

**Municipality of North Cowichan
Regular Council
ADDENDUM AGENDA**

Wednesday, October 16, 2019, 1:30 p.m.
Municipal Hall - Council Chambers

Pages

7. REPORTS

7.6 Chemainus Library

2 - 20


Purpose: To consider requested amendments to development permit 000125 for changes to the design of the Chemainus Library.

Recommendation:

That Council approve the requested amendment to Development Permit 000125 (Chemainus Library) described in the October 16, 2019 staff report to reduce the area of window glazing in the south east corner of the building; and,

That Council deny the requested amendment to remove a canopy from the Willow Street elevation (Option 1).

Report

Date	October 16, 2019	File: DP000125
To	Council	
From	Rob Conway, Director of Planning	Endorsed: 
Subject	Requested amendments to Development Permit 000125 (Chemainus Library)	

Purpose

To consider requested amendments to development permit 000125 for changes to the design of the Chemainus Library.

Background

On February 8, 2018, Council authorized a development permit for a new library on Municipally-owned land at the former site of the Chemainus Fire Hall at 9796 Willow Street (see Attachment 1). A building permit was subsequently issued and construction of the projected commenced in the spring of 2019. The new building is now framed and crews are working on the building's interior and exterior.

It was recently brought to the attention of the Planning and Building Department that the south east corner of the building (willow and Cypress Street) has not been built in compliance with the development permit and building permit. After contacting the architect for the project, it was also determined that an awning feature on the Willow Street elevation has been removed from the project.

Discussion

Attachment 2 shows the design that was approved with the development permit and building permit for the Chemainus library. Attachment 3 shows the amended design, with the components of the building that differ from the approved design highlighted. Attachment 4 is a recent photograph showing the progress of construction to date.

The explanation of the changes provided by the project architect is that that project came in over budget and that "value engineering" was undertaken to reduce construction costs. The lack of consultation with the Municipality was acknowledged as an error and oversight. Now that the issue has been identified, the project architect has been advised to cease further construction on the unauthorized works until the matter is presented to Council and a decision on the requested amendments is made.

Amendment Request #1:

The approved design for the south east corner of the building included a large area glazing extending from near the base of the building up to the eave line of the structure. This feature was described in the original development permit submission:

An expanded area of glass, located at grade along the east and south elevations allows the patrons to maintain views and visual interactions with the two public streets, neighbouring park and murals. The windows facing Willow Street will offer views into the Lounge, Public Computer areas as well as views of the activities taking place in the Multipurpose Room to passer-by. ... In the evening, the glazed panels will allow warm and inviting interior views of the interior and its wood features.

The proposed amendment reduces the overall level of glazing in the south east corner, but the intended effect is generally maintained by the tall glass panels at the south east corner and the clerestory windows on other perimeter walls. As the applicable development permit guidelines do not require the amount of glazing that was originally proposed and, in the opinion of staff, the applicable development permit guidelines and design philosophy are maintained with the amended design, an amendment to the development permit to authorize reduced glazing in the south east corner of the building is recommended.

Amendment Request #2:

The second proposed design change is removal of a canopy on the Willow Street elevation of the building. Staff do not support this amendment because the canopy provides visual interest to the front of the building and enhances the pedestrian environment. Canopies are a common feature in the Chemainus town centre, particularly on Willow Street. They are also encouraged in the Chemainus Town Centre Revitalization Plan and applicable development permit guidelines. For these reasons it is recommended that the Willow Street canopy feature be maintained and that the requested amendment to remove it not be approved.

Implications

The project architect has advised that denying either of the requested amendments will have significant impacts on the project's budget and on the anticipate completion date for the project. A representative from the Vancouver Island Regional Library is expected to attend the October 16, 2019 Council meeting to answer questions about the amendment request.

Options

Option 1 (recommended):

That the requested amendment to Development Permit 000125 (Chemainus Library) described in the October 16, 2019 staff report to reduce the area of window glazing in the south east corner of the building be approved and that the requested amendment to remove a canopy from the Willow Street elevation be denied.

Option 2 (alternative option):

That requested amendments to Development Permit 000125 (Chemainus Library) described in the October 16, 2019 staff report be approved.

Option 3 (alternative option):

