

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, JANUARY 18, 2006 AT 3:10 P.M.

Present: Chair: Jack James in the Chair: Mac Carpenter, Misra, and Ernst Snijders. Also present were Jeff Chow, Planner (2006/001), Harold Stanley, Planner (2006/002), and Margaret Roper, Senior Committee Clerk.

Regrets: Brad Forth, Bruce Hallsor

ELECTION OF CHAIR AND VICE CHAIR

Jack James was elected Chair of the Advisory Design Panel by acclamation. Misra was elected Vice Chair by acclamation.

MINUTES

Motion: **MOVED by Misra and Seconded by J. James: "That the minutes of the Advisory Design Panel meeting held September 21, 2005 be adopted as circulated."**

CARRIED

The Planner advised that the sites for both applications are within institutional zones. Buildings in this zone are not subject to form and character development permits. However, it is Council's policy that the designs be reviewed by the Advisory Design Panel.

CASE #2006/001

Application of Ladi Holovsky, Advanced Architecture Inc. to demolish the existing Royal Oak Middle School building and construct a two storey 5,940 sq. meter school on Lot 1, Section 9, Lake District, Plan 26006
- 4564 West Saanich Road. Planning File: DPR2005-00030

The Planner advised that no variances are being requested for this development permit.

Ladi Holovsky and Phillipa Atwood, Advanced Architecture Inc. and Jim Partlow, Lombard North Group, presented the design and landscape plans for the new Royal Oak Middle School.

In response to questions from the Panel the applicants stated:

- The structure will be built according to the requirements for "green buildings" under the LEED program.
- The number of parking spaces will slightly exceed the number required by the municipality's bylaws.
- Other options for siting the school were considered during the planning process. However the location of the playing fields and the topography determined the final location.

- The classrooms will have ample daylight. The building has a clerestory which will provide natural light. Aluminum sun screens will reduce the sunlight for the classrooms on the south side of the building.
- The size and specifications for the school were dictated by the Ministry of Education. Meetings were held with the School District and teaching staff to ensure that the building would meet their needs. Subsequently, meetings were held with community groups, and others who have a vested interest in the project.
- There will be three showers, one of which is specialized for the handicapped. Due to the School District requirement that the showers serve a variety of programs the showers will not be attached to the gymnasium.
- It is the preference of the School District that the music room be located close to the main entrance and the parking lot. This is a convenient location for transporting the instruments on bus trips. A piano can easily be rolled in if required. The music students only use the stage once or twice a year, so there is no necessity for their area to be close to the stage.
- The circulation patterns for the school have been well planned. There will be an elevator in the school as ramps require a substantial amount of space.
- The main entrance will be on the upper level. Outdoor seating has been provided beneath a large overhead roof.
- There is natural ventilation in the gymnasium. The heat of the lights will trigger the air movement.

Motion: **“That it be recommended to the Director of Planning that the design for the proposed Royal Oak School at 4564 West Saanich Road be approved.”**

CARRIED

CASE #2006/002

Application of Darrel Jensen on behalf of Chernoff Thompson Architects to construct a five storey 12675.52 sq. metre science building with classrooms, labs and offices at the University of Victoria on Lot 1, Sections 31, 44, 45, 71 & 72, Victoria District, Plan VIP57957 – 3800 Finnerty Road
Planning File: DPR2005-00031

Russ Chernoff, Chernoff Thompson Architects, Darrel Jensen, Jensen Architects, and Gerry Robson and John Worby, University of Victoria, presented building design and landscape plans for the new science building.

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

- While the building will be one of the largest on campus, its size has been addressed by creating discreet combinations of materials. The building will relate to the rest of the campus in scale and in the pallet of materials that will be incorporated.
- The building entry is strong, simple and clean with no ambiguity as to its location.
- Trucks destined for the loading bay will turn off Ring Road. Due to the large radius required to turn a semi-trailer, they will have to back in. There are few deliveries from semi-trailers in a given year.

- It would be a potential safety concern to have cyclists or pedestrians traveling through a loading bay area as the two functions are incompatible. Alternatively, people will have access to the new building through the Petch Building.
- We have designed the theatres in such a way that our lecturers can be in a wheelchair and people attending the lecture have wheelchair access. Though the plan shows the wheelchair accommodation concentrated in one area, there is enough room to explore dispersing the wheelchair sites.
- The glazing on the south side of the building has solar shading. As you move around the building the sun is not as strong.
- The link between the Petch Building and the new building does not have a glass roof; the transparency is in the vertical glazing.

Motion: **“That it be recommended to the Director of Planning that the design for the proposed University of Victoria science building be approved.”**

CARRIED

The meeting adjourned at 5:10 p.m.

CHAIR

I hereby certify these Minutes are accurate.

Committee Secretary