

MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
August 19, 2015 at 3:02 pm

Present: R. Drane, Vice Chair; A. Beck; S. Birliga; P. Danforth; I. Gallant; J. Gauld; D. Musgrove

Staff: C. Bell, Planner; A. Pickard, Planner; and P. Masse, Senior Committee Clerk

MINUTES

MOTION: MOVED by A. Beck and Seconded by J. Gauld: “That the minutes of the Advisory Design Panel meeting held on July 08, 2015 be adopted.

CARRIED

CASE #2015/008

Application by HDR / CEI for rezoning and development permit amendment to construct a new gymnasium addition to the existing Pacific Christian Elementary School at 671 Agnes Street and 664/670 Hess Crescent (application was previously considered by ADP on July 17, 2013 – revised plans provided).

Legal: Lot 23, Section 49, Victoria District, Plan 1477
Lot 1, Section 49, Victoria District, Plan VIP55591
Planning File: DPA00792; REZ00522
Planner: Chuck Bell

Jim Mann and Diana Studer, CEI Architecture Inc. (newly merged name HDR | CEI), Bev Windjack and Julie Lommerse, LADR Landscape Architecture, and Hans Bomhof and Phil Di Battista, Pacific Christian School, attended to present the revised design plans and answer questions from the Panel.

The Planner briefly outlined the application.

The applicants stated:

- The location of the new gymnasium is located on the site of the existing gym, the entrance will now be to the “front” (north) like the other buildings.
- More green space and less pervious material is proposed in the revised plans, which has a stronger architectural presence and mitigates previously noted impacts.
- The entrance will be located beside the existing entrance to the elementary school and a large overhang for weather protection will be installed.
- The existing playgrounds are proposed to be moved and will be accessed from the rear of the new building on the south side of the site. A rain garden is proposed to be located beside the playgrounds.
- The lower level will house the gymnasium, new change rooms, Physical Education offices, storage, a new kitchen and a small lobby. The upper level will be accessed by a vestibule on the west side of the building and will contain a viewing area, an elevator and offices.
- Clerestory glazing will be utilized to create and take advantage of natural light.
- Exterior materials will consist of pre-finished and standing seam metal siding. A light-coloured membrane roof on the east side of the building will be visible from the highway.

- A new sidewalk and three Garry oak trees will be installed on Hess Crescent
- To offset the new addition, eight oak trees will be planted on site.
- The playgrounds will be extended by 4m, the existing chain link fence and retaining wall will remain. The playgrounds will be set into the slope below the retaining wall with seating installed into the slope.
- A one-way gate will be installed for parents to drop-off and pick-up their children only; it will not be used as an access to the school; however, access will be available evenings and weekends.
- Two existing Douglas Firs are required to be removed; however, four replacement Douglas Firs will be planted to create biodiversity and shading.

Comments from Panel members:

- There should be a continuity of colour and materials between the new and existing building.
- The roof should be constructed with a light grey membrane to reflect light and heat.
- The signage currently faces east and is not effective.
- The playgrounds should be retained at grade level to make it more convenient for use. Stairs should be installed to the playgrounds as an alternative to the gravel pathway.
- The building will look “boxy” from the highway, this elevation needs to be improved.
- The proposed playgrounds will be very hot in the summer and no shading currently exists.
- The playgrounds are not accessible to persons with a disability.

MOTION:

MOVED by S. Birliga and Seconded by I. Gallant: “That it be recommended that the design for a new gymnasium at Pacific Christian School at 671 Agnes Street and 664 / 670 Hess Crescent be approved with the following suggestions:

- **Ensure continuity of colours and materials to better integrate the new building with the existing building;**
- **Provide handicapped parking spaces;**
- **Provide an access to the playgrounds for persons with a disability;**
- **Provide stairs to, and consider shading options for, the playgrounds; and**
- **Improve the east highway elevation.”**

CARRIED

CASE #2015/009

Application by Cascadia Architects Inc. to amend a Development Permit in order to expand and renovate an existing commercial bank building at 3481 Cook Street.

Legal: Amended Lot B (DD1195911), Section 62, Victoria District, Plan 4808, except Part in Plan 14229
Planning File: DPA00832
Planner: Andrea Pickard

Greg Damant, Cascadia Architects Inc., Marissa Bentham, Owner, Tammy Bartlett, Owner, Bev Windjack, LADR Landscape Architect, attended to present the design plans and respond to questions from the Panel.

The Planner briefly outlined the application.

The applicants stated:

- The proposal is to expand the footprint of the existing building, the owners require 6,000 ft² of space on one level.
- Expansion includes a two-storey volume addition in the centre of the site and a one-storey addition at the point of the existing building.
- Illuminated signage will be installed on the one-storey addition, as will a rain garden, refuse receptacle, a bike kitchen and a bench.
- Existing landscaping will be retained as much as possible.
- The sidewalk on Clovelly Terrace will meander in order to work with the existing trees.
- A vegetative buffer will be installed between the sidewalk and the site.
- Cobb Lane requires road improvements, which will require that all existing vegetation be removed. New boulevard trees will be installed once the work is complete.
- Recladding will extend to the corner at Clovelly Terrace to match the existing building. Aluminum fascia band roof lines will be utilized. A perforated, corrugated aluminum panel will be placed over a step of cladding on the southern portion.
- The two-storey, glazed volume will include an operable sunshade constructed of spines of wood and aluminum on rotating, vertical cells that would be photosensitive and automatically adjust to solar input.

Comments from Panel Members:

- Concerned about the connection between the existing and new building, the fascia roof line should be extended to connect the buildings.
- The rotating wood sunshade will need to be maintained and pedestrian safety should be considered.
- Weather protection should be considered for the entrance area.
- A higher level of window treatment is needed along the top of the two-storey volume on the rear elevation facing Cobb Lane.
- A pedestrian entry point from Cobb Lane should be considered.
- The logo should be consistent and signage could be used to connect the building faces.

MOTION:

MOVED by D. Musgrave and Seconded by P. Danforth: "That it be recommended that the design of the expansion to the existing building at 3481 Cook Street be accepted as presented with the following suggestions.

- **Incorporate a weather protection feature at the entrance in a manner to better integrate the new addition with the existing building;**
- **Provide a secondary public access to the building from the rear parking lot;**
- **Provide a pedestrian connection from Cobb Lane; and**
- **Enhance the blank rear wall."**

CARRIED

The meeting adjourned at 4:48 pm.

NEXT MEETING

The next scheduled meeting date is September 2, 2015.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary