

MINUTES
SAANICH ADVISORY DESIGN PANEL MEETING
HELD IN COMMITTEE ROOM NO. 2
WEDNESDAY, MARCH 21, 2007 AT 3:00 P.M.

Present: Pradip Misra in the Chair; Brad Forth (who entered the meeting at 3:20 pm), Travis Lee, Ann Murphy, Ilkka Salo, Ernst Snijders (who entered the meeting at 3:10 pm).
Also present were Harold Stanley, Planner, and Andrea Park, Senior Committee Clerk.

Regrets: Mac Carpenter

MINUTES

Motion: **MOVED by Ilkka Salo and seconded by Travis Lee: "That the minutes of the Advisory Design Panel meeting held March 7, 2007 be adopted."**

CARRIED

CASE #2007/004

Application of CEI Neilson Architecture to construct a new office building and data centre at the University of Victoria on Lot 1, Section 31, Victoria District, Plan VIP57957 3800 Finnerty Road.

Planning File: DVP2007-00005 and DPR2007-00004

Mr. John Scott and Mr. Jim Aalders of CEI Neilson Architecture, Mr. Don Vaughan, Vaughan Landscape Planning & Design, Mr. G. Robson, Executive Director and Mr. E. Heeger, Director Capital Projects, Facilities Management, University of Victoria attended the meeting and presented the design plans for the proposed Support Services Building and the adjoining Enterprise Data Centre building at 3800 Finnerty Road.

In response to questions from the Panel the applicants stated:

- The Support Services Building will consolidate the University's administrative offices into one building outside the Ring Road and free up space within Ring Road for academic uses
- The Enterprise Data Centre is a smaller detached one storey building to house a computer facility and will not be staffed regularly; it cannot be constructed to allow a second storey in future due to funding constraints
- The site is presently an open sports field and the buildings were designed to maintain as much open space as possible; a smaller all weather playing field will be constructed within the site
- The building design and landscaping reinforce the visual and pedestrian link from the centre of the campus all the way to the stadium
- The building is an articulated shape matching other buildings on the campus
- Soil conditions precluded a taller building; it is two storeys but at 10.9 metres in height, requires a variance

- The new Social Sciences and Math building under construction within Ring Road and across from this site has influenced the landscaping elements and pedestrian paths
- The environment outside the Support Services Building will be passive space in contrast to the active student areas within Ring Road
- Permeable paving will be used for the parking area
- Service drop off and staff bike storage are located between the Support Services Building and the Enterprise Data Centre
- There are two wings to the Support Services Building – one houses the offices of the President and Vice President and the other, the administrative staff
- A large light-filled atrium separates the two wings
- A storm water detention pond has been located on the far side of the Enterprise Data Centre to service both this development and the sports fields
- Ponds are no longer planned for the front of the building, just green space
- The design is intended to meet LEED standards and incorporates many elements encouraging sustainability
- A green roof was considered but rejected at this point; they have committed to a green roof on all levels of the new Science building and need time to evaluate this option in place; similar environmental goals can be reached by other means
- University of Victoria policy precludes air conditioning in their buildings, however, the Enterprise Data Centre requires air conditioning for maintenance of the computers
- The landscaping plans are conceptual only at this stage but low plantings are intended for around the buildings; a larger scale of tree could be used in the avenue of trees leading to the stadium
- Placing the Enterprise Data Centre in a stand alone building was not the first choice but there were no other viable alternatives
- Further consideration could be given to formalizing the walk - through area between the Data Centre and the Support Services Building so that pedestrians can reach the playing field directly after parking
- The avenue of trees lead one visually to the stadium area but do stop abruptly and more consideration could be given to the trees leading to a feature entrance to the stadium; the avenue of trees could be continued across Ring Road if the bus stop corner was redesigned
- Plantings could be used to soften the solid boxlike appearance of the Enterprise Data Centre building

Motion: MOVED by B. Forth and Seconded by I. Salo : “That it be recommended to Council that the design for the new Support Services Building and Enterprise Data Centre at 3800 Finnerty Road on the University of Victoria campus, be approved subject to further consideration of the following:

- a) retaining a pond in front of the Support Services Building;**
- b) improving the grading along Ring Road;**

- c) adding a feature connecting the stadium to the avenue of trees and continuing the treed avenue on the inside of Ring Road;
- d) adding detail to the columns at the front entrance to the Support Services Building;
- e) additional plantings around the Enterprise Data Centre to soften the blank walls;
- f) adding a bridge or other feature from the loading bay area leading to the new playing field to enable a natural pedestrian flow from the parking lot to the field;
- g) providing a more open bioswale feature, not just berms, around the new sports field; and
- h) revisiting the provision of a green roof for this project .”

CARRIED

The meeting adjourned at 4:50 p.m.

Chair

I hereby certify these Minutes are accurate.

Committee Secretary