

WELCOME & THANK YOU

Welcome to the West Vancouver Public Safety Building (PSB) open house

The objective of the Public Open House is to get comments and input from members of the public on which elements of the various massing scenarios (ie. building forms) explored here are preferred, or not preferred. The massing scenarios have deliberately been developed to contain differing attributes to enable public dialogue/discussion. The final design of the Public Safety Building is not limited to one of these massing scenarios, but may be a combination of particular aspects of each scenario.

We want to hear from you. Staff and project experts are on hand to describe the proposed project, seek your feedback and answer questions on the attributes of the various massing scenarios for the PSB. We hope you will provide input by completing a **feedback form** here. For more information, visit online at westvancouver.ca/psb.

How Your Feedback will be Used

The design team will consider all input from the public, users and Council to develop a recommended massing scenario for Council consideration/approval.



After you have had a look, and before you go, please...

- Provide us with your **feedback form** and comments.
- Consider signing up on our **e-mail list** so we can keep you informed.

Thank you for providing input on this important public safety project.

BACKGROUND

Why is a Public Safety Building needed?

Public safety is one of the most important services the District provides to residents. The West Vancouver Police Department and West Vancouver Fire & Rescue serve this community with pride and together, have achieved one of the safest communities in the Lower Mainland.

A new Public Safety Building is needed so that, as a community, we provide our first responders with the critical infrastructure they need to serve our residents.

In the event of a major earthquake we know that:

- The Police Station would fail, and possibly collapse, in a major seismic event
- Fire Hall No.1 would fail, and possibly collapse, in a major seismic event
- If the buildings are compromised (or collapse), our first responders and their life saving equipment will not be able to reach those in need, and coordination and communication with other regional agencies will be compromised
- In times of emergency the community relies on quick and on-going response from first responders
- We must be able to rely on North Shore based resources as Lower Mainland agencies may be delayed or unable to reach the North Shore



Investing in Critical Infrastructure

Based on expert analysis and lessons learned from other jurisdictions, the District of West Vancouver is moving forward with advanced planning for a post-disaster standard Public Safety Building

Why is investing in critical infrastructure so important?

1. To achieve the British Columbia Emergency Response Management System Response Goals.
 - GOAL #1: Provide for the safety and health of all responders.
 - GOAL #2: Save lives
 - GOAL #3: Reduce suffering
 - GOAL #4: Protect public health
 - GOAL #5: Protect government infrastructure
 - GOAL #6: Protect property
 - GOAL #7: Protect environment
 - GOAL #8: Reduce economic and social loss
2. Enhance public safety during the everyday and in the event of a major earthquake or other community-wide disaster.
3. Increase West Vancouver's response and recovery from a major event.
4. Develop post-disaster, seismic standard facility, in the most cost-effective manner possible.
5. Reduce high operating and maintenance costs associated with inefficient buildings.

STEPS

What were the steps getting here?

Council has identified the Public Safety Building as a high priority project for the community.

- 2010** Cornerstone Planning Group was commissioned to develop a functional program to identify the space needs for a co-located facility for Police and Fire & Rescue Services
- 2011** Feasibility studies were conducted to review potential project costs and potential site locations
- Summer 2012** After public consultation through 3 open houses and a District-wide telephone survey, Council approved the following project parameters:
- Post-disaster standard
 - Municipal Hall site
 - Co-location of Police and Fire & Rescue Services
 - Space estimate of 57,600 gross square feet
 - Target budget of \$36.0 million
- Fall 2012** Pivotal Project Management and DIALOG Architects were commissioned to start the planning and to develop massing scenarios for consideration
- January 2013** Public Open House, Design Review Committee and Internal Consultations were conducted to get comments on the massing scenarios.



What are the next steps for the Project?

Following the public open house and internal consultations, the Public Safety Building project team will report back to Council with a summary of public comments and input.

1. Design team will consider all comments from the public, users, and Council to develop a recommended massing scenario.
2. Recommended massing scenario to be considered by Council at a public Council meeting.
3. Schematic design will commence upon Council approval of a preferred massing scenario.
4. Schematic design brief will be presented at future public Open House.
5. Design development will commence upon Council approval of the schematic design.
6. Tender drawings will commence upon Council approval of the design development.

INTRODUCTION

Over the past several years the District of West Vancouver has been working to deliver a new Public Safety Building (PSB) to replace the aging and inadequate Fire Hall No. 1 and Police Station.

In 2011 after engaging Cornerstone Planning Group to develop a functional program for the proposed building, the District confirmed that a new PSB could be co-located on the Municipal Hall site. In 2012 the District selected DIALOG as the architects to develop a design for the new PSB.

The design team familiarized themselves with the key goals and challenges of the project, and influencing factors that will

ultimately inform the design. This included an analysis of the site and of the Municipal Hall precinct, tours of the existing Police Station and Fire Halls No. 1 & 2, studies of other precedents, and familiarizing themselves with the functional program that was developed by the Cornerstone Planning Group.

As well, a meeting was held with key representatives from Police and Fire groups as well as Municipal Staff, the North Shore Emergency Management Office, and the design team (including structural, mechanical, and electrical consultants) to begin to establish the context and targets with respect to post-disaster requirements for the new facility.

As a result of these initial explorations and consultations the project “Vision and Principles” were developed to be used as guidance during the development of the design, as well as a measuring stick to determine how well the design meets the goals of the project.

Following this process DIALOG has developed several massing scenarios for consideration and input by West Vancouver Municipal Council, the Design Review Committee, the public, users, and Staff.

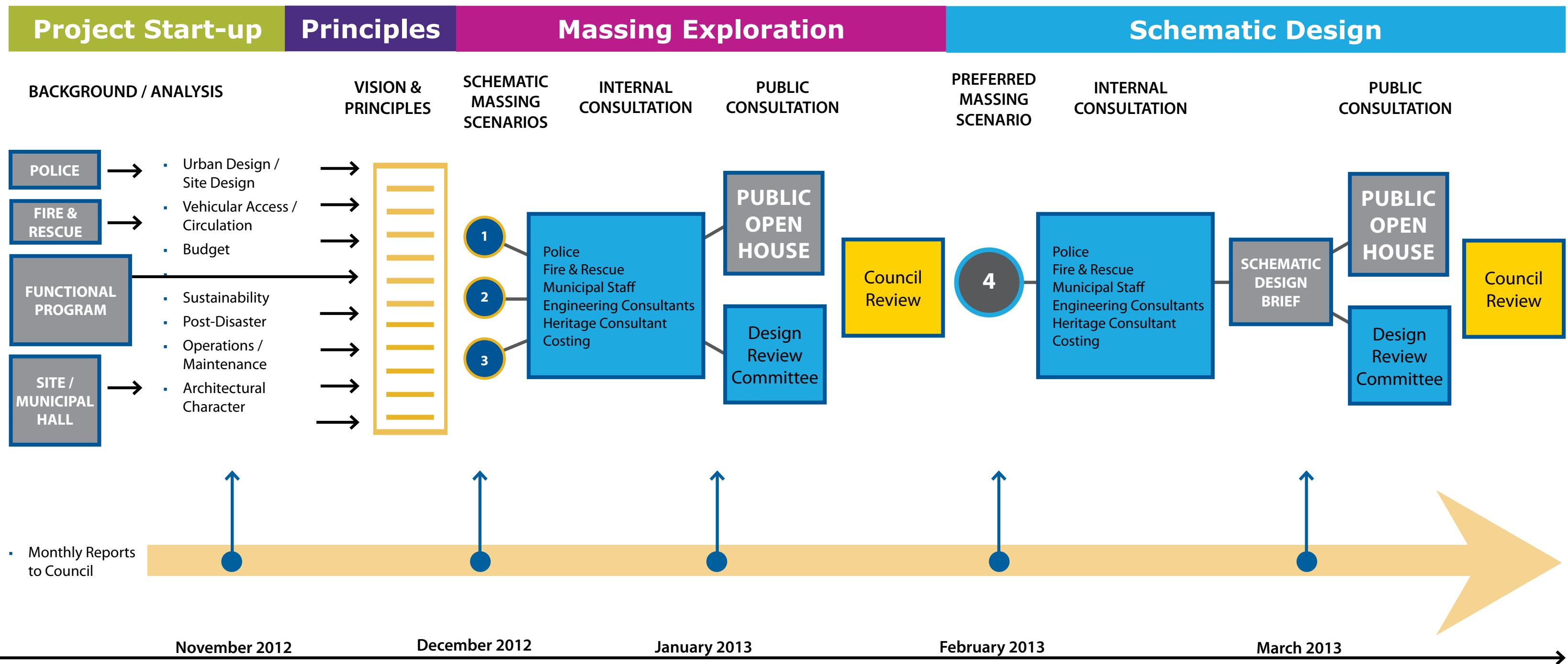
Primary considerations that formed the basis of these massing scenarios were:

- All key vehicular movement requirements of both Fire and Police;
- Effective location of Fire Hall component on site;
- Potential use of north site;
- Impact of massing on existing Municipal Hall site and its architectural heritage attributes;
- Massing expression of functional components (distinguish Fire from Police);
- Opportunities for Atrium;
- Opportunities for enhancing sense of entry for existing Municipal Hall;
- Relationship to 17th Street as “Festival Street”;
- Opportunities for public open space;
- Public pedestrian linkages through the site;
- Street right-of-way encroachments;
- Potential closing off of Esquimalt Avenue;
- Security implications;
- Cost considerations;
- Constructability considerations and impacts;
- Physical site constraints related to the site footprint and the site’s sloped topography for pedestrian and vehicular access and movements;
- Maximizing adaptability in the event of future repurposing of portions of the facility.



DESIGN PROCESS

The objective of the Public Open House is to get comments and input from members of the public on which elements of the various massing scenarios (ie. building forms) explored here are preferred, or not preferred. The massing scenarios have deliberately been developed to contain differing attributes to enable public dialogue/discussion. The final design of the Public Safety Building will evolve out of the preferred massing scenario, which is not limited to one of these massing scenarios, but may be a combination of particular aspects of each scenario.



WEST VANCOUVER PUBLIC SAFETY BUILDING

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FUNCTIONAL IMPERATIVES

The creation of the new 57,600 sq. ft. Public Safety Building will bring together a series of unique functional requirements.

The sloped site creates challenges for accessing police vehicles, fire trucks, loading, and parking entries. The illustrative test concept prepared by Cornerstone Planning Group suggested all access would be via 16th Street to the east. It was critical to fully test all options to ensure the needs of individual functions are understood and that the grades of the site can accommodate these vehicular movements.

To date, both the Police Department and Fire & Rescue Department have been operating out of separate freestanding facilities. Each group, with their unique protocols, operations, and culture, will now operate from a co-located facility. One of the goals will be to create a place that ensures that each distinctive culture will be strongly supported and allowed to flourish while taking advantage of the benefits and efficiencies of co-location.

- Police, Fire, Shared, Public Uses

- Security Requirements

- Vehicular Access

- Fire trucks
- Police fleet
- Staff vehicles
- Loading/deliveries for PSB & Municipal Hall

- Specialized Functions

- Fire hose/training tower
- Fuel storage
- Oxygen tank filling
- Police holding
- Forensics and exhibits handling

- Post Disaster Standards

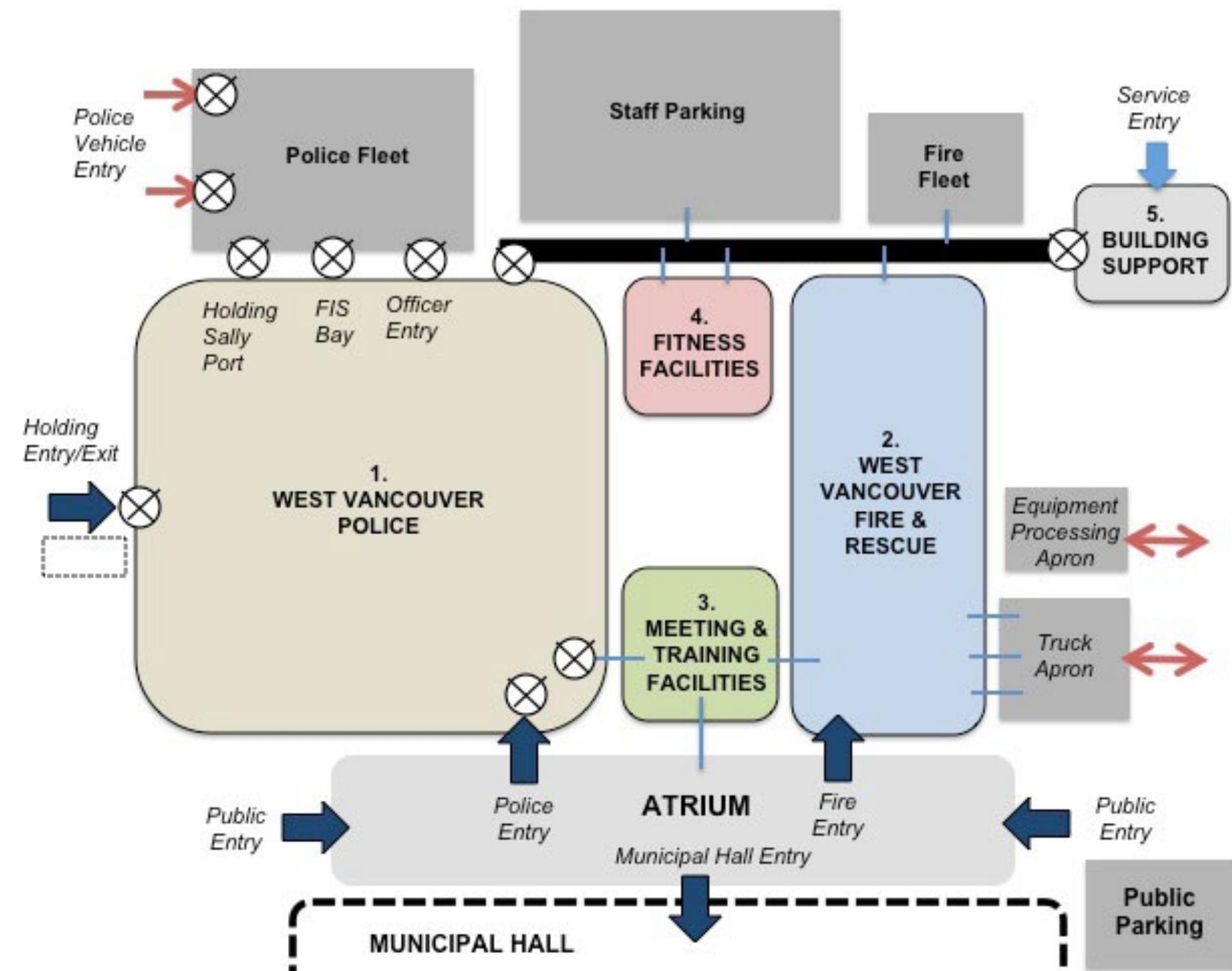
- Sustainability Considerations

- Site Constraints

- Tight fit
- Slopes
- Existing Municipal Hall
- Hierarchy of streets
- Residential context

- Budget Constraints

Overall Relationship Diagram - Cornerstone Planning Group

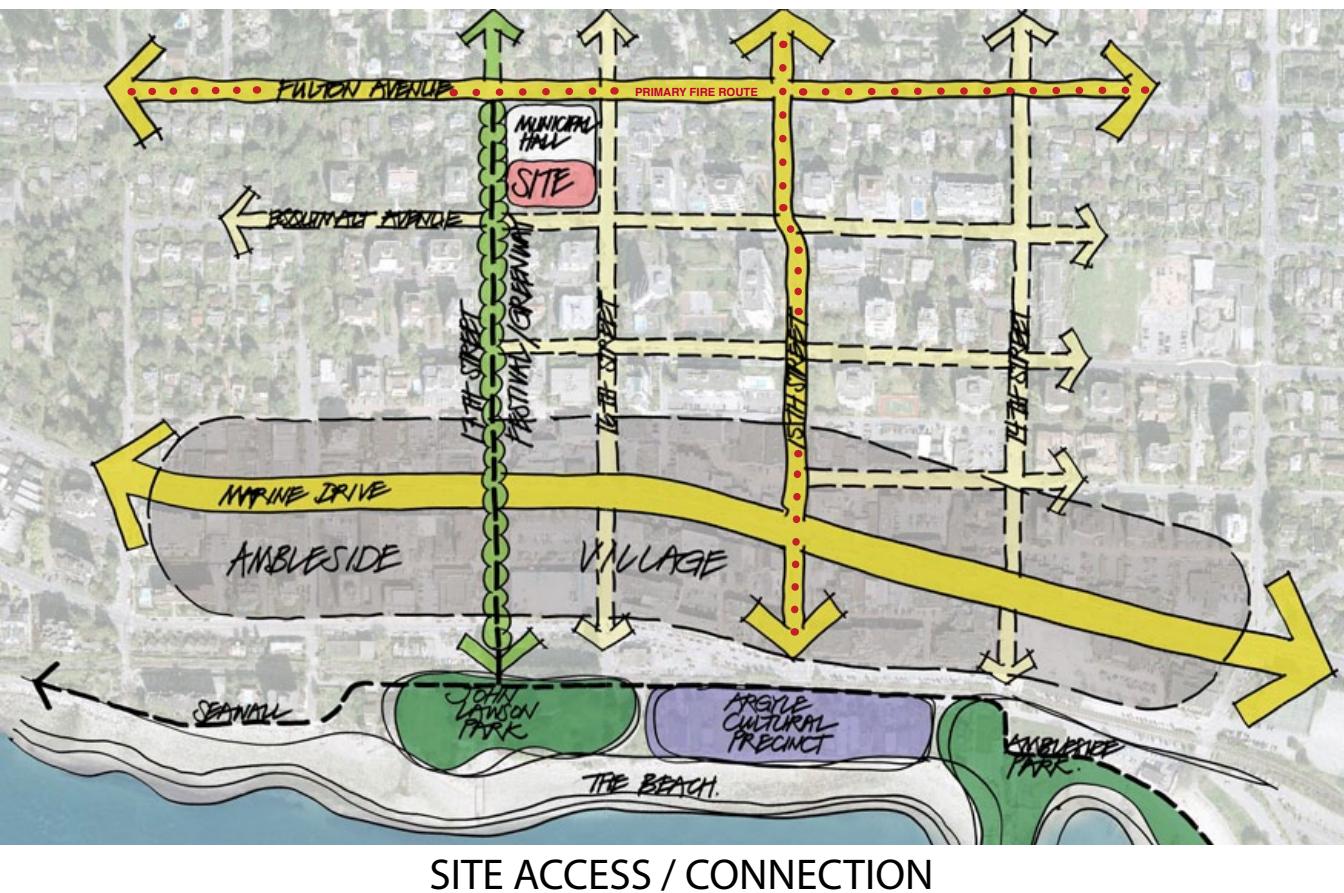


URBAN DESIGN

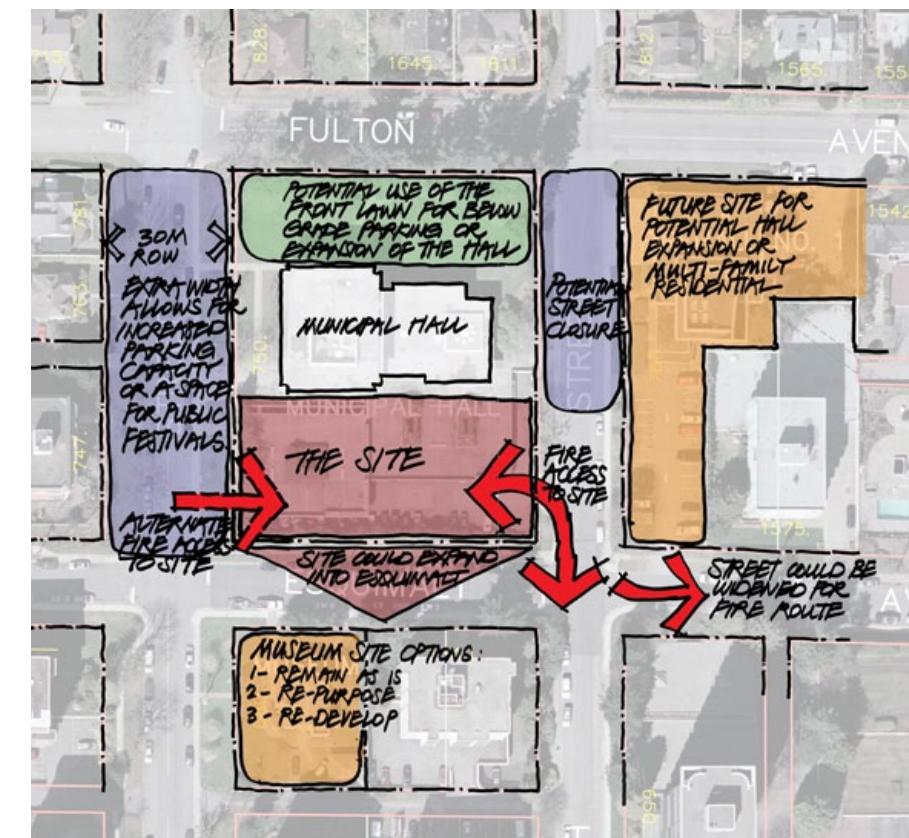
The new Public Safety Building will need to fit carefully into both the neighbourhood and the building site itself.

