

## ADVISORY COMMITTEE ON DEVELOPMENT DESIGN

Minutes of the City of Prince George Advisory Committee on Development Design meeting, held in the 2<sup>nd</sup> Floor Conference Room, City Hall, 1100 Patricia Boulevard, Prince George, BC, on May 29, 2019 at 12:00 p.m.

### PRESENT:

Mr. Bruce **Johnston** (Chair); Ms. Heather **Mitchell** <Alternate for Ms. Hillary **Morgan**>; Ms. Susanne **Samkow**; Ms. Ashley **Thandi**; S/Cst. Fred **Greene**; and Mr. Cory **Klein**.

### IN ATTENDANCE:

Ms. Janet **Marren**, Chief Librarian <12:00 p.m. to 12:45 p.m.>; Ms. Jody **Tindill**, Library Controller <12:00 p.m. to 12:45 p.m.>; Mr. Leland **Hanson**, Manager of Civic Facilities <12:00 p.m. to 12:45 p.m.>; Mr. Terry **Broomsgrove** <12:00 p.m. to 12:45 p.m.>; Mr. Lars **Lindstrom** <12:00 p.m. to 12:45 p.m.>; Mr. Daryl McColl <12:45 p.m. to 1:26 p.m.>; Mr. Larry **Podhora** <1:20 p.m. to 1:26 p.m.>; Mr. Paul **Tiefensee** <12:45 p.m. to 1:26 p.m.>; Ms. Nicole **Fraser**, Planner/Staff Liaison; Ms. Leslie **Kellett**, Legislative Coordinator.

#### **A. Commencement**

The meeting was called to order at 12:00 p.m.

#### **B. Adoption of Agenda**

Moved by S/Cst Greene, seconded by Ms. Samkow, that the agenda for the May 29, 2019 Advisory Committee on Development Design, BE ADOPTED.

Carried Unanimously

#### **C. Adoption of Minutes**

##### **C.1 Minutes from the Advisory Committee on Development Design meeting held April 17, 2019**

Moved by Ms. Mitchell, seconded by S/Cst. Greene, that the minutes from the Advisory Committee on Development Design meeting held April 17, 2019, BE ADOPTED.

Carried Unanimously

#### **D. New Business**

##### **D.1 Project: Bob Harkins Library Entrance**

**Location: 888 Canada Games Way**

**Applicant: City of Prince George**

**Presenter: Terry Broomsgrove and Lars Lindstrom, Chernoff Thompson Architects North.**

Mr. Broomsgrove provided an overview of the project including a history of the Bob Harkins Prince George Public Library.

Mr. Lindstrom provided information regarding the Bob Harkins Library Entrance project including project scope, budget and design details. Mr. Lindstrom advised on the necessity of the project to allow for the existing building to meet the BC building Code with the minimum fire exit requirements and proposed a vertical circulation massing to improve safety of the building.

Design details include:

- clearly defined entrance at plaza level and parkade level
- the entrance will be a split lobby, open and welcoming to visitors from both the plaza and parkade level
- entrance will feature a wide staircase which will permit ample traffic in both directions (up and down) of the stairway and a large glass elevator that is accessible at both entrance levels
- the glass elevator from the parking level to upper level will be oversized to accommodate a scissor lift for building maintenance purposes and to accommodate a stretch in the prone position;
- coloured glass at the vertical circulation will provide for the following:
  - improved sightlines maintained in the elevator, the stairs and between elevator landing; creates a safe environment and reduce physical policing of the space;
  - wayfinding capability;
  - acts as a beacon out to the Canada Games Plaza and the community beyond from interior lighting glow in the evening hours;
  - animates the plaza;
  - improved connectivity between the Plaza and the Library;

- creates dynamic views out to the City from the elevator and stairs
- opportunity for installation of public art in various locations;

Discussion commenced regarding the exterior materials to be used, including:

- black coloured concealed fastener metal panel and flashing;
- amber coloured flashing and metal panels as accent
- light grey concealed fastener metal panel
- accent glass
- cedar wood feature in the stair/elevator ceiling, parking level entrance and soffits

Mr. Lindstrom presented universal design aspects including:

- curb drops and sidewalk access points with tactile paving at the crosswalk;
- handrail extensions;
- closed stair risers;
- contrasting stair nosing;
- tactile warning at top of stairs;
- door widths and clearance to accommodate wheelchair access
- lever handle locksets in office areas;
- no abrupt changes in floor level;
- accessible counter at the circulation desk;
- wayfinding signage with high contrast between text and background;
- dedicated drop off areas at plaza and parking entrance;
- pull-thru van accessible parking with cross hatched walking aisle to accommodate fold-out ramps;
- fully automatic sliding doors;
- acoustic ceiling panels;
- new universal design ramp between parking and plaza levels – radiant heating lines to prevent snow and ice accumulation;
- radiant heating lines below pavers at plaza entrance to prevent snow and ice accumulation;
- large elevator (interior and exterior) call buttons near floor of the elevator to allow for pressing with a foot or the body of a wheelchair

Mr. Lindstrom presented site plans, elevation drawings and artistic renderings of the new library entrance.

