

THE SUMMIT

— AT QUADRA VILLAGE —

PROJECT
NEWSLETTER
WINTER 2015

The Summit – Why now?

The Summit at Quadra Village will be a state-of-the-art residential care and memory care facility that will provide homes for 320 seniors and persons with dementia unable to live at home without 24/7 care. The new centre's urban design will focus on the needs of its residents and caregivers while enriching the local neighbourhood experience. The Summit will replace the aging Oak Bay Lodge and Mt. Tolmie Hospital, where many of our region's seniors with complex health care needs currently live. The Summit will be an opportunity to provide much-needed individual rooms for each resident, along with an adult day program, and other community outreach and dementia care features.

What is Complex Residential Care?

Complex Residential Care is for adults who can no longer live safely at home, even with help, because they have complex health care needs, including medical, physical and mental health conditions (such as dementia). Residential care facilities provide access to nursing care 24 hours a day, every day of the week.

Residential care includes:

- Permanent housing with meals, housekeeping, social and recreational activity programs
- Personal care assistance
- Other professional services such as physical therapy, social work, nutritional support, emergency response
- End-of-life care

Meet the Architects



Charles Kierulf

Architects Charles Kierulf and Rob Whetter from the local firm, De Hoog & Kierulf, are leading the Summit design. Their team is part of an innovative and passionate group who have worked on projects all over Vancouver Island, including CRD Headquarters, the Selkirk Waterfront, the Blanshard Community Centre, and commercial and residential buildings across the city – winning many awards along the way.



Rob Whetter

Community Engagement

A talented team of architects and other consultants began working on the design of the Summit in early October. Some of the things they have been told to consider include: environmental sustainability; resident and caregiver health and wellness; making the Summit bright and welcoming for visitors and residents; safety and security for all residents, particularly those with dementia; and, making the Summit a great fit with the neighbourhood.

The plan is to engage with the community at key points along the design process to share information on the design and get input and feedback from immediate neighbours. Community input in the design of the Summit will be through design workshops, online engagement, and Open Houses.

“One of our project goals is to design the Summit so that it doesn’t look like a hospital. We want to make it as homelike as possible, both for the residents and for staff and for the neighbourhood.”

— Charles Kierulf, Architect

Community Design Workshop Summary December 12th

The architects led the first community design workshop on December 12th at SJ Willis School in Victoria.



GOAL OF DESIGN WORKSHOPS

Workshop #1

Get an idea of what community space could include: park like setting, benches, walkways, community gardens, etc). Provide the community with an understanding of the parameters the design team faces.

Workshop #2

See where/how those spaces can be placed on the site once the schematic design is determined.

26 people attended and we were able to run 8 table ‘gaming’ exercises. The table exercises involved working with blocks and a site plan. Each group had an opportunity to block out a design using site parameters and real development constraints. It’s a challenging and fun exercise—like putting together a difficult puzzle.

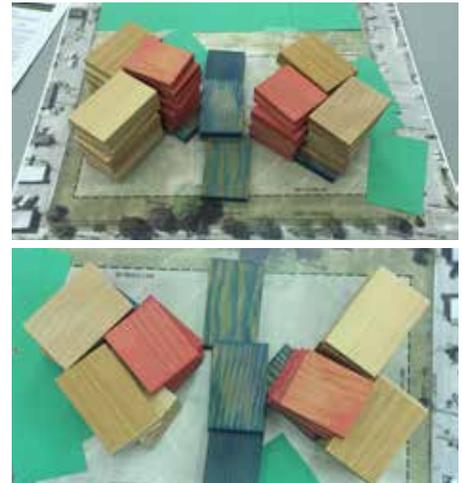
By blocking out the facility on the site, the community members experienced where the “edges” of the Summit building would be and shared ideas on where some of the community features might best be located. Suggestions like rooftop gardens, community gardens and other greenspace were popular themes. In addition, welcoming pathways through the site, and vehicle access and traffic flow via Hillside and the laneway adjacent to various businesses was taken into consideration.

There will be a second community design workshop in late February where the schematic design will be presented and the community will be able to begin to flesh out more details of what some of the community spaces on the site could be.

Summit Community Meeting Gaming Results

Each table of community members produced a unique concept. Some teams focused on a compact building to allow for lots of green space, while others spread the blocks out to lower the building height. Common themes across all of the designs were walkways and plenty of green space. The green construction paper represented the greenery, and almost every design included rooftop gardens. In their blocking, groups also considered how to provide the best light for the Summit residents, traffic control, minimizing traffic in the lane way and shadow reduction for neighbouring buildings.

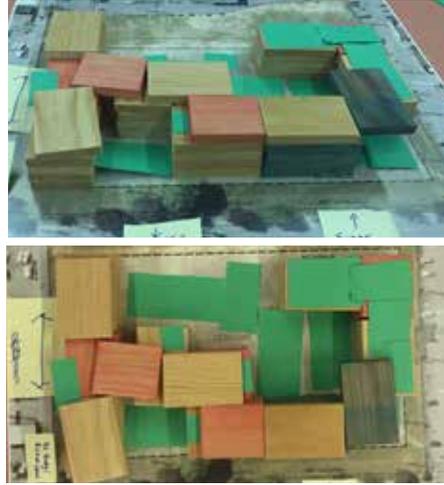
— BLOCKING 1 —



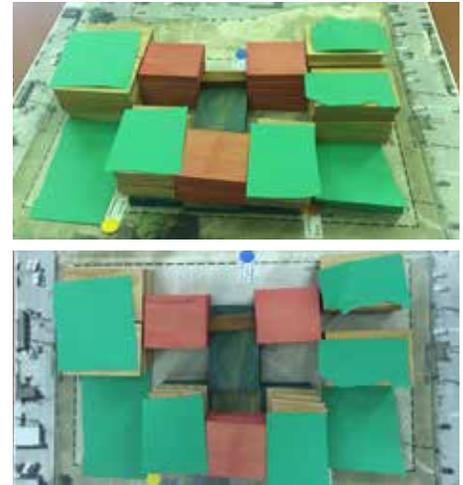
— BLOCKING 2 —



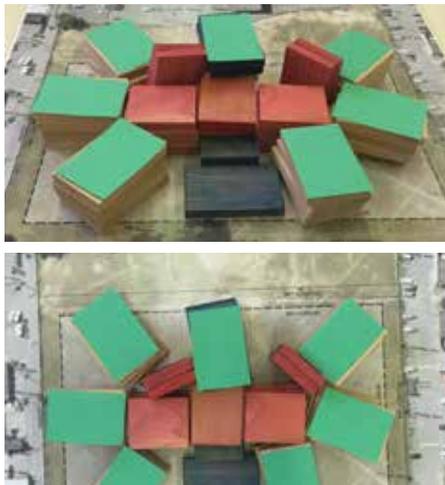
— BLOCKING 3 —



— BLOCKING 4 —



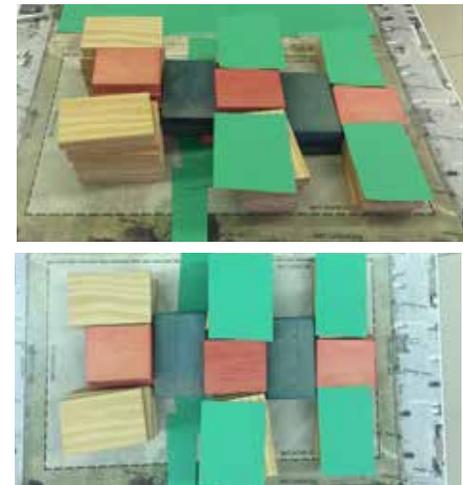
— BLOCKING 5 —



— BLOCKING 6 —



— BLOCKING 7 —



Project Design

The talented team of architects will build the Summit design with the concerns and interests of the community as well as the necessary design elements needed to ensure residents are receiving the best possible care. Some of the things that we will take into consideration are environmental sustainability, resident and caregiver health and wellness, dementia care features, security, and making it a great fit for the neighbourhood.

Design and Development Guiding Principles

- We will build an environment that offers home-like comfort to our residents while supporting our staff and clinicians in their work.
- We will make a positive contribution to the Hillside-Quadra community.
- We will make our decisions in the best overall interest of the project.
- We will achieve the highest, measurable sustainability goals possible.
- We will protect our overall budget and schedule from overrun or exhaustion.
- We will create a valuable state-of-the-art facility that is fit for purpose.
- We will design a durable and flexible asset that delivers service well into the future.

Community feedback and suggestions re: the process

We heard loud and clear that the community wants more notice and lead time for upcoming meetings and notification of the community around those opportunities. While we delivered letters via Canada Post, they don't seem to be hitting all the areas we'd like. We had some good suggestions that we will follow up on. These include:

- give three weeks notice of meetings.
- use social media channels.
- use the local youth group that delivers flyers and posts notices by donation to spread out notifications in the community. (Thanks Tara for this offer, we will take you up on that!).

- establish a better email/notification list for those that have already signed up on CRD website and from those attending the meetings.
- communicate more often with specific updates
- have the community association continue to use their channels to spread the message.
- newspaper ads in local community news.

You'll find the Community Engagement timeline below outlining the upcoming process and timing for community outreach.