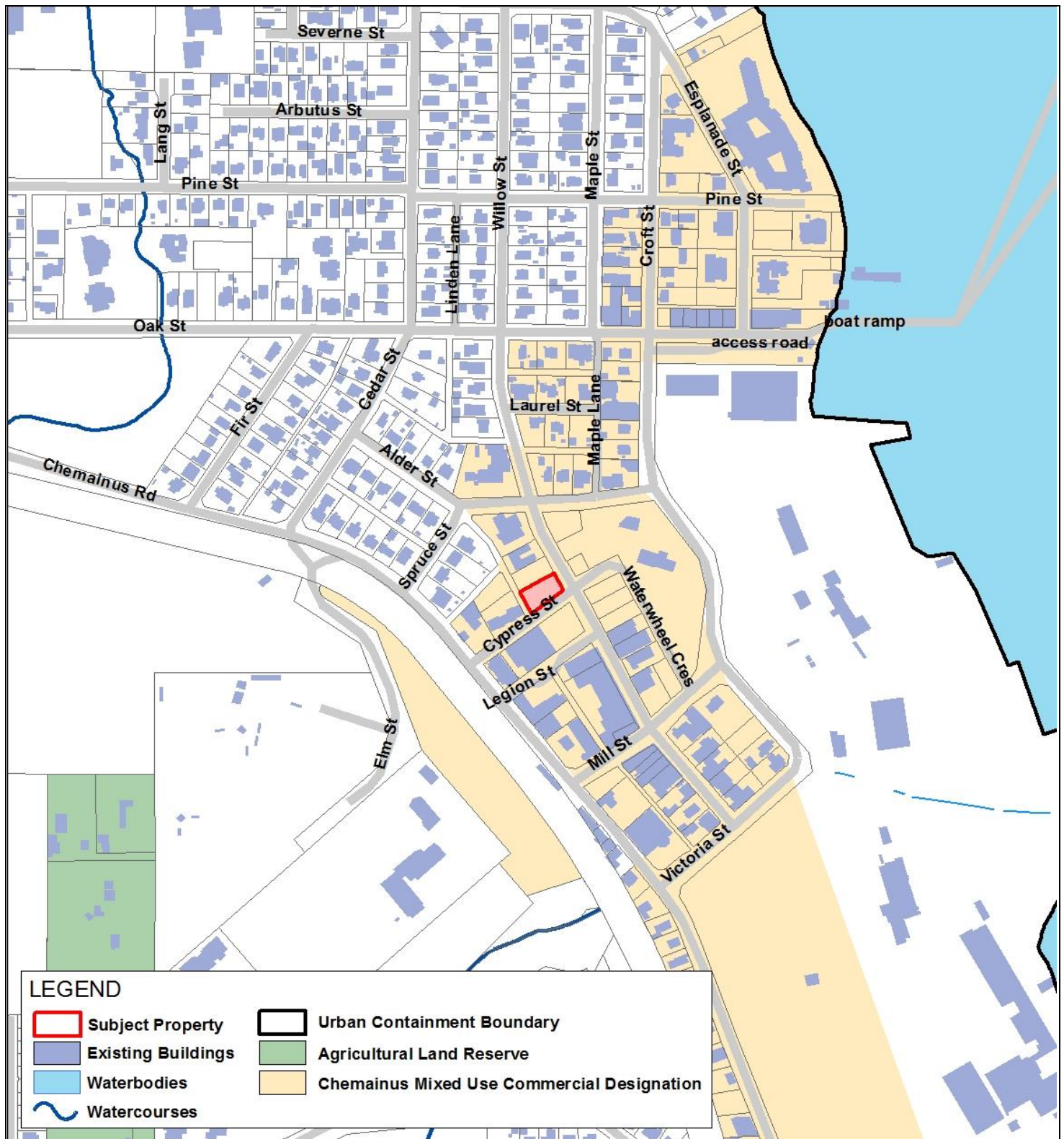
That requested amendments to Development Permit 000125 (Chemainus Library) described in the October 16, 2019 staff report be denied.

Recommendation

That the requested amendment to Development Permit 000125 (Chemainus Library) described in the October 16, 2019 staff report to reduce the area of window glazing in the south east corner of the building be approved and that the requested amendment to remove a canopy from the Willow Street elevation be denied.

Attachments:

1. Location Plan
2. Approved Design
3. Proposed Amended Design
4. Construction Progress Photo
5. Development Permit 000125



MUNICIPALITY OF
NORTH
Cowichan



LOCATION MAP

9796 Willow Street

DATE:	January 29, 2018
TYPE:	Development Permit with Variances
FILE #:	DP000125
SCALE:	1:10,000



ATTACHMENT 3





Development Permit

Permit No: DP000125/17.28
Registered Owner: The Corporation of the District of North Cowichan
Applicant: Vancouver Island Regional Library
Subject Property: 9796 Willow Street (Folio: 15643-005)
Description of Land:
Parcel Identifier: 005-858-020
Legal Description: Lot 10, Section 17, Range 5, Chemainus District, Plan 6535
Proposal: **Development Permit (General) for Construction of the Chemainus Library**

Conditions of Permit:

1. This permit applies to the lands described above, and any buildings, structures, and other development thereon (hereinafter called 'the Lands').
2. This permit is issued subject to compliance with all relevant Municipality of North Cowichan bylaws, except as specifically varied or supplemented by this permit.
3. This permit varies Section 21(2) of Zoning Bylaw, 1997, No. 2950, by reducing the required minimum number of off-street parking spaces from 16 to 1.
4. The Lands are subject to this permit shall be developed strictly in accordance with the terms and conditions of this Permit and in accordance with the following schedules:

Schedule 1: Site Plan

Schedule 2: Landscape Plan

Schedule 3: Building Drawings

5. Pursuant to section 504 of the Local Government Act, this permit will lapse two years from the date of the Development Permit approval unless construction, in accordance with the terms and conditions of this permit, has substantially started.
6. Further to Condition 5, construction is considered to be substantially started when a valid building permit for the development has been issued and shall not have lapsed; and excavation or construction works associated with the development hereby approved must have commenced to the satisfaction of the Director of Development Services. Demolition does not constitute construction.

