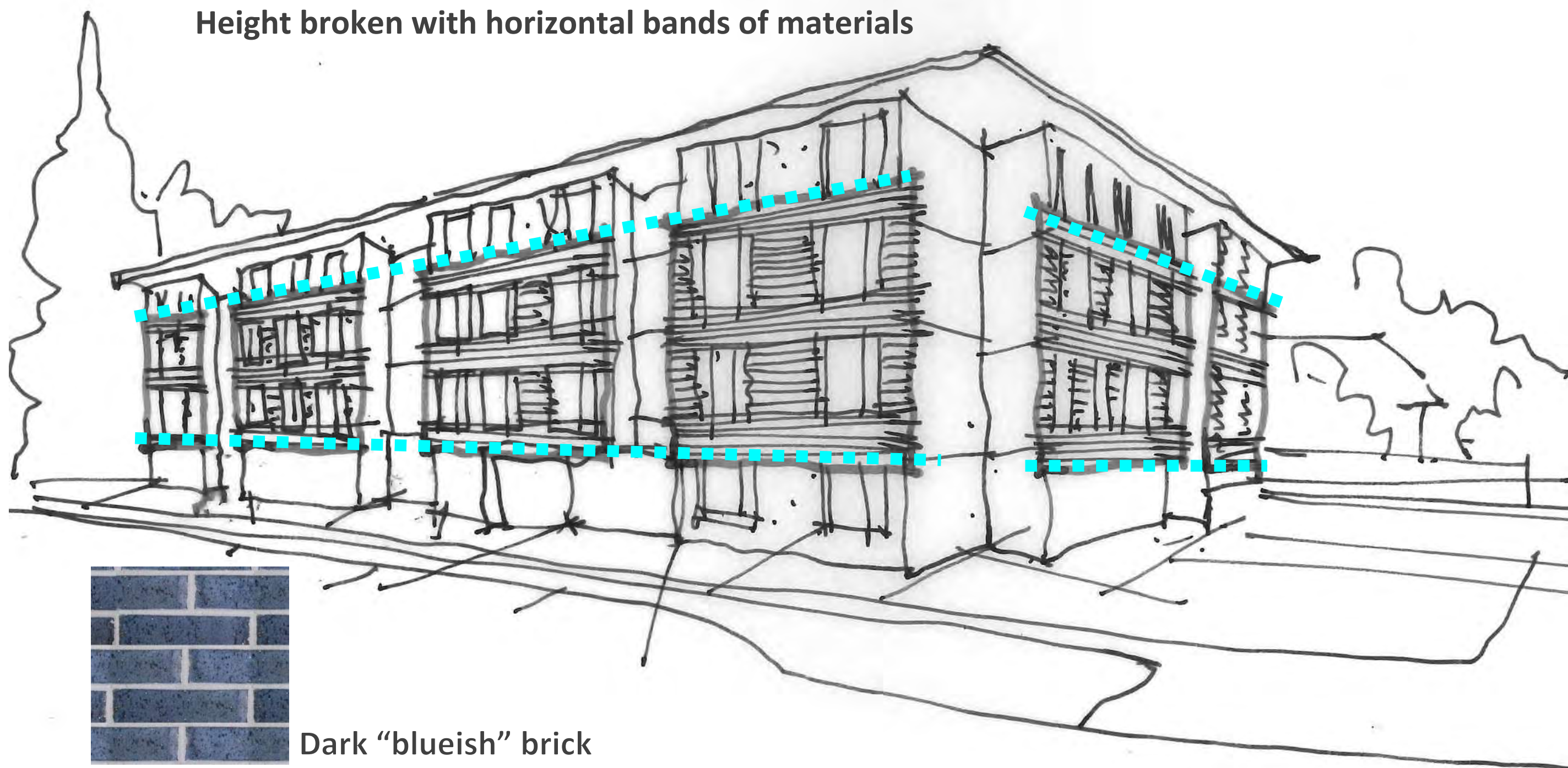
Perennials, Annuals and Ferns			
Total: 652			
Botanical Name	Common Name	Size	
Blechnum spicant	Deer Fern	#1 pot	
Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot	
Helictotrichon sempervirens	Blue Oat Grass	#1 pot	
Polystichum munitum	Sword Fern	#1 pot	
Stipa tenuissima	Mexican Feather Grass	#1 pot	
Rooftop Planters			
Total: 44			
Botanical Name	Common Name	Size	
Buxus 'Green Velvet'	Green Velvet Boxwood	#5 pot	

Notes:
1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

1586 North Dairy Road | Landscape Concept

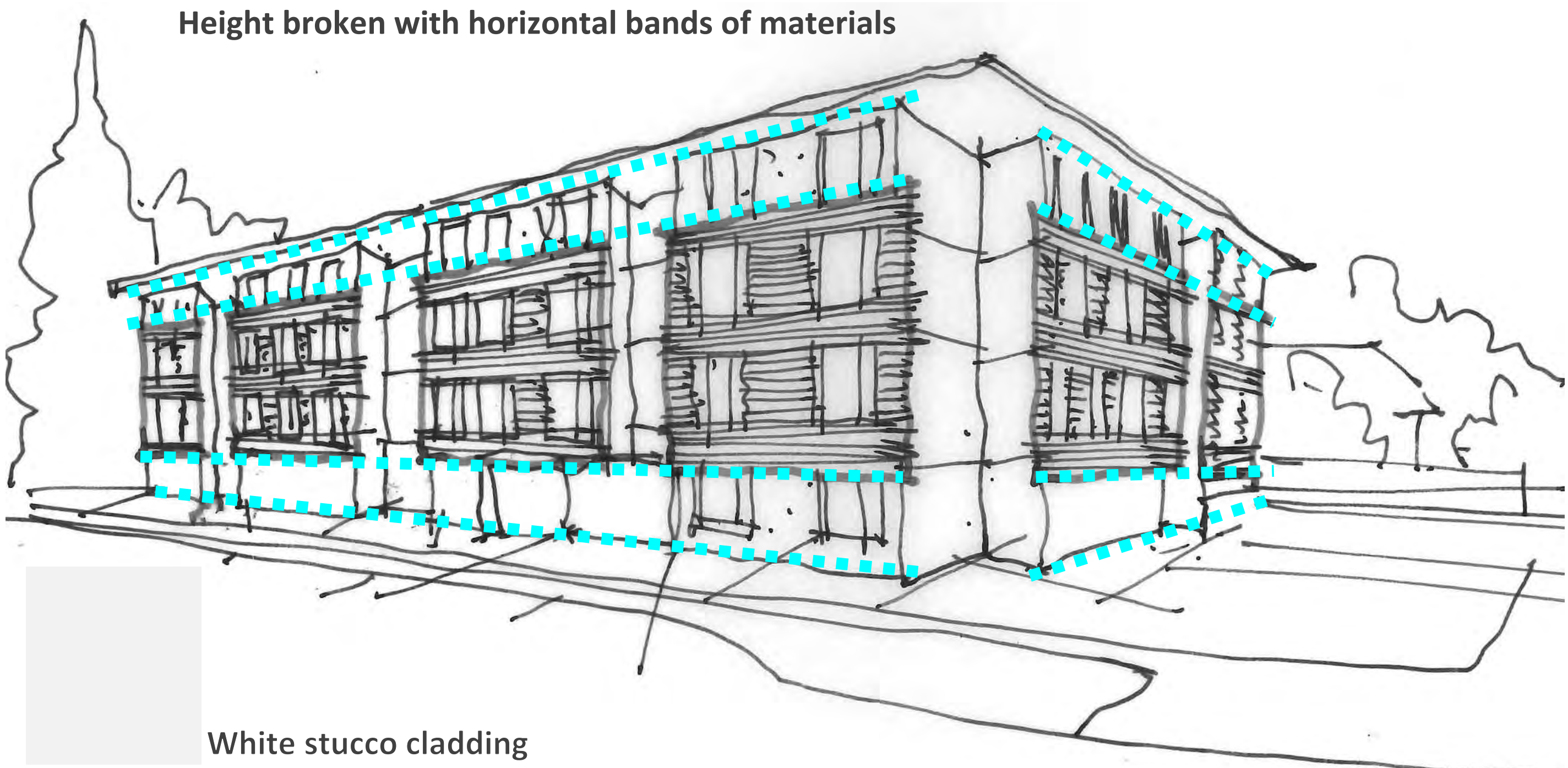
Design Materials

Height broken with horizontal bands of materials



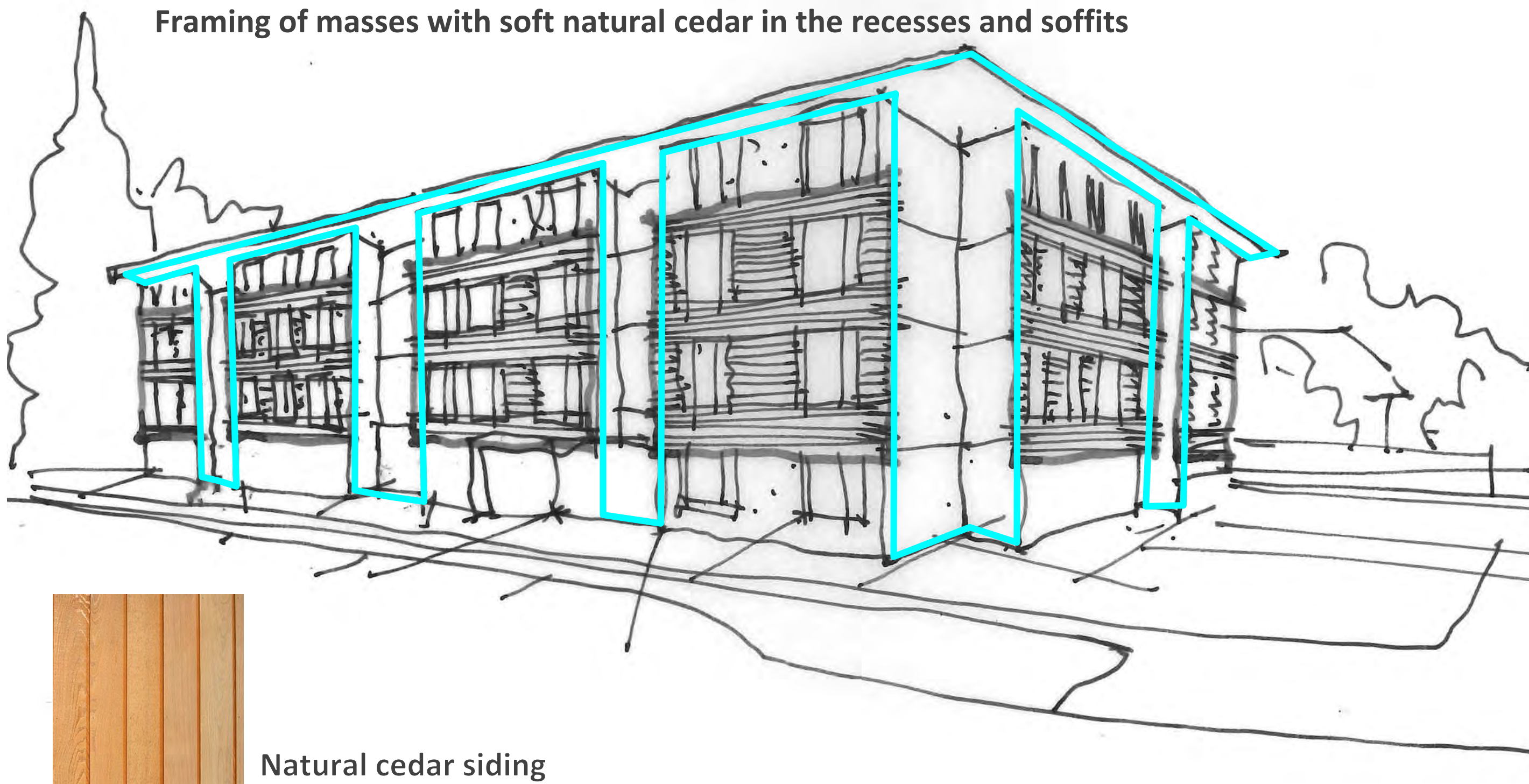
