

**MINUTES**  
**ADVISORY DESIGN PANEL MEETING**  
**Saanich Municipal Hall, Committee Room No. 2**  
**February 07, 2018 at 3:00 pm**

Present: Keith Davidoff, Graham Gidden, Cynthia Hildebrand, Gary Smith, Erica Sangster, Jerry Blake, Robert McLeod, Tony James, Cory Lee (3:15 p.m.)

Staff: Chuck Bell, Planner; Sarah Litzenberger, Committee Clerk Assistant

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**CALL TO ORDER**

The Secretary to the Advisory Design Panel called the meeting to order at 3:00 p.m.

**ELECTION OF CHAIR / VICE CHAIR**

- Chair of the Advisory Design Panel for 2018: Keith Davidoff
- Vice-Chair of the Advisory Design Panel for 2018: Tony James

**ADOPTION OF MINUTES – December 6, 2017**

**MOVED by T. James and seconded by R. McLeod: “That the minutes of the Advisory Design Panel meeting held on December 6, 2017 be adopted as circulated.”**

**CARRIED**

**ADOPTION OF MINUTES – January 17, 2018**

**MOVED by T. James and seconded by R. McLeod: “That the minutes of the Advisory Design Panel meeting held on January 17, 2018 be adopted as circulated.”**

**CARRIED**

**Tony James withdrew from the meeting at 3:05 p.m.**

**CASE #2018/03**

**Application by KPL/James Architecture to construct a new veterinary hospital on the site at 760 & 764 Roderick Street - Central Victoria Veterinary Hospital**

**Legal Description:** Lot A, Section 7, Victoria District, Plan 26842 and Lot 12, Block 1, Section 7, Victoria District, Plan 882  
**Planning File:** DPR00689  
**Planner:** Chuck Bell

**Comments from the Planner:**

- Previous DP was approved in 2012 but never constructed.
- Permit has been granted and renewed for a temporary structure of a CT scan trailer.
- Proposed 1780 m<sup>2</sup> 2 storey building.
- C-6DE (Douglas East Commercial) Zone – Veterinary Hospital is permitted use.
- Variances are requested for:
  - Rear lot line 1.5m setback for dog runs;
  - Exterior side lot line setback with landscaping of 3.6 m, a deficiency of 0.15 m;
  - Bicycle space variance. 6 Class I spaces and a 3 space rack at the entrance, a deficiency in Class II spaces of 3 spaces;
  - Loading space:1 is proposed – 2 are required; and

- Loading space size of 3 m x 5.2 m x 3.3 m, a deficiency in length and height of 9.3 m and 0.95 m respectively.

Tony James, KPL James Architecture Inc. and Carole Rossell, Small & Rossell Landscape Architects Inc. attended to present design plans and answer questions from the Panel.

### **Comments from applicant / owner / applicant representative(s):**

- History of the site:
  - An addition was approved previously, but considered too small and too disruptive to renovate current building.
  - Owners are a North American Conglomerate.
  - 90% people arrive by car.
- Considered 3<sup>rd</sup> storey but decided to add a basement instead to keep it to 2 storeys.
- There will be a new driveway.
- Additional rear entrance for overflow.
- Secure bike storage for staff.
- Basement usage:
  - Medical equipment and the service spaces related to those machines
- Main floor usage
  - Lobby reception –will be warm and inviting, be encompassed by glass, the canopy will be wood and have a stone finish.
  - Entrance – will have wood detailing.
  - Exam rooms, minor support spaces and kennels.
  - Special dog run at the back - which will be frosted with glass so it's not visible to public.
- Top Floor usage:
  - Operating/radiation/dentistry/oncology spaces.
- Received comments from planning about screening of the rooftop equipment; their response was to increase height of the parapet wall.
- Oak St side – the embellished materials are not attractive for pedestrians, so they'll add stone and raise the parapet.
- Façade of building will be white – West Coast Contemporary look with nominal wood and timber. Concentrated hardie paneling with deep distinct  $\frac{3}{4}$  X  $\frac{3}{4}$  reveals. Siding will be 'longboard' aluminum with a wood look, as well as hardie board, natural stone in a ledger pattern, and window shades on East and West faces.
- Aluminum windows –natural metal finish.
- The variegated appearance of the Longboard aluminum siding looks better than wood.
- Object of the landscape design is to complement building, provide areas for clients and pets.
- New sidewalk with grass and treed boulevard.
- Entrance has one disabled person's parking space.
- There will be a mini plaza space with bench seat for a place to think/enjoy/mourn.
- The pathway connects front areas with the use of unit pavers.
- Pedestrian crossing to a central area which has the sign, emergency generator, outside seating, picnic table, and grass for dogs.
- Rainwater catchment in parking lot, which will be graded East to West.
- Underneath parking lot will be rainwater detention tanks.
- Two trees will be removed, one Pine and one Cedar.
- In place will be drought tolerant vegetation.
- Centre of the plaza will have a large canopy with the Ginko tree.
- Birch will be planted on the boulevard, as the area is tight for space.
- Field maple is a tough and hardy tree, which offers spring colours. The tree needs to be low in that location due to the hydro lines.

- Perimeter fence treatments will be chain link. Will use remaining fence and the same for additional fence. Because of the industrial use this is an appropriate fence.

**Comments from the Panel:**

- The alley of Birch on the boulevard will drop leaves on the public walkway.
- Cover the outdoor area for all weather gatherings, possibly add vines to the cover.
- Will there be plantings across the façade to soften the look of the building? Applicant responded that there will be grasses and moving soft foliage which will be a max of 4 ft. high.
- The wood on the base should be concrete as dogs might urinate on the wood.
- Add one more disabled person's parking space.
- The current disabled person's parking space, which is undercover next to the entrance, will be tight for wheelchair side ramp vehicles, which need 8ft. for the ramp to extend.
- Break up the façade. Do something to raise paneling for depth.
- Consider better signage.
- Screening for mechanical units on roof. Any thought other than raising parapet?
- Try to make wildlife building look like it's part of complex
- Landscaping should help make it look less industrial.
- Paint entrance doors to call out area as entrance.
- The highlighting material and overhang are drawing attention to the service entrance. Consider painting doors same colour as siding.
- Parking lot centered scheme.

**MOTION:**

**MOVED by C. Lee and SECONDED by E. Sangster: "That it be recommended that the design to construct a new veterinary hospital at 760 & 764 Roderick Street be approved as presented and the applicant be requested to consider improvements of the look of the loading door; screening of the rooftop mechanical equipment; a second disabled person's parking space; and, a roof over the seating area."**

**CARRIED**

The meeting adjourned at 3:55 pm.

**NEXT MEETING**

The next scheduled ADP meeting date is March 7, 2018.

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**CHAIR**

I hereby certify these Minutes are accurate.

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**Committee Secretary**