7. This permit does not constitute a building, sign or awning permit or a subdivision approval. The applicant may contact the Development Services Department to determine whether further permits are required in association with the development hereby approved.
8. As a condition of issuance of this permit, a security, as authorized by Section 502 of the *Local Government Act*, is required to ensure that any conditions with respect to landscaping are satisfied.
9. Security for landscaping in the amount of \$28,573.65 is to be provided by the permit holder at the time of building permit application submission.
10. Where the Municipality of North Cowichan considers that a condition in the permit with respect to landscaping has not been satisfied, the Municipality of North Cowichan may undertake and complete the works required to satisfy the condition at the cost of the permit holder, and may apply the security in payment of the cost of the works with any excess to be returned to the permit holder.
11. Section 13 of the Heritage Conservation Act protects heritage (archaeological) sites and heritage objects. This permit does not authorize the alteration of any such site or object. The permit holder is responsible for ensuring compliance with the Heritage Conservation Act, including taking any steps required to determine whether or not the subject property contains a heritage (archaeological) site or heritage object. Under section 36 of the Heritage Conservation Act, it is an offence to alter a heritage (archaeological) site or heritage object without first obtaining a permit to do so from the Province of British Columbia.
12. This permit does not exempt the owner from obtaining all other federal and provincial approvals required to carry out the proposed development.

Authorized Works

13. Authorization for works within Development Permit Area-1 (General) is limited to the construction of a library building and associated site works.

Form and Character

14. The form and character of the site, landscaping and building must be consistent with the Site Plan, Landscape Plan and Building Drawings in SCHEDULES 1, 2 and 3 of this permit.

Monitoring and Inspections

15. An inspection of the application site by Development Services Department staff will take place prior to the issuance of an Occupancy Permit to ensure that the development is in complete accordance with the approved Development Permit plans. The applicant is responsible for contacting the Development Services Department to arrange the inspection at least two weeks prior to applying

for an Occupancy Permit. Additional site inspections by Development Services staff may occur during the construction phase of the project.

Date of Development Permit Approval/Issuance by Council or its Delegate:

This permit was approved and issued on **February 21, 2018.**

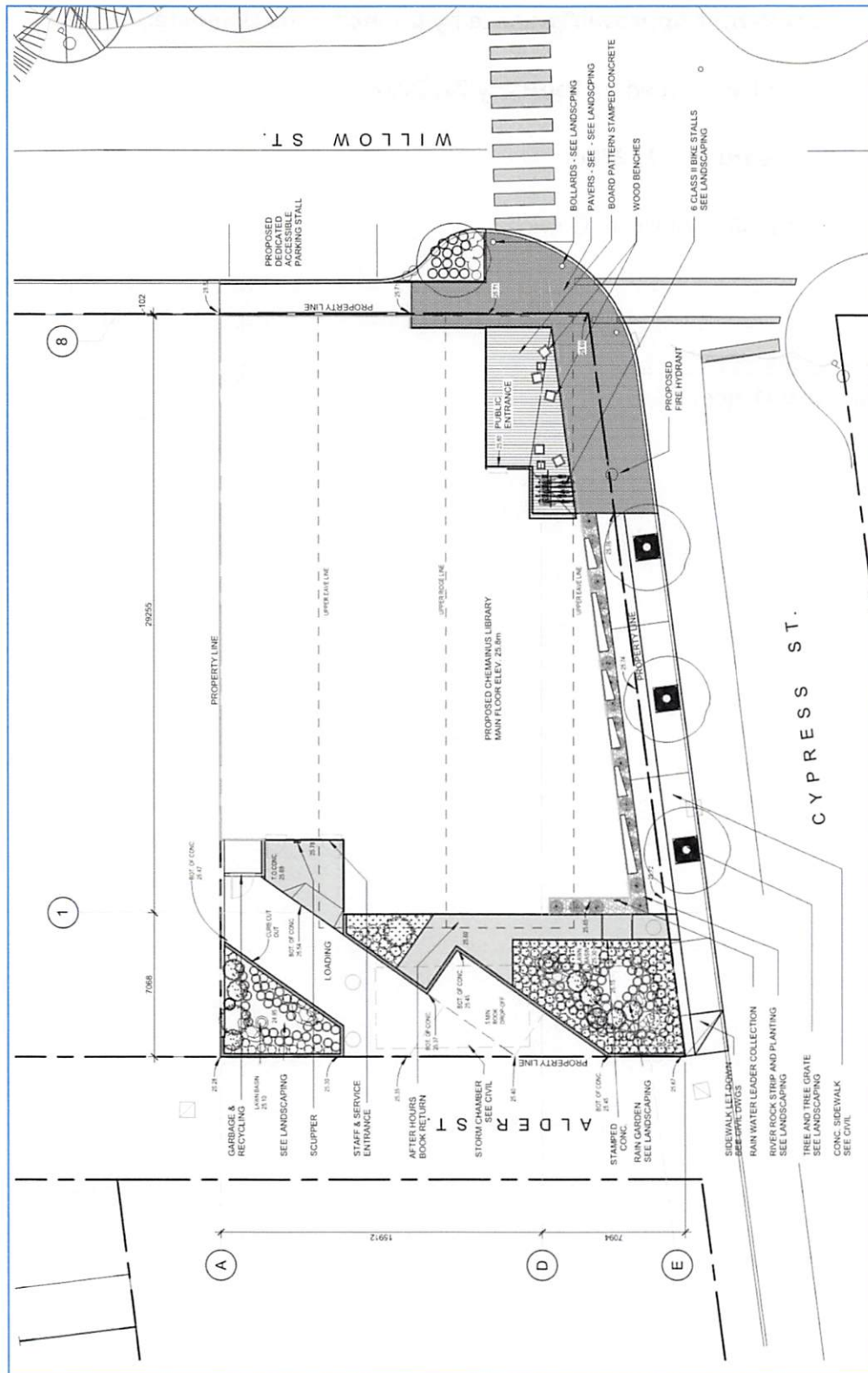
This permit expires on **February 21, 2020.**

The Corporation of the District of North Cowichan

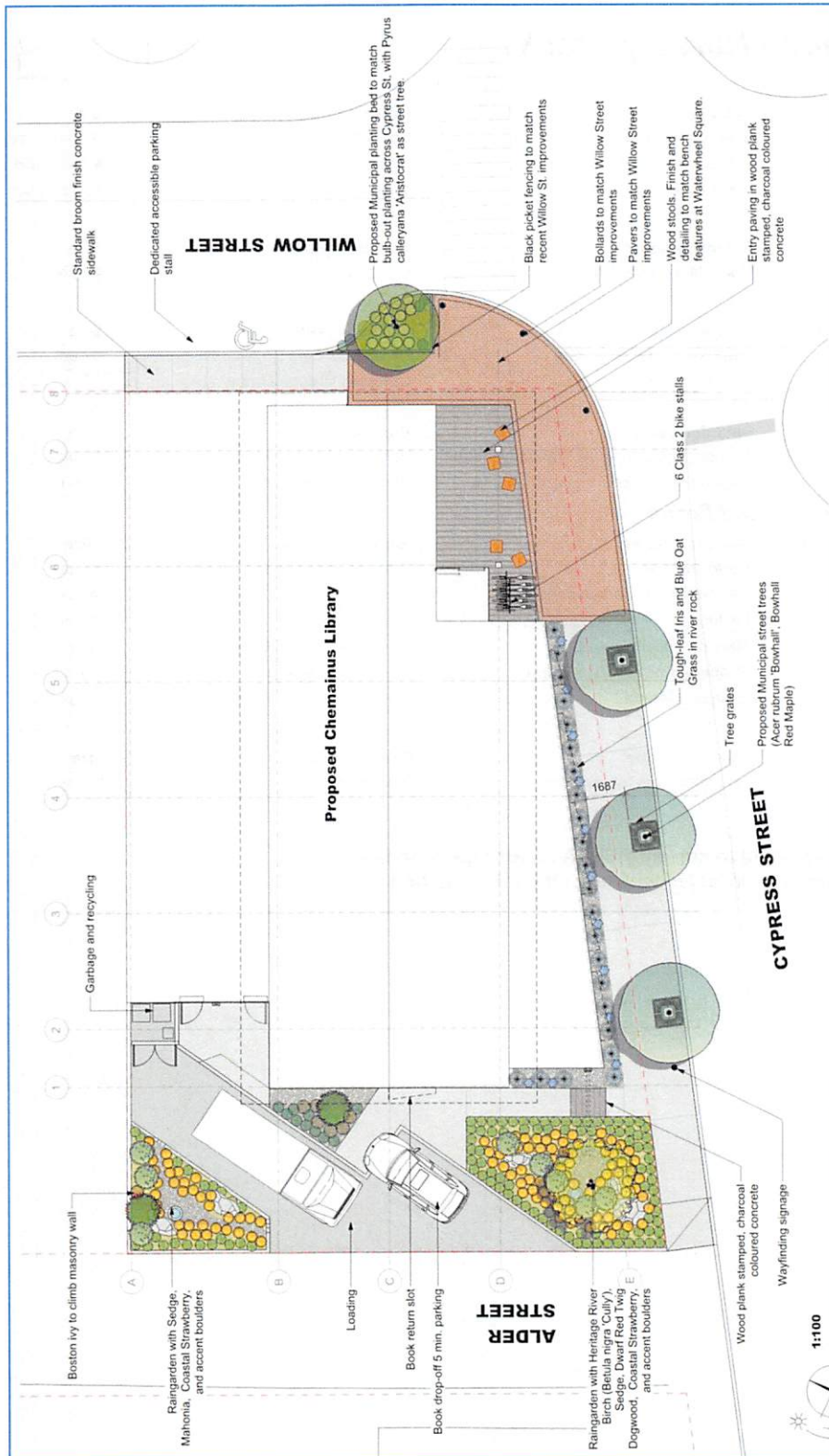


Designated Municipal Officer

SCHEDULE 1 Site Plan



SCHEDULE 2 Landscape Plan



SCHEDULE 2

Landscape Plan

Recommended Nursery Stock

Trees

ID	Quantity	Botanical Name	Common Name	Size
AcRu	3	Acer rubrum 'Bowhall'	Bowhall Red Maple	#20, 6cm cal.
BeNi	1	Betula nigra 'Cully'	Heritage(R) River Birch Multi	#25, multi-stem (min.3), 2.5m+
PyCa	1	Pyrus calleryana 'Aristocrat'	Aristocrat/E Flowering Pear	#20 pot, 6cm cal.

Medium Shrubs

ID	Quantity	Botanical Name	Common Name	Size
MaMe	2	Mahonia x media 'Charity'	Charity Mahonia	#5 pot

Small Shrubs

ID	Quantity	Botanical Name	Common Name	Size
CoSe	9	Cornus sericea 'Arctic Fire'	Dwarf Red Twig Dogwood	#2 pot
MaRe	4	Mahonia repens	Creeping Oregon Grape	#3 pot

Groundcovers

ID	Quantity	Botanical Name	Common Name	Size
ArUv	15	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	#1 pot
FrCh	105	Fragaria chiloensis	Coastal Strawberry	9cm pot

Perennials, Annuals and Ferns

ID	Quantity	Botanical Name	Common Name	Size
CaTe	100	Carex testacea	Orange New Zealand Sedge	#1 pot
HeSe	23	Helictotrichon sempervirens	Blue Oat Grass	#1 pot
IrTe	12	Iris tenax	Tough-leaf Iris	#1 pot
MaRe	2	Mahonia repens	Creeping Oregon Grape	#3 pot
RuFu	5	Rudbeckia fulgida 'Goldsturm'	Black-Eyed Susan	#1 pot
StTe	14	Stipa tenuissima	Mexican Feather Grass	#1 pot

Vines

ID	Quantity	Botanical Name	Common Name	Size
PaTr	1	Parthenocissus tricuspidata	Boston Ivy	#1 pot

Notes:

1. All work to be completed to current BCSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system

SCHEDULE 3

Building Drawings



1 SE PERSPECTIVE

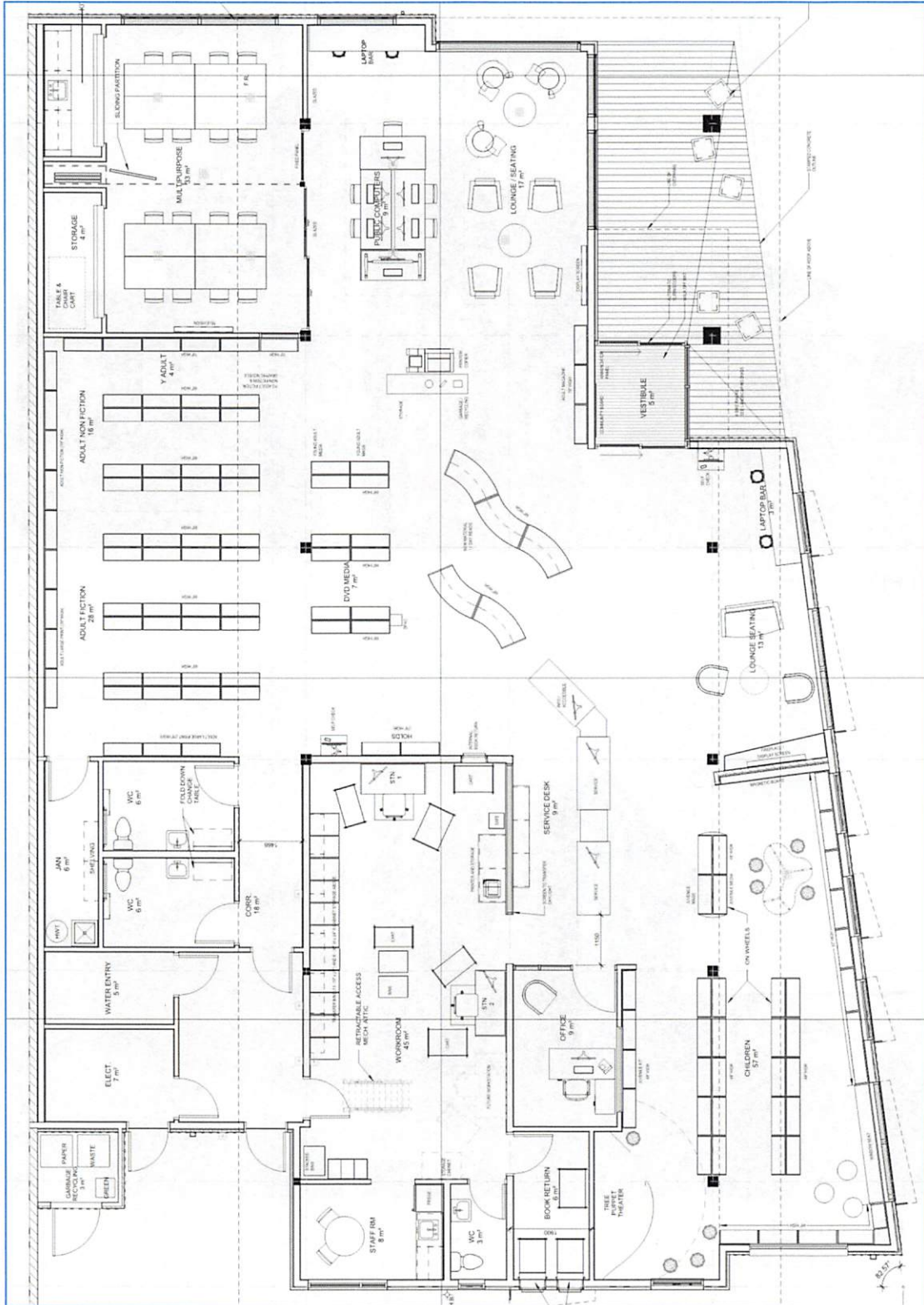
A0.01



