

**AMENDED MINUTES
ADVISORY DESIGN PANEL MEETING
Saanich Municipal Hall, Committee Room No. 2
June 20, 2018 at 3:00 pm**

Note Amendment to
Minutes: Adoption of
minutes should have
been moved by Cynthia
Hildebrand

Present: Jerry Blake, Keith Davidoff (Chair) Cynthia Hildebrand, Robert McLeod, Tony James, Erica Sangster.

Regrets: Graham Gidden, Cory Lee, Gary Smith

Staff: Chuck Bell, Planner; Isobel Hoffmann, Senior Committee Clerk

CALL TO ORDER

ADOPTION OF MINUTES – February 7 and March 21, 2018

MOVED BY Cynthia Hildebrand and Seconded by Tony James: “That the Minutes of the Advisory Design Panel meeting held on February 7, 2018 be adopted as circulated.”

CARRIED

MOVED BY Tony James and Seconded by Eric Sangster: “That the Minutes of the Advisory Design Panel meeting held on March 21, 2018 be adopted as circulated.”

CARRIED

CASE #2018/05

Application of Facilities Capital Construction and Cascadia Architects for a height variance to accommodate upgrades to the Royal Jubilee Hospital Parkade at 2410 Lee Avenue.

**Legal Description: Lot A, Sections 25 and 76, Victoria District, Plan VIP 64472,
Except that Part in Plan VIP 69172**

**Planning File: DVP00414
Planner: Chuck Bell, Planner**

Comments from the Planner:

- Under the Zoning Bylaw this type of design is not exempt and requires a height variance.
- In 1999, a Development Variance Permit was granted to allow a height variance of 12.4 metres; 9 metres is the permitted maximum height.
- This proposed variance will increase the height to 14.41 metres.
- The portion of the Royal Jubilee Hospital within Saanich is zoned P-4 (Institutional). Development Permits are not normally applied to Institutional zoned properties, and so the requested variance needs to be handled via a Development Variance Permit.

Peter Johannkencht of Cascadia Architects and Steve Sebastian of Facilities Capital Construction, Island Health, presented the design plans to the Panel.

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

- The safety upgrade is required because unfortunately members of the public have been able to get access to the top of the structure to commit suicide.
- Studies were done to determine how to achieve a higher degree of safety, and it was decided to install a higher guard on the top floor of the structure as well as enclose the openings on the lower floors with steel mesh.

- The parkade is located on the border of Saanich and Victoria and it is the main access point for the general public to the hospital.
- We had to come up with a solution to enhance the access point to the hospital that was not only safe but visually appealing to the public.
- The grade of the building changes by about one floor from Richmond to rear of parkade, with soft landscaping at one side and hard landscaping at the other.
- 2" mesh fencing will be installed on the lower levels and would be coloured a dark charcoal to disappear when looking outside from within the interior of the parkade
- The top floor will have a steel picket-style fence of varying heights between 8' and 9', in an undulating wave pattern. This feature adds visual interest and works with surrounding structures, rather than a flat fence with a uniform height.
- The pickets will be mounted to the existing concrete and are 3.5" wide with a 4" gap between. This eliminates the possibility of someone putting a foot through the gap, and they would still have to scale an 8' fence.
- All pickets would be the same colour, but due to rotation in plan they would appear to vary in colour and shading.
- On the north side elevation another panel of galvanized steel will be added to close the gap at the top.
- On the south elevation, where it is slightly lower facing the hospital, the change in height is visible.
- Hopefully these improvements will be a deterrent and make it safer.

Comments from the Panel:

- The design is an innovative and creative way to solve a serious problem.
- The design is elegant and pragmatic
- The darker colour of the mesh on the lower floors makes it almost invisible.

In response to questions from the Panel, the Architect stated:

- There is no requirement to update the lighting at this time. All existing light standards will remain and there is also video surveillance.
- The colour selected for the fence matches the lighter of the two existing brick shades; we needed enough contrast, but not too light as it would get lost in the sky and not too dark as it seemed to draw attention to the height.

MOTION:

MOVED BY E. Sangster and Seconded by T. James: "That it be recommended that the design to construct safety upgrades to the Royal Jubilee Hospital Parkade at 2410 Lee Avenue be approved as presented."

CARRIED

The meeting adjourned at 3:20 pm.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary