



District of Summerland Design Committee Meeting Agenda

Monday, August 18, 2014 at 7:00 p.m.
Council Chambers
Municipal Hall - 13211 Henry Avenue, Summerland, BC

1. Call to Order

2. New Business

2.1. Development Permit Design Drawings – 9535 Main Street (New Library Building)

3. Adjourn

THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
DOWNTOWN DESIGN COMMITTEE REPORT

DATE: August 18, 2014
TO: Summerland Downtown Design Committee
FROM: Ian McIntosh, Director of Development Services
SUBJECT: Development Permit for Lot 20, DL 3640, ODYD, Plan 5297, and Amended Lot 6 (DD 53087F), DL 65, ODYD, Plan 1772, and Lot 19, DL 3640, ODYD, Plan 5297, and that portion of land between Lot 6 and Lot 19 identified as "Closed Road" 9533, and 9535 Main St

PURPOSE:

To present a comprehensive review of the applicant's request for a development permit to authorize the construction of a new library.

BACKGROUND:

Current Use:	Art Gallery and Automotive Repair business and road
Parcel Size:	2144m ² (0.53ac)
Zoning:	CB1-Central Business
OCP:	Downtown Commercial
M.o.T. Approval:	n/a

This site is located on the south side of Main St immediately west of Kelly Ave. A map showing the location is attached as Schedule A. The site is the former location of the District's Art Gallery and a private business. The site was recently assembled and sold to the Okanagan Regional Library for construction of a new library. This property is located in the Downtown Development Permit Area so a development permit is required prior to construction. The proposed building drawings are attached as Schedule B.

DISCUSSION:

The Downtown Development Permit Area design guidelines have three categories to inform development. These are Function, Form and Sustainability.

Function – How a building performs and impact it public surroundings

The proposed building has a paraboloid roof structure that rises to the southwest and northeast corners. Large glass windows on the south side provides views to Memorial Park to the southwest. The building fronts on Main St with the building entrance in the centre of the building. An entrance porch provides a widened approach to the building. The frontage along Main St is essentially glass providing views into the building which is intended to animate the street. Bright colours in the interior also animate the views from the street. The building has been located adjacent to the existing building to the east. This continues the public street edge along Main St. A parking plaza has been created allowing the parking lot to be used as a public staging area for festivals or other events. This multi-purpose area requires a higher level of landscaping and decorative treatment. Municipal funds in the

amount of \$60,000 have be set aside to facilitate this development by relocating underground utilities off the site. The location of the building on the eastern portion of the site does not require these utilities to be moved. These funds could be made available to enhance the development of the parking plaza for public use. An image of how the proposed building fits into the existing streetscape is attached as Schedule C.

Form – The physical attributes of a project such as its character and architectural interest

The most interesting feature of the proposed new library is the roofline. It rises to high points at the northeast and southwest corners with a corresponding low point at the other two corners. The external walls are essentially glass displaying bright colours on the inside of the building. There is a readers terrace on the south side of the building near Memorial Park. This terrace is surrounded by fencing and a grove of trees. The parking plaza on the west side of the lot doubles as the library parking lot and a public plaza for special events. The proposed exterior finishes included decorative concrete block, a bright red feature wall, a large portion of storefront glazing and a wood soffit under the front roof canopy. The exterior colours are light with the exception of the red feature wall.

Sustainability – How well the building performs over time though energy use and environmental responsibility

The project features a number of sustainability strategies. The south side of the building is essentially glass to capture winter solar energy. A protective canopy at the 8 foot level shades this glass from the summer sun. Strategically located windows mean minimal artificial lighting will be required. The light colours proposed for the exterior of the building reduce solar gain in the summer. The grove of trees in the south west corner of the site control storm drainage and trees around the site provide for shade in summer and add natural greenery to the project.

Parking

The minimum amount of off-street parking required by the Zoning Bylaw in the downtown area is 2 spaces per 100 sq. m. of gross floor area. Based on 734 sq. m. of gross floor area this development must provide 15 parking spaces plus one loading space. The plans provided show a total of 11 off street parking spaces and one loading space. Therefore there is a shortfall of 4 parking spaces. The zoning bylaw includes cash-in-lieu provisions where an applicant can “purchase” parking stalls in the amount of \$3000 per space where shortfalls exist. These funds go toward provision of a parking facility in the future. In this case payment in the amount of \$12,000 would be required to satisfy the zoning bylaw parking requirement. Council could consider a Development Variance Permit application however such an application is typically not appropriate where cash-in-lieu provisions apply and would slow the process down by a few weeks.

Circulation Comments:

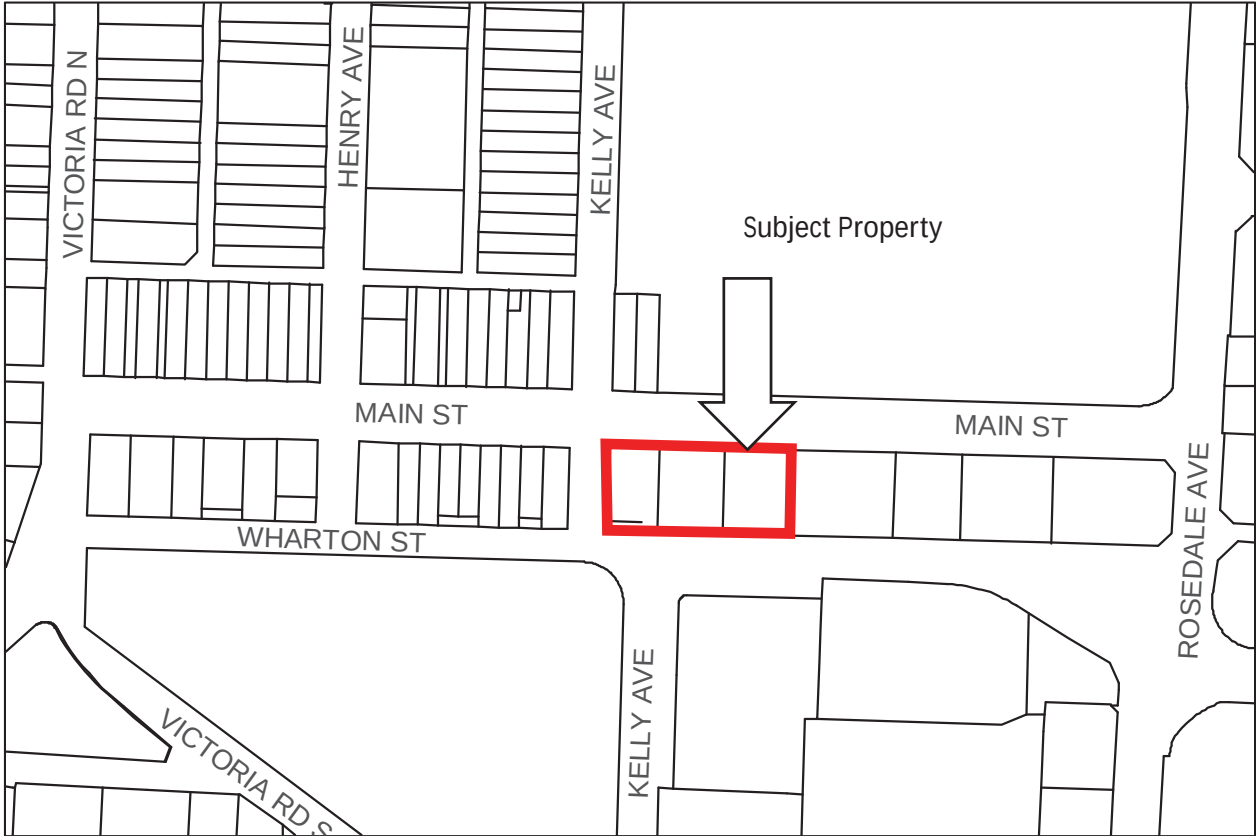
This application was circulated to the District's Technical Planning Committee (TPC) where the architects presented their original design. A review by this committee noted a few design issues primarily related to the Main St edge and the height of the building. The architects modified the design to deal with these issues and a revised plan was presented.

Respectfully Submitted



Ian McIntosh - Director of Development Services

Schedule A – Location map



Schedule B – Proposed library design

[see attachment.]



SUMMERLAND LIBRARY: DESIGN PRESENTATION

2014 08 11

OUTLINE

Site Analysis

Community Engagement

Vision

Site Design

Building Design

SITE ANALYSIS



View of site from north side of Main Street



View of site looking east from Kelly Street



View from site and Giant's Head looking southeast from Main and Kelly.



View of existing lane and grade change.

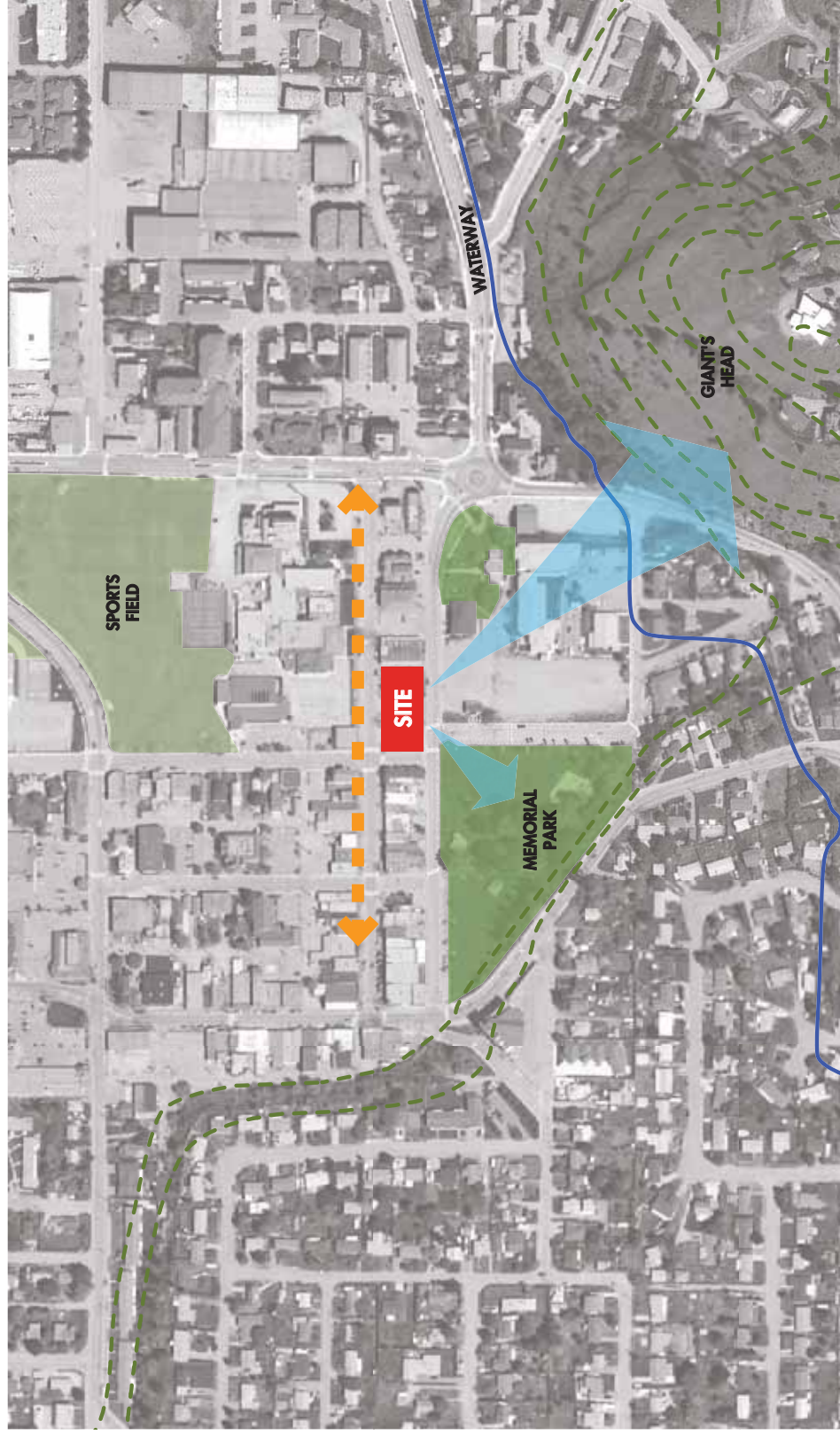


View of site looking north from Wharton Street



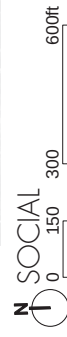
View of site looking northeast from Memorial Park.

OPPORTUNITY
Revitalize Main Street



SUMMERLAND LIBRARY: Development Permit Presentation 2014 08 11

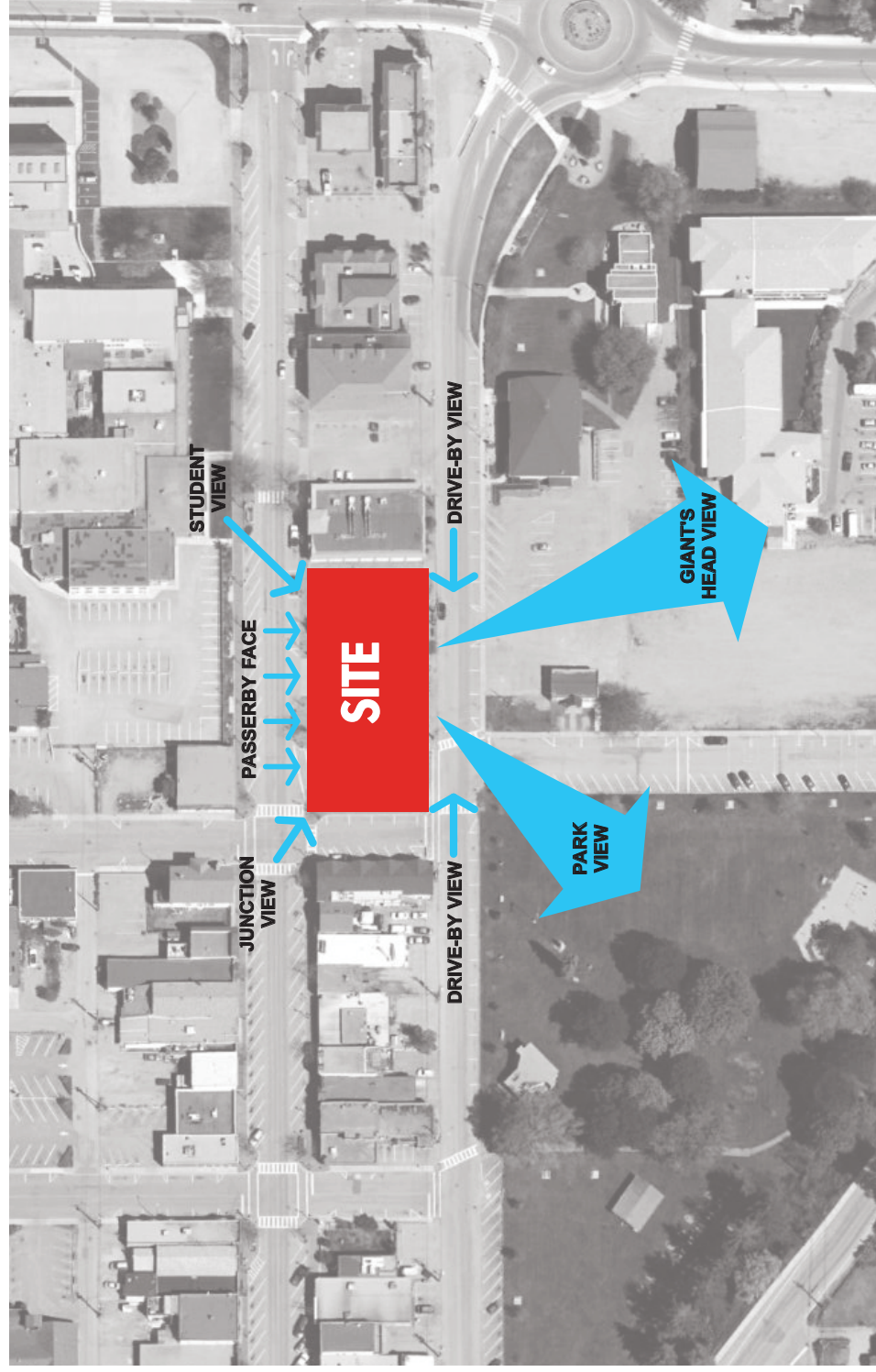
COMMUNITY CONNECTIONS



MICRO-CLIMATE



MAXIMIZE VIEWS TO AND FROM THE LIBRARY



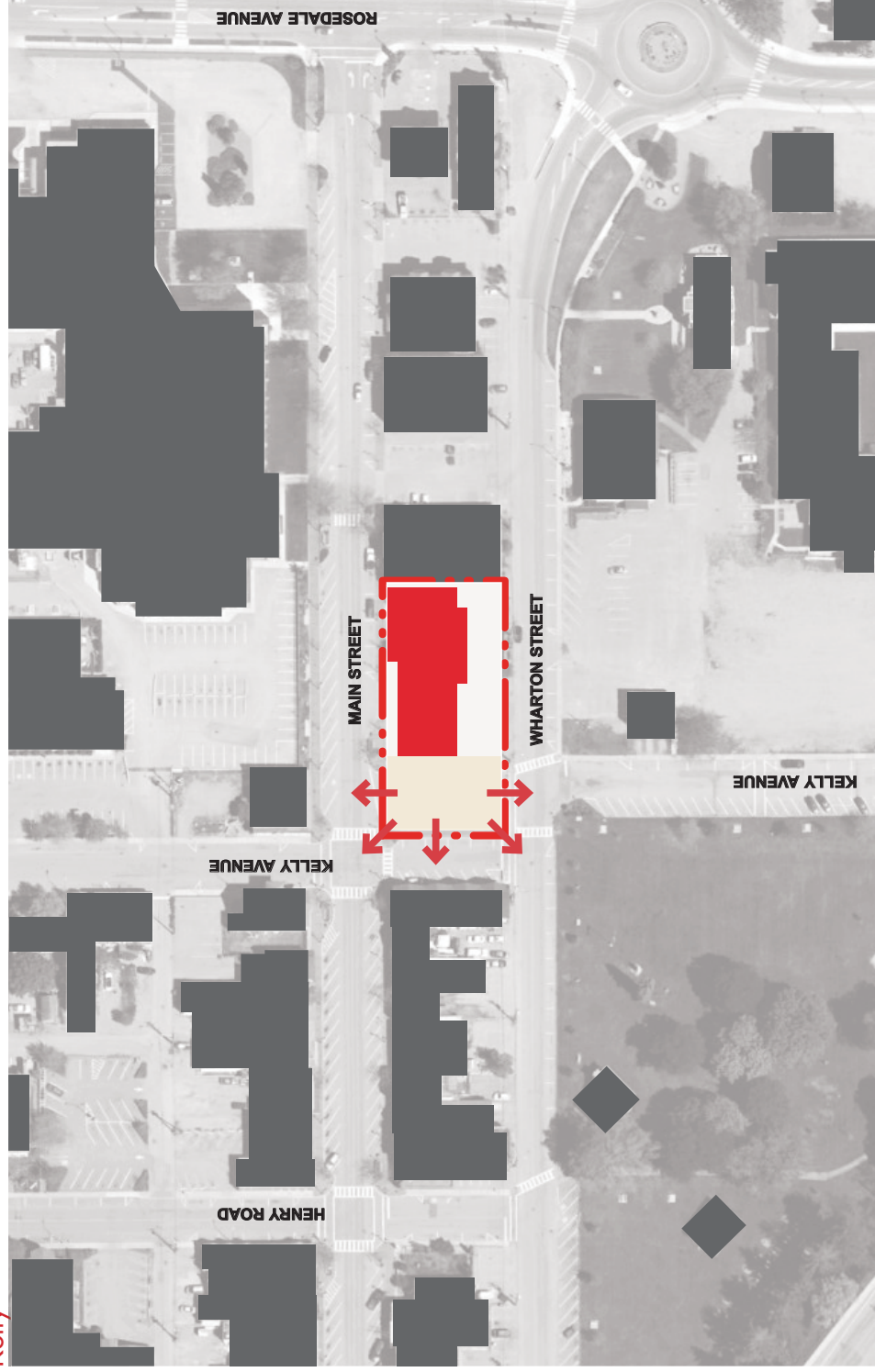
BUILT FORM



BUILT FORM
Create continuous streetscape



BUILT FORM
ADD PLAZA at Main + Kelly



BUILT FORM
Make a sunny garden area



COMMUNITY ENGAGEMENT



Open House: June 10, 2014



Design Workshops: June 9 - 10, 2014

VISION

PUBLIC REALM

Enhance downtown Summerland by:

- Create key exterior spaces that create a positive public experience in downtown Summerland.
- Animate Main Street
- Provide a parking area that can be used as community plaza
- Create a protected "Front Porch Entry."
- Locate a Readers' Terrace on the south side of the site.



Community Plaza
Multi-use gathering space.



Readers Terrace
Connected to library spaces.



Streetscape
Landscaped edge providing human comfort and street continuity.



Covered edge
Protection from sun and rain.



Community Event Space
Markets, performances, movie night...



Parking
Integrate with Plaza



Streetscape
Create an active positive edge to Main Street.

BUILDING IMAGE AND EXPERIENCE

Create a destination for the Community that:

- Is warm and welcoming,
- Is highly visible - a glowing beacon,
- Animates Main Street,
- Has dynamic Interior with expressive roof structure,
- Is sustainable, demonstration building that evokes the Okanagan context, and
- Connects to the exterior.



Welcoming
Distinctive, warm, and open



Highly Visible
A glowing beacon for community - activity inside brings people in.



Address the Street
Activate Main Street.



Dynamic Interior
Exposed wood structure and lots of natural light.



Evoke the Okanagan context
Use robust forms in natural materials.



Connect Library to Exterior
Bring light + natural landscape in.

SITE DESIGN



URBAN
systems
urbansystems.ca

24 DEVELOPMENT PERMIT
ISSUED FOR
JANUARY 2014



1"=10' 0" 0' 10' 20' 30'

Client/Project	URBAN ARTS
Location	SUMMERLAND ORL
Scale	1:125
Date	14-07-23
Page	1
Time	2704.0901.03
LANDSCAPE PLAN - R3	

Urban
Architectural • Urban Design

BUILDING DESIGN

As a place of learning, meeting, and community engagement, the Library has been designed "inside-out and outside in."

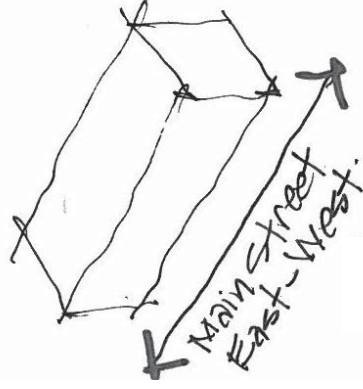


SUMMERLAND LIBRARY: Development Permit Presentation 2014 08 11

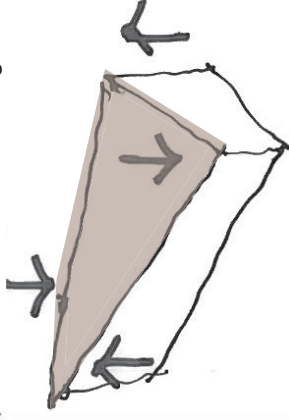
SCALE + MASSING STRATEGY:

Create appropriate scale of spaces + connect to Main Street.
Form to follow function, with inherent dynamism.

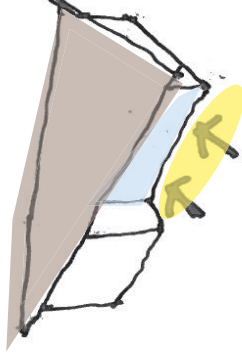
Align massing north-south



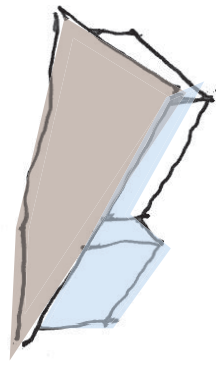
Create a dramatic undulating roof.



Indent to provide a front porch.



Provide extensive glazing to connect to Main Street.



PLAN STRATEGIES:

The building design responds to the vision established in the community charette process.

1. Provide a Variety of Experiences

2. Transparency + Openness
3. Indoor - Outdoor Connectivity
4. Warm + Welcoming
5. Empower the Customers
6. Flexible
7. Acoustic Zones



PLAN STRATEGIES:

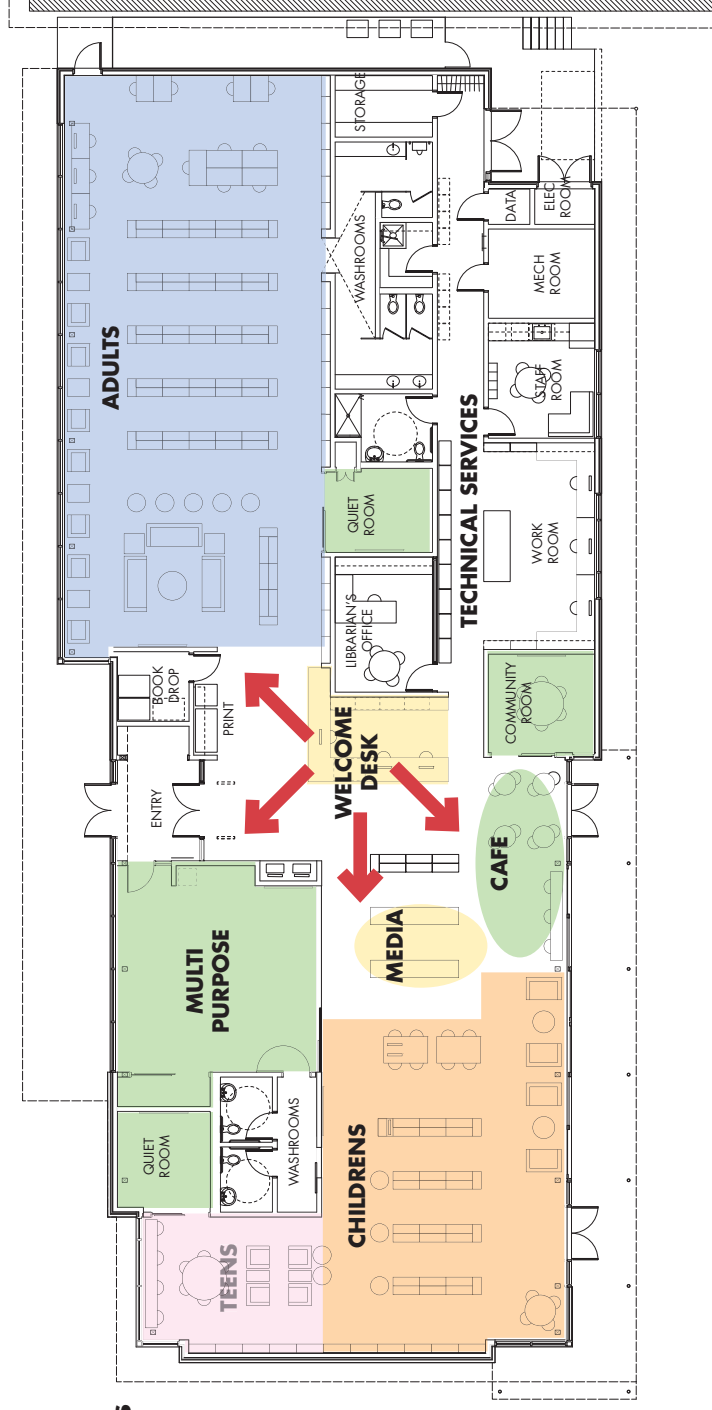
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2. **Transparency + Openness**
3. **Indoor - Outdoor Connectivity**

4. Warm + Welcoming
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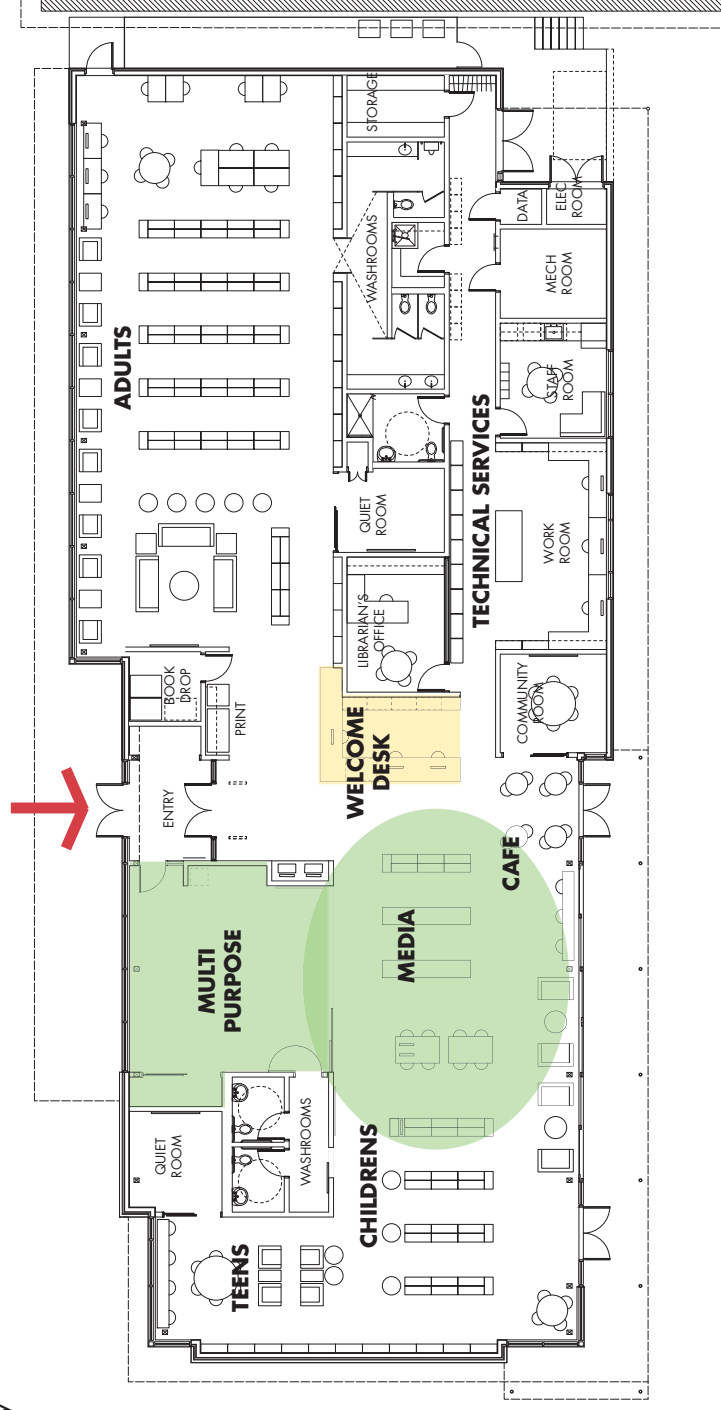
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PLAN STRATEGIES:

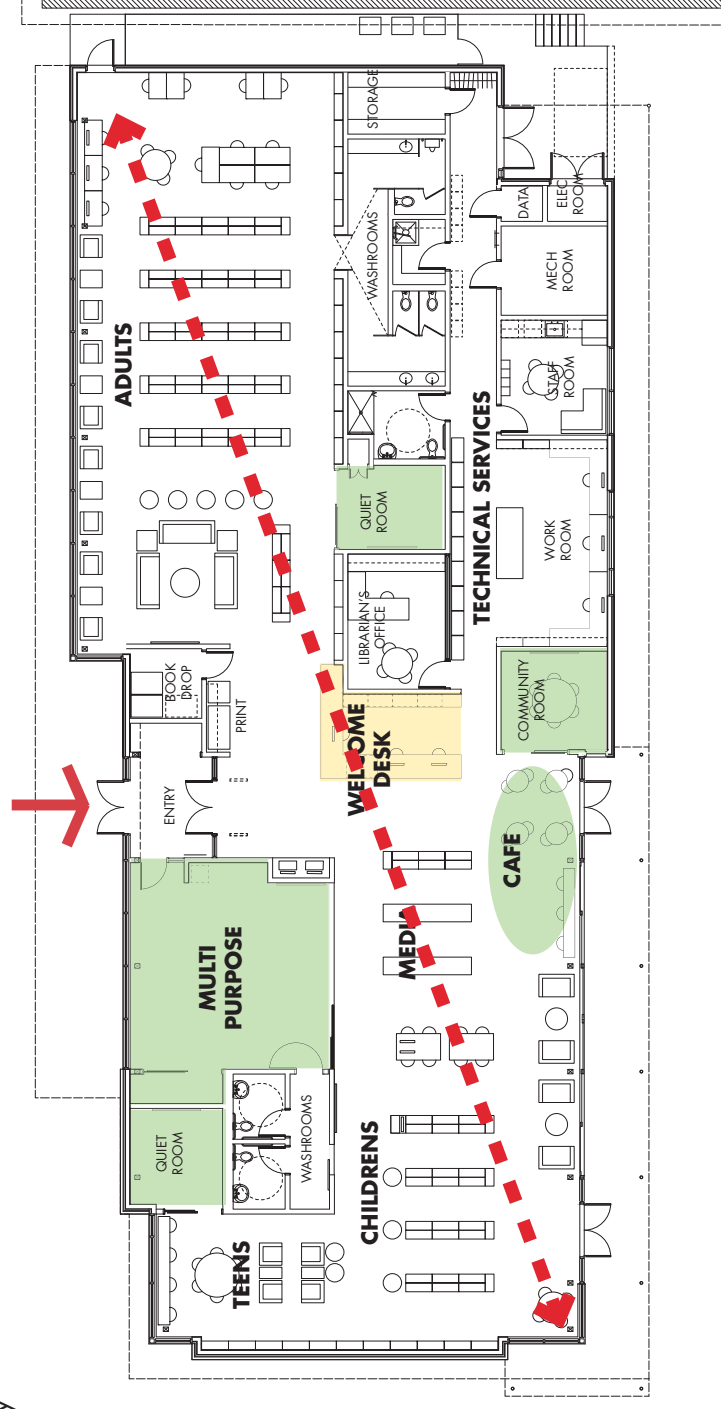
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SUSTAINABILITY

ECONOMIC:

- Revitalize Main Street.

SOCIAL:

- Designed in collaboration with the community to be a place for all at the heart of Summerland.

ENVIRONMENTAL:

- Demonstration infiltration and water efficiency
- Passive Design Approach
- Natural Day Lighting
- Solar Control
- Cross Ventilation
- Efficient Envelope and Form
- Wood First

INNOVATION:

- Community Workshops and collaborative design process
- Efficient hyperbolic roof form
- Reflect ORL's progressive and inclusive library services.



Q + A

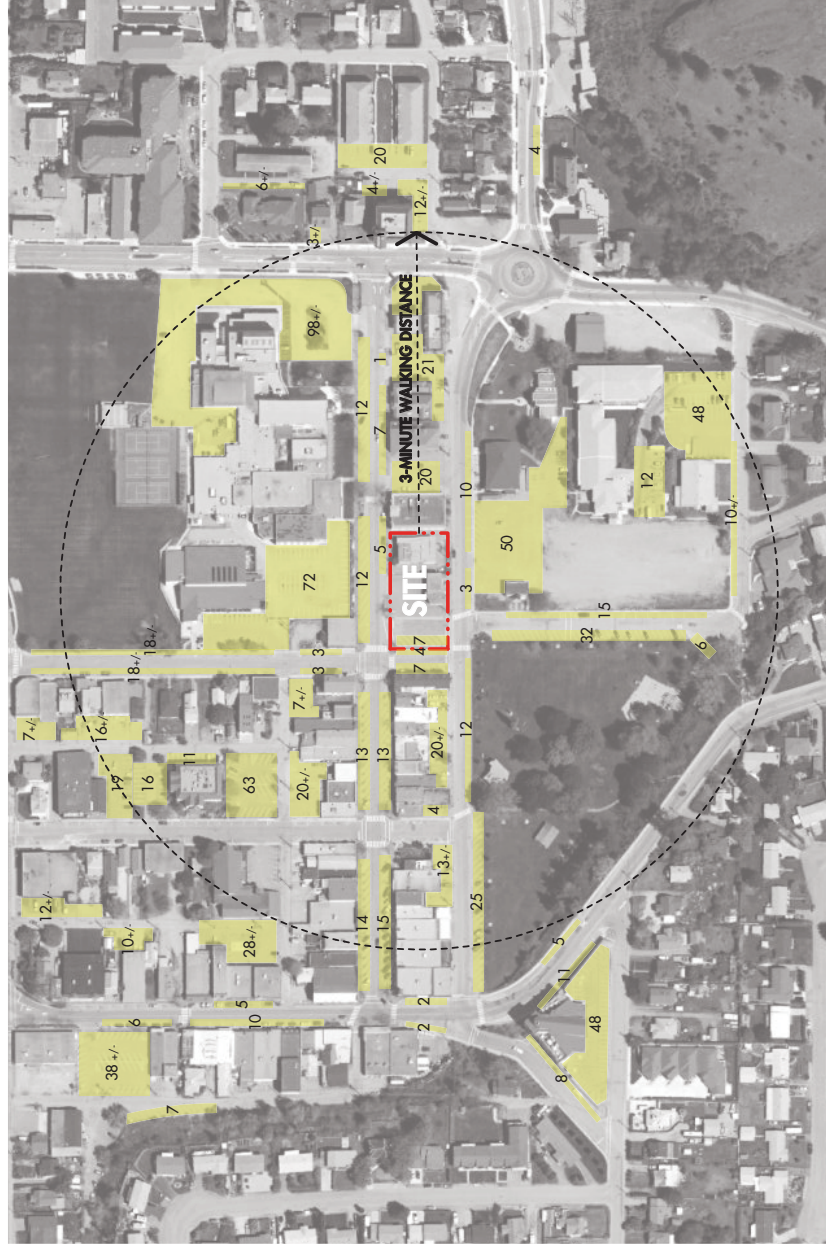


SUMMERLAND LIBRARY: Development Permit Presentation 2014 08 11

PARKING

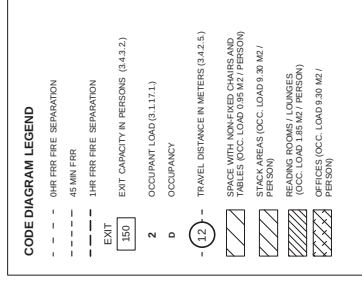
The site is within a 5 minute radius of numerous parking spaces within the downtown core.

This project is an opportunity to create a parking area that can also function as a plaza, supporting community events and the summer farmers' market on Kelly Street.




 PARKING
 0 100 200 400ft
 SUMMERLAND PUBLIC LIBRARY

ITEM	BRITISH COLUMBIA BUILDING CODE 2012 DATA MATRIX PART 3	PROJECT DESCRIPTION: LIBRARY	NEW CON ALTERATION CHANGE OF USE	BCBC REFERENCE
1	MAJOR OCCUPANCY (Y): LIBRARY, DIVISION 2 (RECREATION) OFFICE, GROUP D	EXISTING: NEW: 743 TOTAL: 743	☒ NEW ☐ CON ☐ ALTERATION ☐ CHANGE OF USE	3.1.2.1.(1)
3	BUILDING AREA (M ²):	EXISTING: NEW: 743 TOTAL: 743		1.4.1.2. (A)
4	GROSS AREA (M ²):	EXISTING: NEW: 743 TOTAL: 743		1.4.1.2. (A)
5	NUMBER OF STOREYS:	ABOVE GRADE: 1 BELOW GRADE: 0		1.4.1.2. (A) & 3.2.1.1
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: 3			3.2.2.10 & 3.2.5
7	BUILDING CLASSIFICATION: 3.2.2.7 (GROUP A, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED)			3.2.2.20 - 32
8	SPRINKLER SYSTEM PROPOSED:	☒ ENTIRE BUILDING ☐ SELECTED COMPARTMENTS ☐ SELECTED FLOOR AREAS ☐ BASEMENT ☐ IN LIEU OF ROOF RATING ☐ NOT REQUIRED		3.2.2.27 3.2.2.29 3.2.2.30 3.2.2.31 3.2.2.32 3.2.2.33 3.2.2.34
9	STANDPIPE REQUIRED:	☒ YES ☐ NO		3.2.5.8
10	FIRE ALARM REQUIRED:	☒ YES ☐ NO		3.2.5.1
11	HAZARDOUS SUBSTANCES:	☒ WATER SERVICE/ SUPPLY IS ADEQUATE ☐ YES ☐ NO		3.2.5.7
12	HIGH BUILDING:	☐ YES ☒ NO		3.2.5.1
13	CONSTRUCTION RESTRICTIONS:	☒ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE REQUIRED ☐ BOTH		3.2.2.20 - 33
14	MEZZANINE AREA (M ²):	N/A		3.2.2.10(2)(b)
15	OCCUPANT LOAD BASED ON:	☒ M ² /PERSON ☐ DESIGN OF BUILDING		3.1.17
16	BARBER-FREE DESIGN:	☒ YES ☐ NO (EXPLAIN)		3.8.1.1.1c
17	HAZARDOUS SUBSTANCES:	☐ YES ☒ NO		3.3.1.2 & 3.3.1.20
18	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES: LISTED DESIGN NO. OR DESCRIPTION (SB-3) FRR (HOURS) FLOORS: N/A ROOF: N/A MEZZANINE: N/A FRR OF SUPPORTING MEMBERS: LISTED DESIGN NO. OR DESCRIPTION (SB-3) FLOORS: N/A ROOF: N/A MEZZANINE: N/A SEE ASSEMBLIES		3.2.2.20 - 33 & 3.2.1.4
19	WC REQUIREMENTS (BASED ON OCCUPANT LOAD):	SEE ASSEMBLIES		3.7.2.2.A
20	PARKING	1 8 TOTAL 9		



The Contractor shall check and verify all dimensions and report any discrepancies before proceeding.

Do not scale drawings.

1 CODE DIAGRAM GROUND FLOOR
SCALE 1:150

DRAFT FOR DISCUSSION ONLY
August 8, 2014

2014 XX XX; REV. DATE	Issued... ISSUE
--------------------------	--------------------

A.003

NOTES:

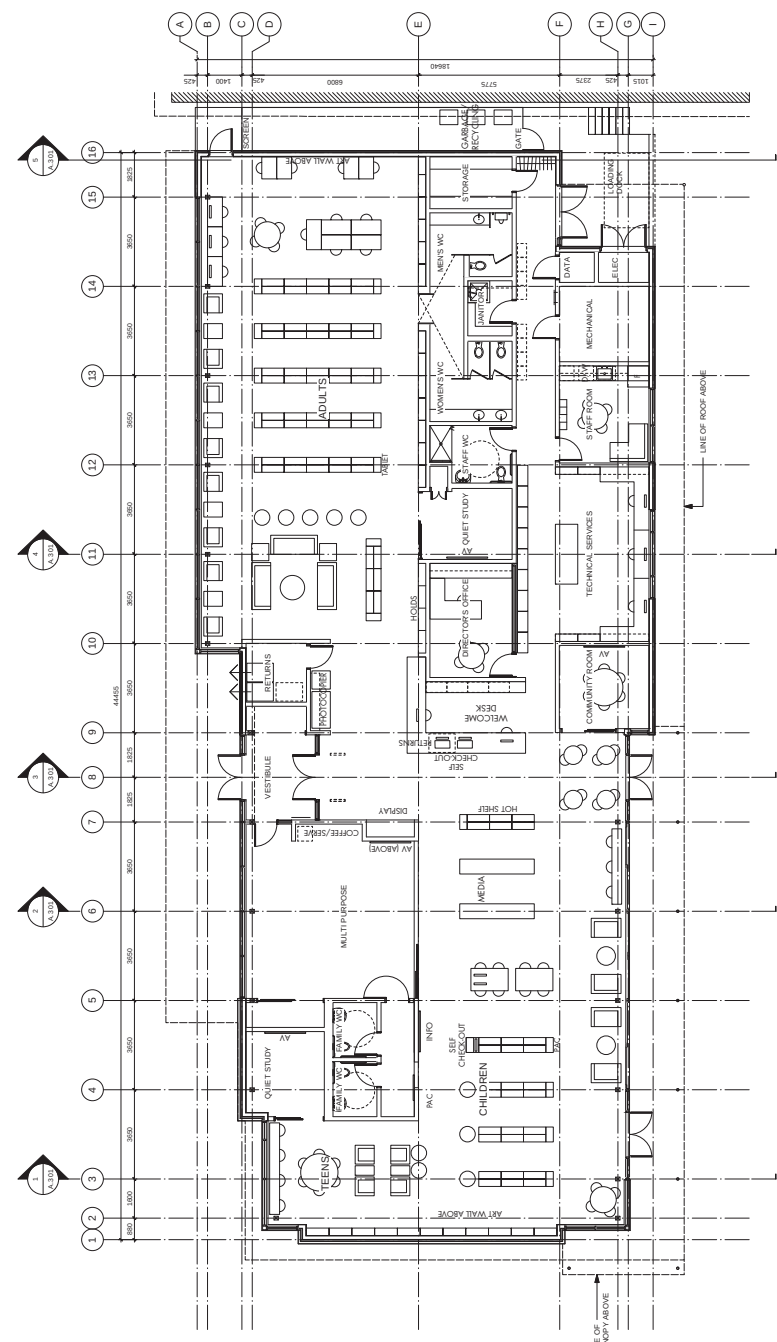
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DRAFT FOR COORDINATION ONLY
August 8, 2014

2014.07.30 DEVELOPMENT PERMIT REVISED
2014.07.23 DEVELOPMENT PERMIT
REV. DATE ISSUE

**SUMMERLAND
PUBLIC LIBRARY**

**PLAN
GROUND FLOOR
A101**



1 GROUND FLOOR PLAN - 744.1 sqm
Scale: 1:100

SEE AL:

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Do not scale drawings.

1 NORTH ELEVATION
Scale: 1:100

3 SOUTH ELEVATION
Scale: 1:100

4 WEST ELEVATION
Scale: 1:100

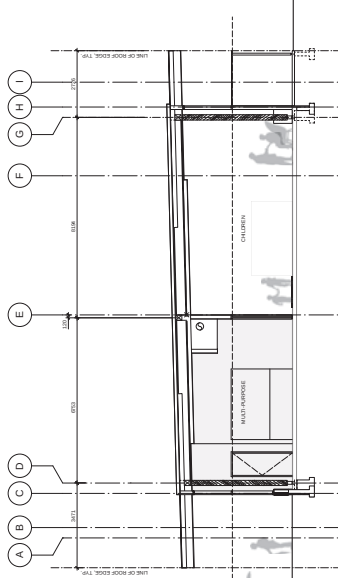
2 EAST ELEVATION
Scale: 1:100

SEAL
t: 604-683-5060
e: info@urban-arts.ca

NOTES

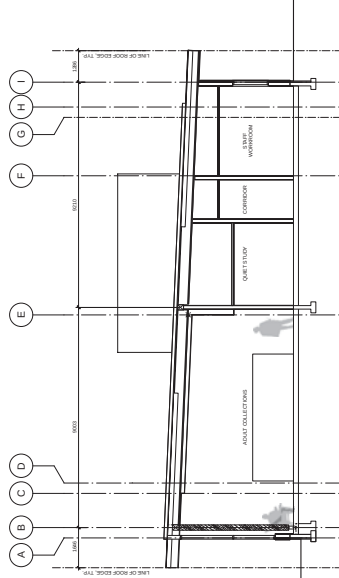
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DRAFT FOR COORDINATION ONLY
AUGUST 8, 2014



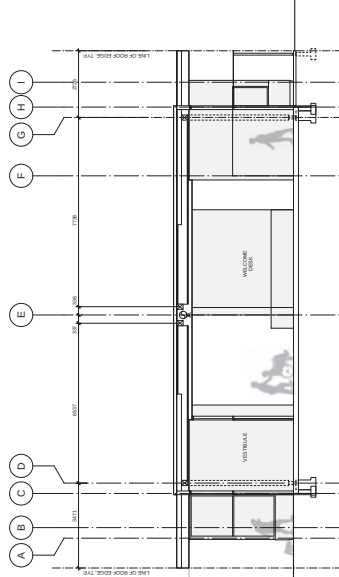
- TO MECH PARAPET
713mm
- HIGH POINT OF ROOF
6025mm
- USF TJU @ G-8 + GLE
4310mm
- TYPICAL 8' DATUM
2440mm
- PFL - GROUND FLOOR
0mm

1 BUILDING SECTION A-A
Scale: 1:100



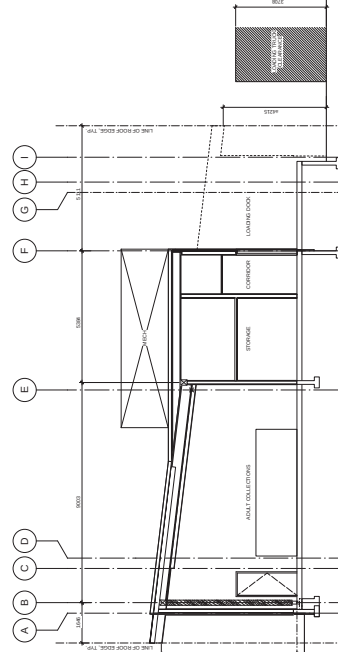
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0mm

2 BUILDING SECTION B-B
Scale: 1:100



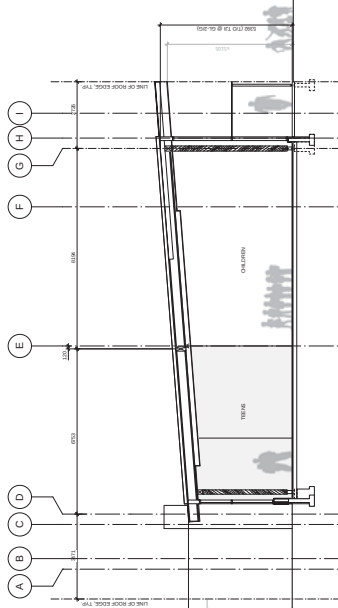
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4310mm
- TYPICAL 8' DATUM
2440mm
- PFL - GROUND FLOOR
0mm

3 BUILDING SECTION C-C
Scale: 1:100



- TO MECH PARAPET
713mm
- HIGH POINT OF ROOF
6025mm
- USF TJU @ G-8 + GLE
4310mm
- TYPICAL 8' DATUM
2440mm
- PFL - GROUND FLOOR
0mm

4 BUILDING SECTION D-D
Scale: 1:100



- TO MECH PARAPET
713mm
- HIGH POINT OF ROOF
6025mm
- USF TJU @ G-8 + GLE
4310mm
- TYPICAL 8' DATUM
2440mm
- PFL - GROUND FLOOR
0mm

5 BUILDING SECTION E-E
Scale: 1:100

REV DATE

SUMMERLAND
PUBLIC LIBRARY

BUILDING SECTIONS

A301