Neighbourhood Fit

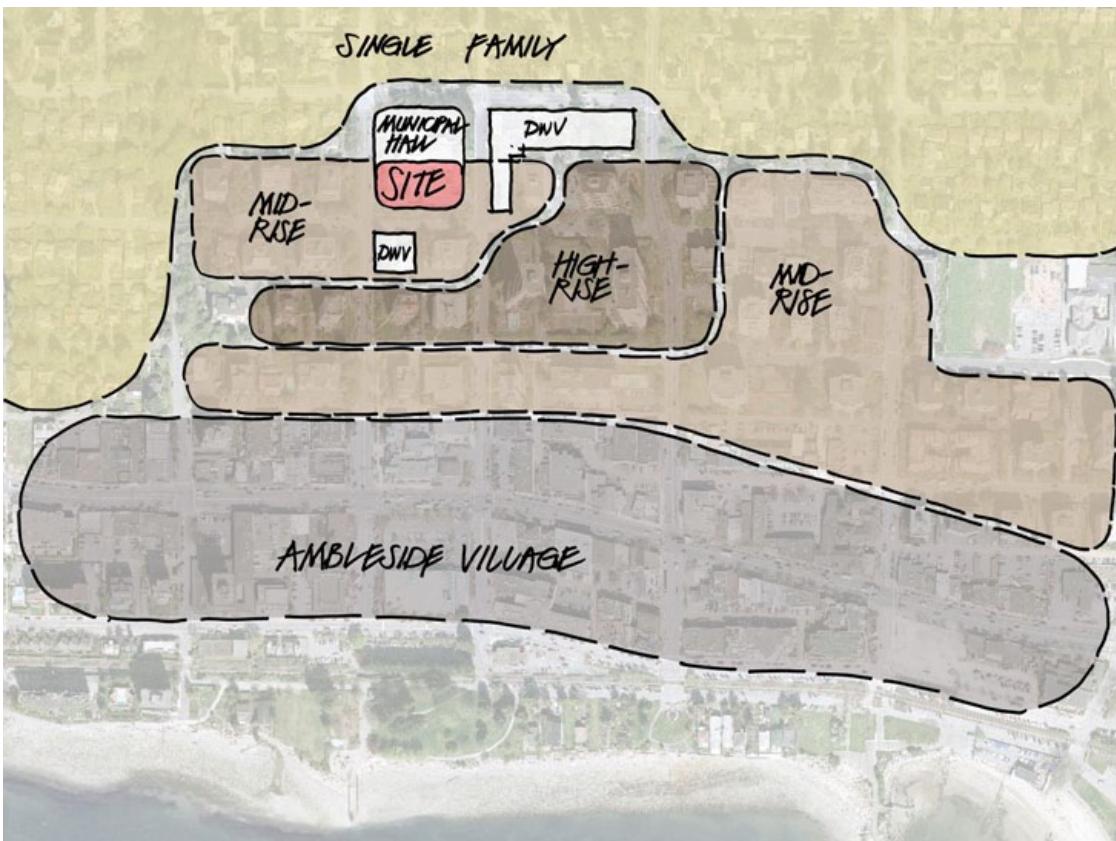
The planning for the new PSB has been a part of a larger District of West Vancouver precinct planning analysis. Key to this work has been to find a compatible fit between the urban form and density, building height and traffic patterns for all of the potential neighbourhood developments including the new PSB.