Dark “blueish” brick

Height broken with horizontal bands of materials



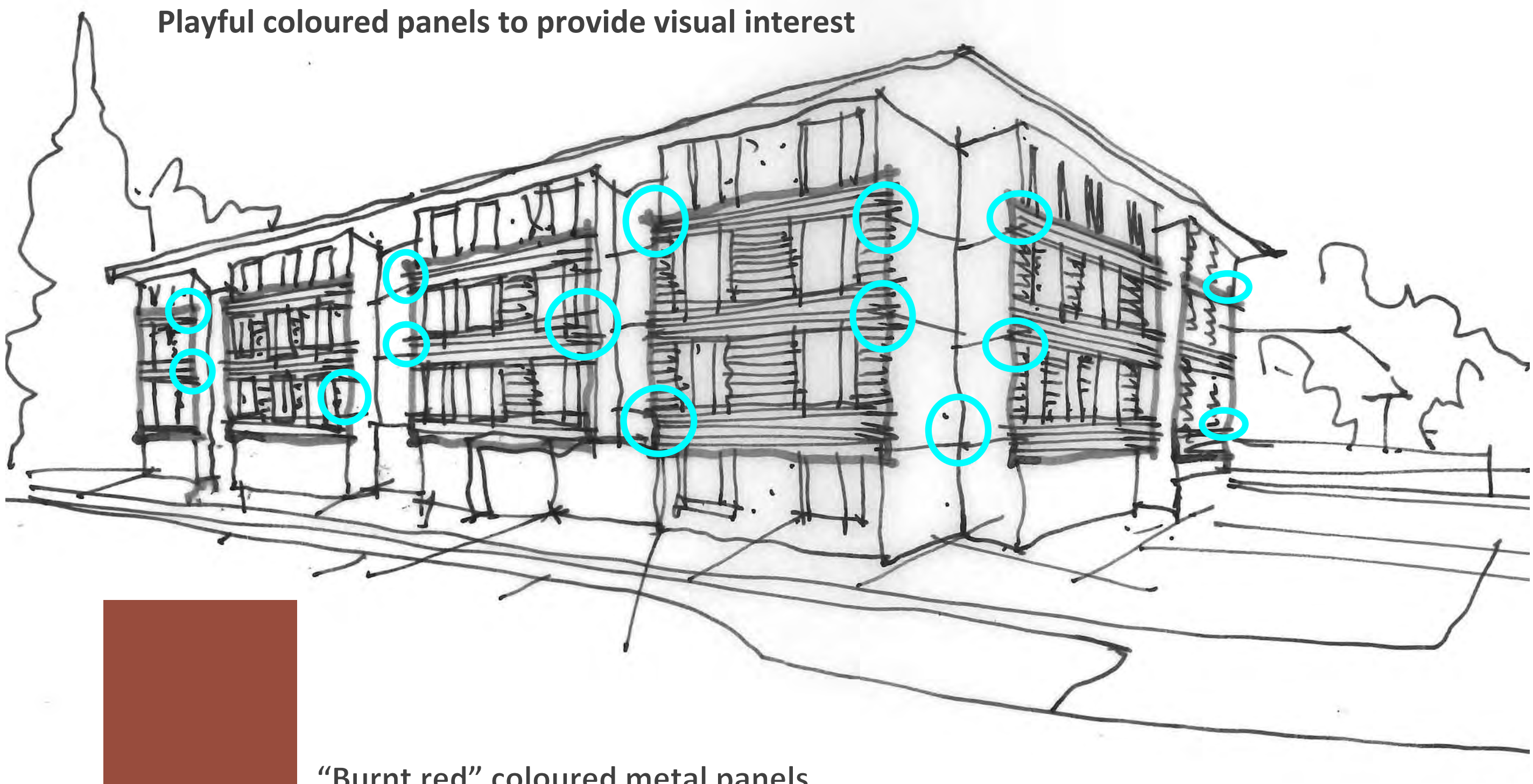
White stucco cladding

Framing of masses with soft natural cedar in the recesses and soffits



Natural cedar siding

Playful coloured panels to provide visual interest



“Burnt red” coloured metal panels



CORNER VIEW @ NORTH DAIRY ROAD & WORDSWORTH STREET



VIEW OF PARKING ENTRANCE @ WORDSWORTH STREET



VIEW OF MAIN ENTRANCE @ NORTH DAIRY ROAD