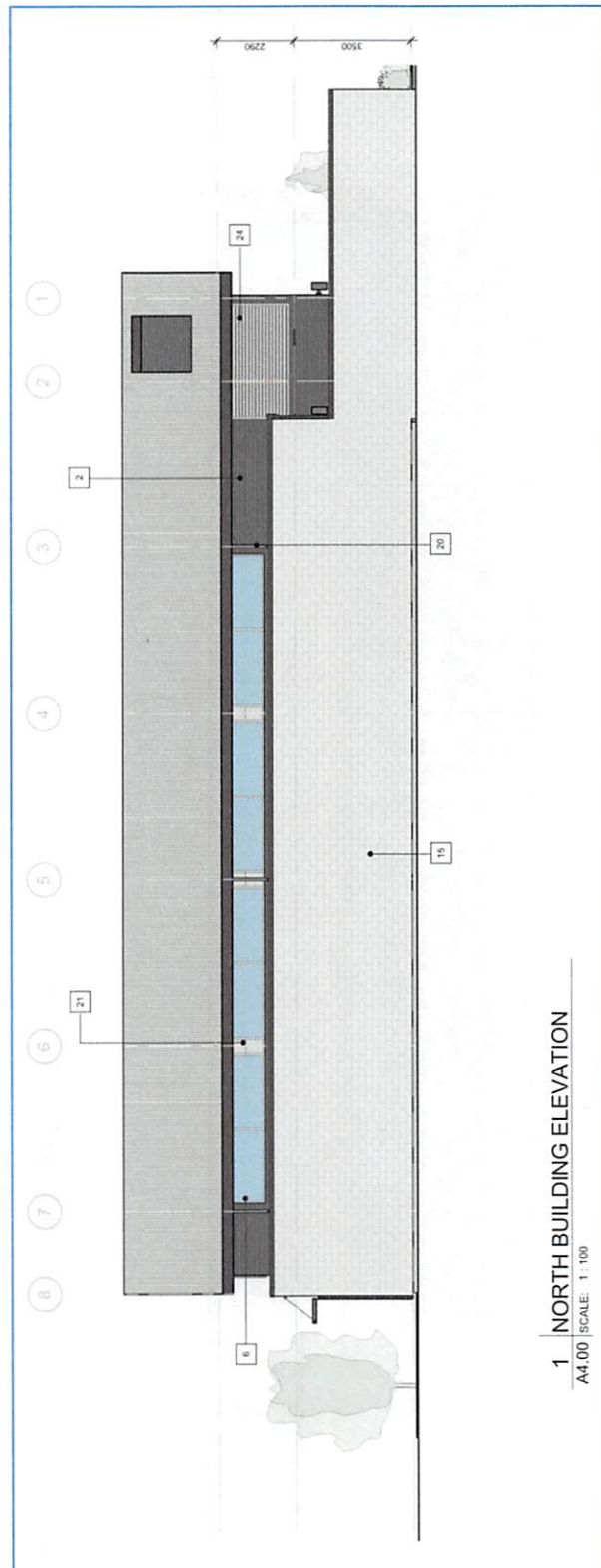
2 SW PERSPECTIVE

A0.01

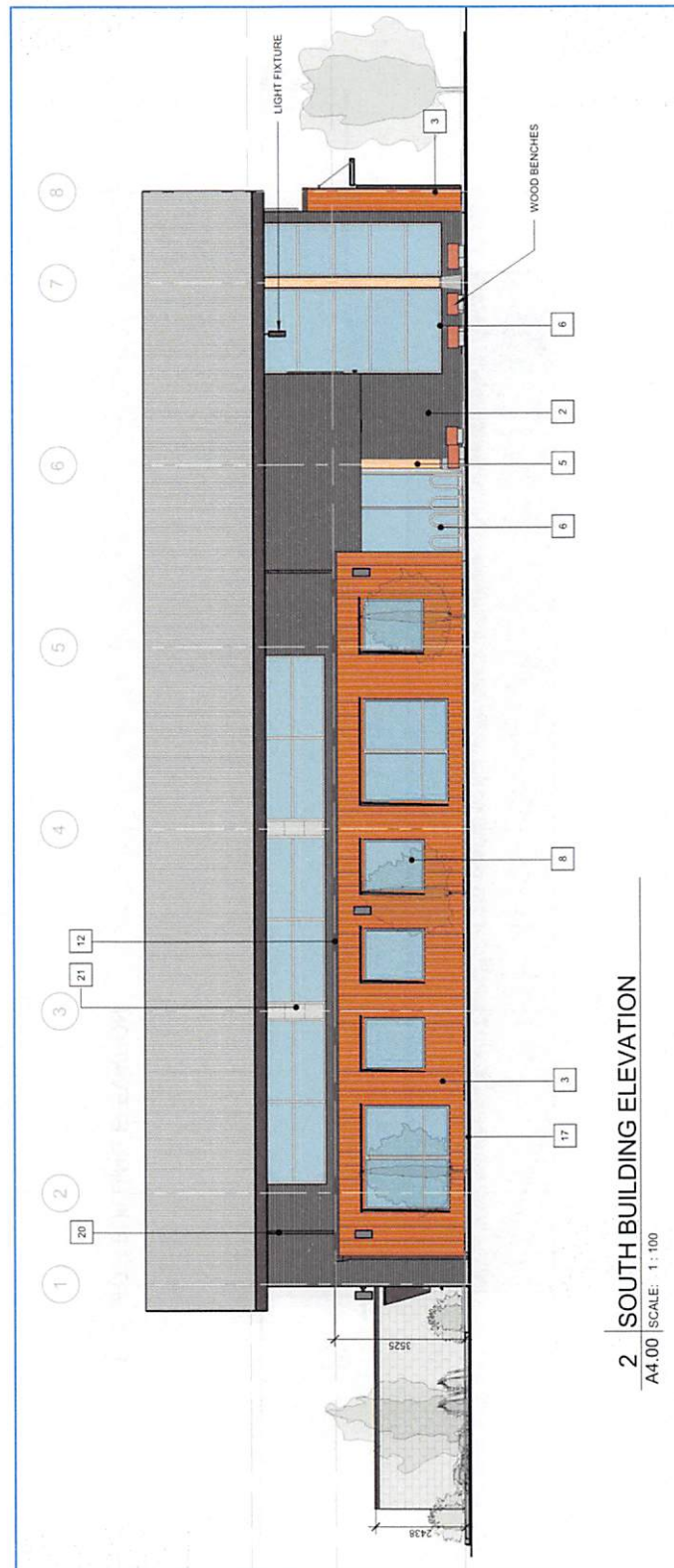
Building Drawings



SCHEDULE 3 Building Drawings

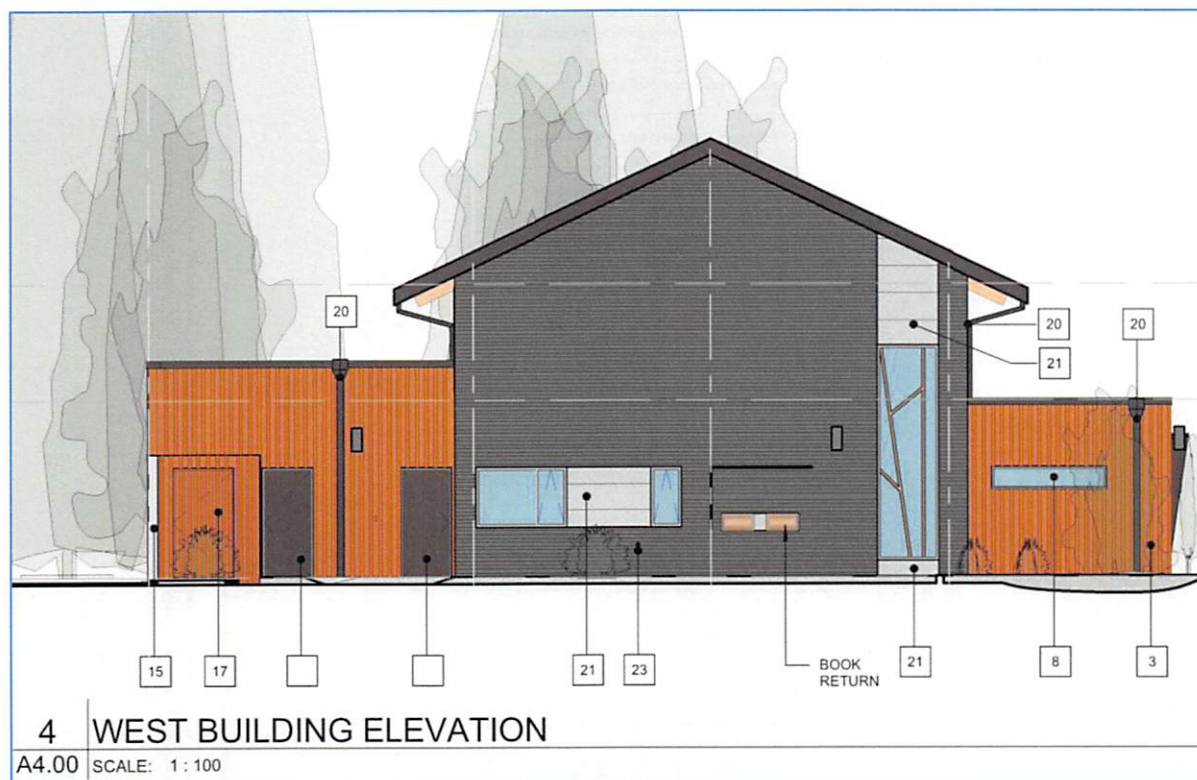
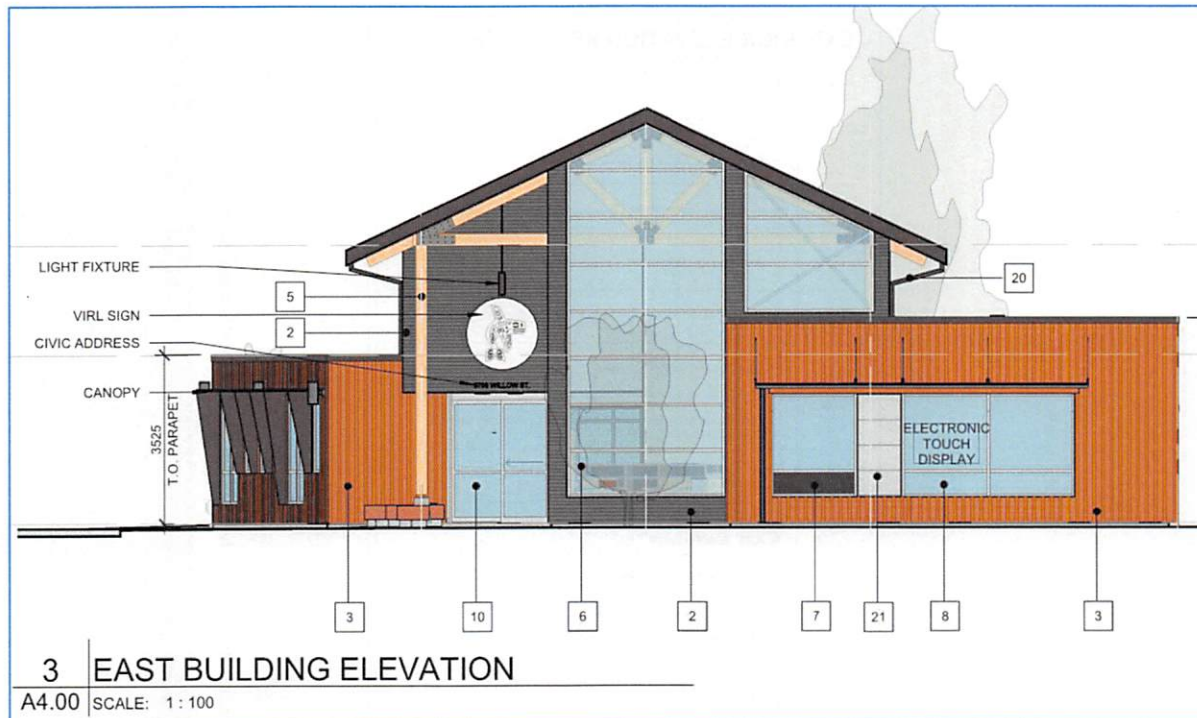