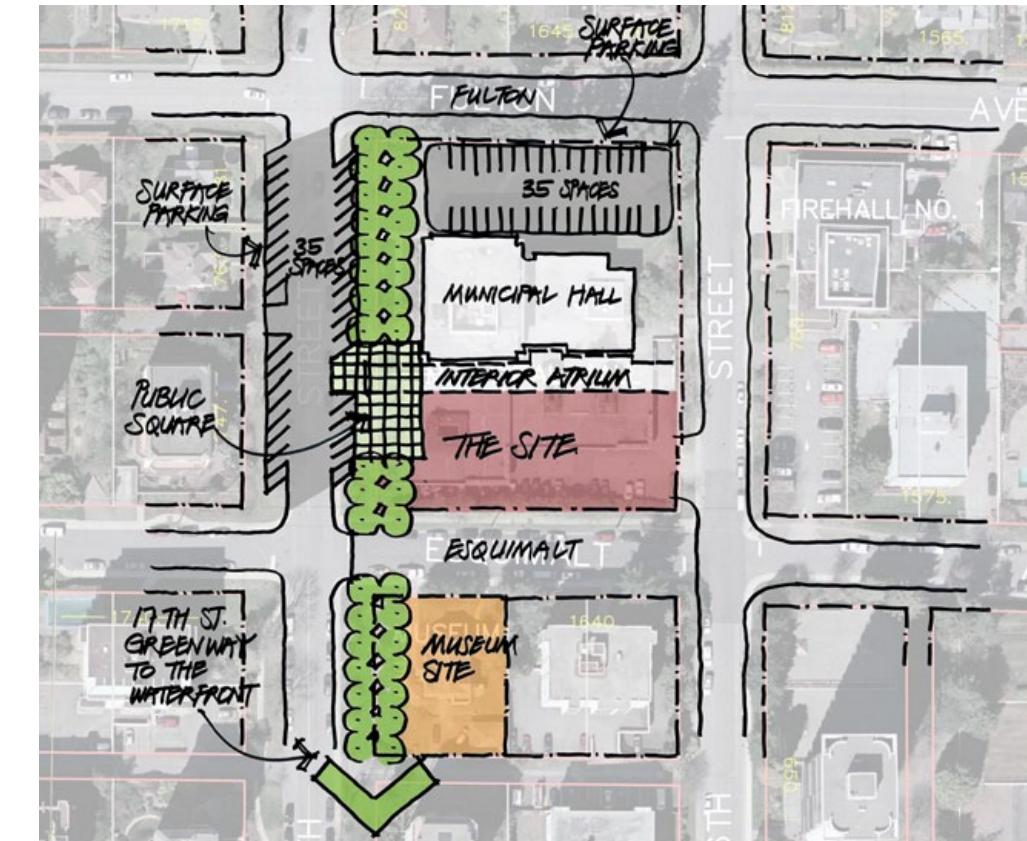
SITE ACCESS / CONNECTION



URBAN DESIGN ANALYSIS



DENSITY / NEIGHBOURHOOD MASSING



URBAN DESIGN POTENTIAL

HERITAGE CHARACTER



West Vancouver Municipal Hall after 1912 Cecil Nesbitt Photo No.420 (WVPL)



Original West Vancouver Municipal Hall, no date. 162WVA.LEY (WVMA)



Original Municipal Hall and New Municipal Hall existing concurrently.

The development of the new PSB on the same site and next to the existing Municipal Hall will create unique design challenges. The diverse functions, architecture and mass of the new building will need to be responsive to the unique historical context of both the existing site and the existing building.

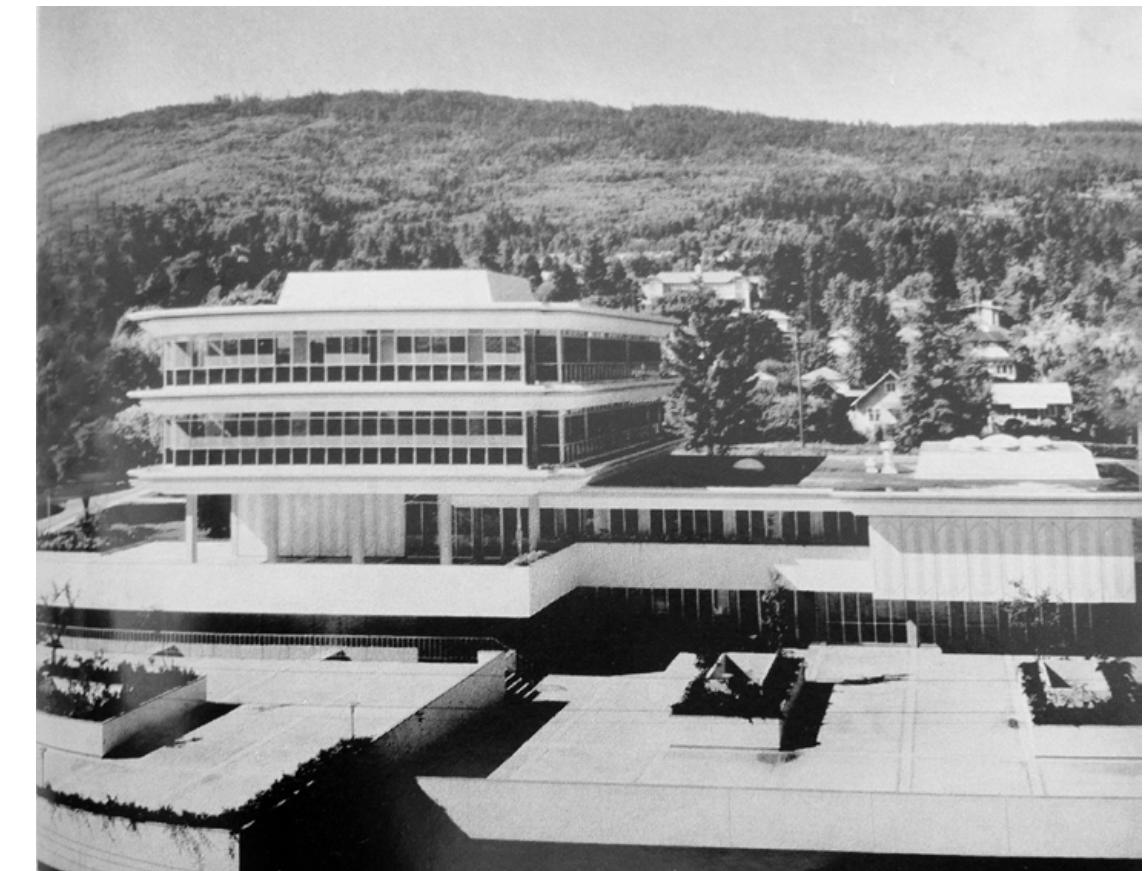
DISTRICT OF WEST VANCOUVER MUNICIPAL HALL