Discussion commenced.

The Committee inquired if there would be additional exterior upgrades to the existing library building?

There are no upgrades to the existing library exterior included within the scope of this project.

The Committee inquired if consideration has been given to pedestrian connectivity from the student housing site and transit stop on Patricia Boulevard.

Sidewalk extensions will be included as part of an upgrade to the parkade entrance.

Discussion commenced regarding the library surveillance and security.

Mr. Broomsgrove, Mr. Lindstrom, Ms. Marren, Ms. Tindill, and Mr. Hanson exited the 2<sup>nd</sup> Floor Conference Room at 12:45 p.m.

### **Recommendations/Suggestions:**

The Committee commends the presenter on the design, material choice to allow for a marriage between the old building exterior and the new entrance design, and the detail contained within the presentation.

The Committee suggests consideration be given to providing covered, secure bike storage.

- C.2 Project: DP100670 - Design Review**  
**Location: 701 North Nechako**  
**Applicant: L&M Engineering and James Wankel**  
**Presenter: Larry Podhora, Krahn Group of Companies**

Mr. Darryl McColl joined the meeting by telephone at 12:45 p.m. Mr. Paul Tiefensee entered the 2<sup>nd</sup> Floor

Conference Room at 12:45 p.m.

Ms. Thandi declared a conflict of interest related to the civil engineering aspects of the project as her employer was involved in the civil engineering on the project.

Mr. Tiefensee provided an overview of the project, a school gymnasium, including information regarding site plan, drawing/renderings of the project, and the landscape plan.

Information was provided regarding intended use of the building to include office space, classrooms, and a hardwood floor gymnasium including a vaulted ceiling.

Materials presented include:

- dove grey and zinc grey coloured kingspan insulated metal panel;
- dark fir coloured longboard metal panel;
- douglas fir columns;
- window glazing; and
- aluminum mullion on the windows.

Information was provided regarding a proposed walking trail from the school to the riverfront. A feature of the building will include an overhang at the entrance which will feature bicycle storage and bench seating.

Discussion commenced.

The Committee commended the applicant on the amount of landscaping included in the project, however, noted concerns that some plants chosen do not appear to be appropriate or hardy for this region.

The applicant will take that into account and discuss further with the design team.

The Committee inquired if irrigation of the landscaping has been considered to protect their investment.

There is a full time groundskeeper who will be responsible for the maintenance and upkeep of the landscaping, however, will take the recommendation of an irrigation system under advisement.

Ms. Samkow exited the 2<sup>nd</sup> Floor Conference Room at 1:11 p.m.

The Committee inquired about snow storage.

There is full snow storage available in an empty lot near the property.

The Committee inquired about exterior lighting.

The lighting design has not been completed, however, there will be exterior lighting under the canopy at the front of the building. Additional details are yet to be determined.

The Committee inquired about the south elevation and noted concerns that there are no lines of sight at that elevation.

The Committee recommended having more fun with colour on the exterior.

The Committee inquired about security of the property and building.

Options for surveillance and security are being considered.

The Committee inquired about the vehicle turning radius at the end of the street between the two school properties.

The turning radius has been deemed sufficient for loading equipment. The applicant will discuss with the City if the radius is adequate for emergency vehicle access.

Mr. Podhora joined the meeting at 1:20 p.m.

The Committee inquired if there will be notice boards or signage placed on the property.

The applicant has not yet considered that but appreciates the idea.

Mr. McColl, Mr. Tiefensee and Mr. Podhora exited the meeting at 1:26 p.m.

**Suggestions/Recommendations**

The Committee commends the applicant on the detail of their provided site plans and drawings.

The Committee commends the applicant on the efficient use of architectural design within a constrained budget.

**Moved by Mr. Johnston, seconded by S/Cst. Greene, that the Committee RECOMMENDS the applicant considers consulting with a Landscape Professional regarding the plant list and irrigation.**

**Carried Unanimously**

**D. Adjournment**

**THE ADVISORY COMMITTEE ON DEVELOPMENT DESIGN MEETING ADJOURNED AT 1:30 p.m.**

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**Mr. Bruce Johnston, Chair**

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**Ms. Leslie Kellett, Legislative Coordinator**

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