



October 18th, 2021

Memory Care Facility Design Brief

7005 E. Saanich Rd., Saanichton, BC

Introduction

The following design brief highlights the site and building features for the proposed memory care centre (the Project) at 7005 E. Saanich Rd. This document provides an overview of the revisions and additions the project team completed for the Rezoning and Development Permit resubmission.

Project Overview

Central Saanich has seen limited new housing construction since 2000 and much of the existing housing stock is not suitable for seniors or persons living with disabilities. A new memory care centre would provide suitable housing opportunities for individuals living with disabilities, enable seniors to age in place, and potentially open up larger market units that are currently being occupied by those in need of supportive housing.

Our vulnerable populations have been affected the most by the Covid-19 pandemic. The pandemic has emphasized the need for safe, stable, and accessible housing options. The proposed project will provide a total of 52 units with 53 beds. This property has been designated by Central Saanich for Multi-Family Residential development and is located on an identified main development corridor. The proposed Memory Care Centre is an excellent fit for this site with its adjacent multi-family, commercial, and residential neighbours.

The building will be constructed to meet and exceed Vancouver Island Health Authority (VIHA) memory care building requirements, and has undergone an initial schematic design review with VIHA. The building will include a dining room, lounge area, recreational space, staff area, reception, office space, and a nurse's station.

This Design Brief addresses in more detail specific sections of the DPA#11.5 Multi-family and Commercial/Mixed-use Guidelines: *Site Characteristics, Landscaping, Accessibility, Architectural Form and Character, and Access and Parking.*



Site Design

- The proposed site is located at 7005 E. Saanich Rd
- The property is bordered by Island View Rd. to the South, E. Saanich Rd to the West, Island View Place Care to the North, and ALR land to the East.
- The proposed building is located adjacent to the Island View Place Care which is a senior care home - a memory care centre will be an ideal neighbour.
- The rear of the property has a natural tree buffer that separates the neighbouring ALR property, provides a tranquil terrace setting for residents, and helps screen views of the building from the Pat Bay Highway.
- Stormwater management features have received preliminary approval from Engineering.

Landscaping

- The landscaping plan includes a mix of drought resistant plantings that complement the existing neighbourhood and stormwater management planning
- A combination of trees, shrubs, and groundcover plants, and sod lawn around the perimeter of the building.
- Elevated concrete planters with native and adaptive shrubs to frame entryway
- The garbage and recycling enclosure will be located at the rear of the building in a secure and discrete location.

The building siting and landscaping enhance the principles of Crime Prevention through Environmental Design by:

- Maintaining clear sightlines between the adjacent streets and key entries with low groundcover, shrubs, and improved site lighting.
- Promoting passive surveillance by maintaining views from upper floor windows to the street and rear of the building.
- Clearly delineating private vs public space through soft scaping.
- Screening and restricting access to main floor bedroom windows with appropriate landscaping.

Accessibility

- The building will be built to VIHA accessibility standards which results in a fully accessible building.
- The building design includes wide hallways and entry doors, hard non-slip surface walkways and ample space for wheelchairs and walkers.
- Entrances to the building are clearly identified with wood canopies and have both ramp and stair access.



- The building is close to public transit (170 meters) for staff and visitors.

Form and Character

Feedback received from Central Saanich Planning resulted in a revised building height that features:

- Fifth-floor setback to improve building articulation and overall massing of the building.
- Roof lines help bring down the perceived height of the building and help create a more residential form and character
- Canopies in the front and rear of the building provide year-round weather protection for residents and visitors.
- The exterior of the building is proposed to include natural, sustainable materials and colours that fit with the surrounding form and character of the surrounding community.
- Wood features and fiber-cement siding will be utilized for its durability, low maintenance, and aesthetically pleasing finish.

Access and Parking

- The required parking for Hospitals (Extended Care) is 18 spaces (one space per three beds) and the proposed parking includes 17 parking spaces with an additional accessible parking stall for a total of 18 spaces.
- The parking spaces will be located underneath residential level one and will be accessed from Island View Road.
- There is one loading zone stall proposed for deliveries and short-term parking usage that will be located at the rear of the building.
- Traffic Impact Analysis found the addition of the development traffic to the network does not create any impacts to the intersections and existing driveway in the short- and long-term horizon years.
- The proposed design includes the addition of concrete sidewalk on Island View Road and East Saanich Rd to improve pedestrian connectivity in the community.

Sincerely,

Kaeley Wiseman
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