- prepared by Donald Luxton and Associates

Heritage Value of Historic Place

Designed by the architectural firm Toby Russell Buckwell Architects, and completed in 1964, the District of West Vancouver Municipal Hall is valued for its Modern design and its unique massing, which are expressed in the formal, horizontal massing of the entire building. The building was designed to respond to its specific, sloping site and landscaped surroundings and also to maximize its relation to and view toward the natural features of the area, including the Burrard Inlet and North Shore Mountains.

The site itself is also valued as the administrative and legislative home of West Vancouver since its incorporation in 1912, when the first Municipal Hall was erected on the site. By the 1960s, the municipality had outgrown the original building and this prominent municipal landmark was conceived as a replacement and tribute to West Vancouver's growth and development. As the first and only site of municipal governance for a century, the Municipal Hall and its site are intrinsically tied to the history of the community.



The character-defining elements of the Municipal Hall include its:

- **location on an entire block** bounded by 17th Street, Esquimalt Avenue, 16th Street and Fulton Avenue in the Ambleside neighbourhood of West Vancouver, that has served as the home of the West Vancouver government since 1912;
- **steeply sloping site with commanding views** to the Burrard Inlet and North Shore Mountains;
- **continuous use as the administrative centre** for West Vancouver since 1912;
- **institutional form, scale and massing**, as expressed by its interlocking horizontal pavilions with flat roofs, with a three-storey office tower block to the west and the one-storey Council Chambers and administrative wing to the east and two lower levels set into the slope;
- **stylistic elements of the Modern style**, such as its cantilevered upper two storeys of the office tower supported by five exterior columns; white exposed aggregate prefabricated concrete panels with decorative, lozenge-shaped inlaid patterns around the first floor entry and wrapped around the Council Chambers, inside and out, on the southeast side of the building; custom door pulls; and roof edges and floor slabs cantilevered past the wall edges, with sharply-angled soffits;
- **original aluminum windows**, including fixed panels and operable jalousies, set in aluminium frames with mesh sunscreens, designed as an integral part of a curtain wall system with opaque grey glass spandrels;
- **distinct interior features** such as terrazzo floors with decorative banding; original concrete 'floating' staircase with aluminum handrail and balusters; original full-height wooden doors with custom hardware, located throughout the east wing of the first floor; and decorative opaque circular skylights in the Conference Room, Council Chambers and above the staircase; and
- **associated landscape features**, such as exterior banding in the concrete paving and landscaped plaza along the south side of the building, and original aggregate benches.