SCHEDULE 3 Building Drawings



SCHEDULE 3

Building Drawings



SCHEDULE 3

Building Drawings

EXTERIOR ELEVATION KEY NOTES	
GENERAL NOTES	
1	CAST-IN-PLACE ARCHITECTURAL CONCRETE
2	PREFINISHED HORIZONTAL CORRUGATED METAL CLADDING
3	BOARD AND BATTEN SIDING - STAIN FINISH
4	STAIN FINISHED WOOD TRUSS c/w STEEL CONNECTOR PLATES
5	STAIN FINISHED WOOD COLUMN
6	CLEAR ANODIZED ALUMINUM CURTAIN WALL w / 25mm CAPS AND SEALED GLAZING UNITS
7	EXTERIOR GLAZED SPANDREL PANEL IN CLEAR ANODIZED ALUMINUM FRAME
8	CLEAR ANODIZED ALUMINUM WINDOW FRAME WITH DOUBLE GLAZED SEALED UNITS
9	INSULATED METAL DOOR IN THERMALLY BROKEN FRAME - PAINT FINISH
10	CLEAR ANODIZED ALUMINUM SLIDING DOORS WITH OPERATOR
11	STANDING SEAM METAL ROOFING WITH CONCEALED FASTENER SYSTEM
12	PREFINISHED METAL FLASHING - COLOUR TO MATCH ADJACENT MATERIAL
13	EXHAUST WALL CAP PAINTED TO MATCH CLADDING
14	POWDER COATED ARCHITECTURAL LOUVRES TO MATCH SIDING
15	CONCRETE MASONRY UNITS - PAINT FINISH
16	BENT METAL PLATE CANOPY - PAINT FINISH
17	BOARD AND BATTEN GARBAGE ENCLOSURE c/w GATES - STAIN FINISH
18	BACKLIT SIGNAGE
19	STEEL PIPE BOLLARD - PAINT FINISH
20	RAIN WATER LEADER
21	ANODIZED ALUMINUM PANEL
22	BOOK DROP
23	HOSE BIB
24	MECHANICAL LOUVER
25	
G#	INDICATES EXTERIOR GLAZING TYPE - SEE SPECIFICATIONS
*	PANEL RETURNS AROUND CORNER TO FACE OF WALL BEHIND. REVEALS CONTINUOUS AROUND CORNER. REFER TO PLANS FOR EXTENT