

THE CORPORATION OF THE CITY OF NORTH VANCOUVER

**Meeting of the Advisory Design Panel
held at Keith Panel Systems, #2 – 40 Gostick Place, North Vancouver, BC
on Wednesday, September 30th, 2015**

MINUTES

- Present:** B. Allen
K. Bracewell, RCMP
J. Boyce
K. England
A. Epp
J. Geluch
A. Larigakis
P. Maltby
- Staff:** M. Epp, City Planner
S. Kimm-Jones, Committee Clerk
- Guests:** Polygon Gallery
Reid Shier, Executive Director of PHG
Kevin Pike, Chair of PHG Facility Committee
Helen Besharat, Member of PHG Facility Committee
George Seolja, PHG
Peter Suter, Patkau Architects Inc.
John Patkau, Patkau Architects Inc.
Alan Nicholson, Project Manager, Turnbull Construction Project Managers
- Absent:** S. Gushe
M. Tsai
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A quorum being present, the meeting was called to order at 5:30 p.m.

1. Review of Proposed Exterior Finishes for the Polygon Gallery

The project was reviewed at the November 20th, 2013 and March 19th, 2014 Design Panel meetings. At that time a “crumpled” shingle wall cladding with mirror polished aluminium soffits were proposed with full height glazing to the plaza level.

The “crumpled” shingle wall cladding has proved to be extremely difficult to achieve from a technical and cost point of view. The project team has established that it would not be possible to achieve the quality in the panels that the design calls for; it would be dependent on the technique of the “crumpler” to accomplish a consistent appearance. Therefore, the applicant has decided to use a material that is common to the waterfront, which is used in gangplanks to attain the same appearance in a more controlled manner.

Staff told the Panel members that the decision they are asked to make is whether the proposed materials of the soffit and cladding meet the original design intent.

John Patkau, Patkau Architects Inc., introduced the proposed exterior finishes for the Polygon Gallery:

- A fibre core soffit material with a soft, bright finish is proposed. The finish will match the exterior cladding material;
- A clear anodized aluminium perforated plank system mounted in front of a stainless steel sheet skin is proposed for the cladding. The cladding will be oriented in a diagonal pattern to provide the abstract and visually animated surface previously achieved with the crumpled shingle system;
- The mirrored stainless steel sheet gives a transparency to the building with subtle changes at different times of the day and season;
- The perforated surface has a serrated edge to give more animation;
- The cladding is 14 feet above the ground so the public will see it from a distance and will not have direct contact with it;
- While the sample panels are 12" wide, they appear too narrow and we intend to increase the width to 18".

The Panel inspected the model and a discussion ensued.

Questions from the Panel included but were not limited to:

- How will it be cleaned? **A:** It will be power washed; we anticipate the maintenance to be modest.
- Why has the soffit been changed? **A:** It is now an anodized aluminium which is the same as the surface planks of the façade, which will achieve a more monolithic look to the panel.
- How wide are the planks? Will there be a problem with barrelling? **A:** The planks will be 18 inches wide and will be restrained, but barrelling is not a problem; it will make the reflection more interesting. It will also help to dissipate sound.
- Why are the panels at 45 degrees? **A:** They continue the angle of the pitch from the roof.
- How will the panels be attached? **A:** The plan is for 12 foot long planks attached with stainless steel clips to the staggered "c" channels.
- What about sun reflection on the south side? **A:** We do not anticipate a problem. The outer matte layer fragments the light. It is not a big reflective surface.
- It looks very industrial; how does it tie in with the wood, etc. at the waterfront? **A:** It is a use of related industrial materials which are part of industrial history of the area. We think it will be a magical, dynamic juxtaposition of the background and surroundings.
- The restaurants along Lonsdale Avenue are colourful, how will they and the wooden mega bench be reflected in the design? **A:** The ground plane of the gallery will be transparent and has yet to be designed. There is the potential for the café and shop to be animated and colourful. We wanted to make the exterior soft in character with texture and colour reflected from its surroundings.
- It will not rust? **A:** No, it is anodized aluminium so it darkens rather than rusts.
- Has this been used anywhere else? **A:** No, it is our invention.
- Were there other options? **A:** We considered other designs but then we found this product which solved our quality problems and is mass-produced.

- Is it a rainscreen? **A:** No, it is strictly a screen attached to the building envelope.
- Why are the planks 18 inches wide? **A:** If they were any wider, they would be too thick to punch.
- Will it have lighting? **A:** No, it will pick up ambient light.

Comments from the Panel included but were not limited to:

- I like the variety of elements. I was concerned about the industrial look, but it shows creativity. It is a piece of art.
- I like it; it reminds us of our heritage. I agree with the change to the soffit.
- It is well done. I am excited to see it. It will be quite an addition to North Vancouver.
- I am intrigued with how it will integrate with light and the sky.
- It is good to have a material selected for its form rather than having to fit the design to the material. The soffit will stand up to wear and tear. It is important in a simple building to have the details done well.
- I will be curious to see it on a larger scale.
- I really like the idea; it is preferable to the previous finish. You are taking ordinary materials and transforming them into something extraordinary. I like the animation. There is a much greater level of control. I was concerned about the consistency of the previous material. I fully support the change in cladding. I prefer the new soffit material. The mirrored finish might have become tiresome over time.

It was regularly moved and seconded

THAT the Advisory Design Panel has reviewed the proposed exterior building finishes for the Polygon Gallery and recommends approval.

The Panel commends the applicant for the quality of the proposal and their presentation.

Carried Unanimously

2. Adjournment

There being no further business, the meeting adjourned at 6:15 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, October 21st, 2015.

Chair