SUSTAINABILITY

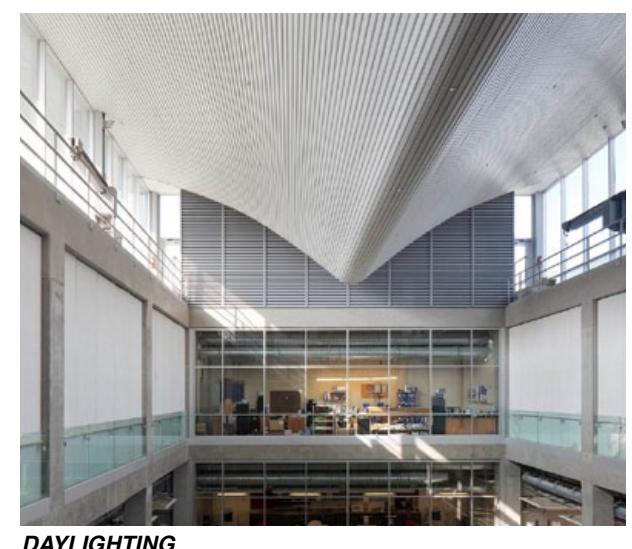
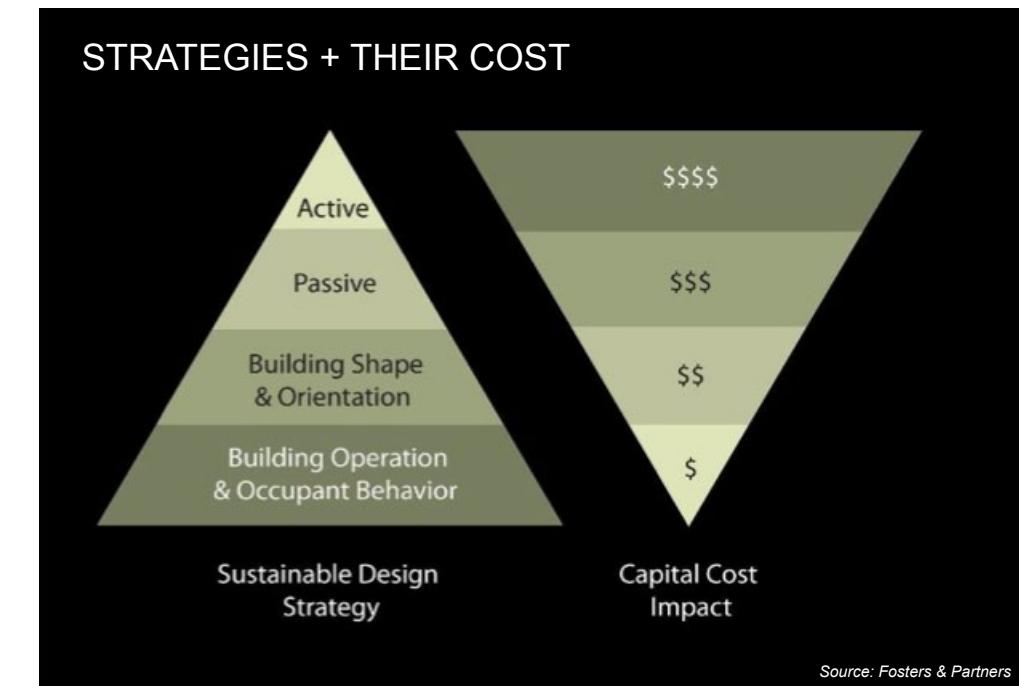
West Vancouver's vision is to inspire excellence and lead by example. Its mission statement commits to social, economic, and environmental goals. These goals are consistent with the key elements of sustainability. We see the development of the new PSB as an opportunity to demonstrate the District's commitment to these goals by the balancing of:

ENVIRONMENTAL SUSTAINABILITY: exhibit leadership in achieving the highest possible level in all aspects of the building process;

SOCIAL SUSTAINABILITY: improve the welfare of West Vancouver residents and the surrounding neighbourhood impacted by the project; and,

FINANCIAL SUSTAINABILITY: enable West Vancouver to sustain itself and its operations now and into the future. The PSB is an endowment to future generations.

The new West Vancouver Public Safety Building will be designed to a LEED Gold equivalent level and will form an integral part of West Vancouver's efforts to be a sustainable community.



DAYLIGHTING



SOLAR POWER



WIND ENERGY



WATER EFFICIENCY



GREEN ROOFS



SOCIAL SUSTAINABILITY



SOLAR CONTROL



STORM WATER COLLECTION



GREEN WALLS

WEST VANCOUVER PUBLIC SAFETY BUILDING
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January, 2013

ARCHITECTURAL CHARACTER

The new PSB will be a distinct new presence within this West Vancouver neighbourhood. It will be a neighbour to the existing Municipal Hall, surrounding residential apartments and single family homes, largely to the north of Fulton.

Given the approximate 57,600 square feet of the building, it will be a large multi-level structure. In addition, there will be challenges with positioning this type of building on a sloped site - given the unique and different vehicular and equipment needs of both the police and fire departments as well as the need for staff parking and building servicing access.

In addition to these challenges, we need to develop an architectural character that is appropriate for this unique type of building in this distinctive setting. What it ultimately looks and feels like - its architectural character - will be defined by the unique combination of such things as massing, scale, materials, and colour, to name but a few ingredients.



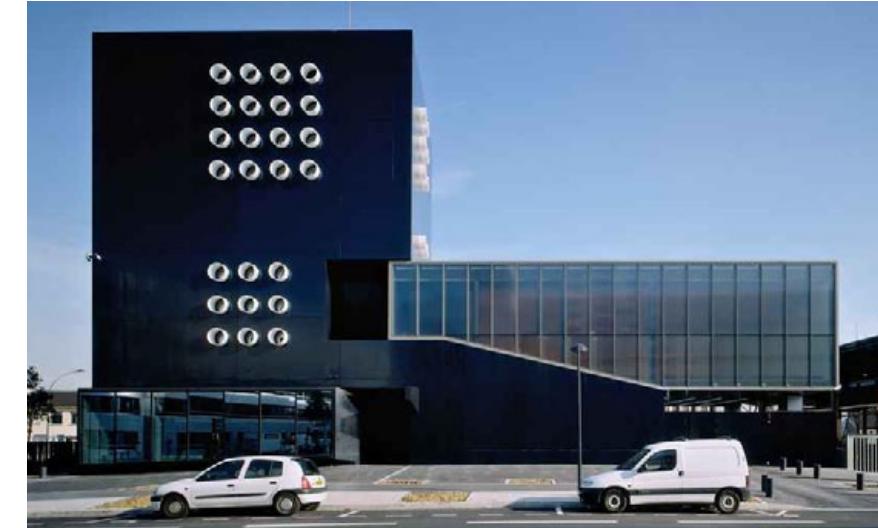
POLICE STATION, MADRID, SPAIN



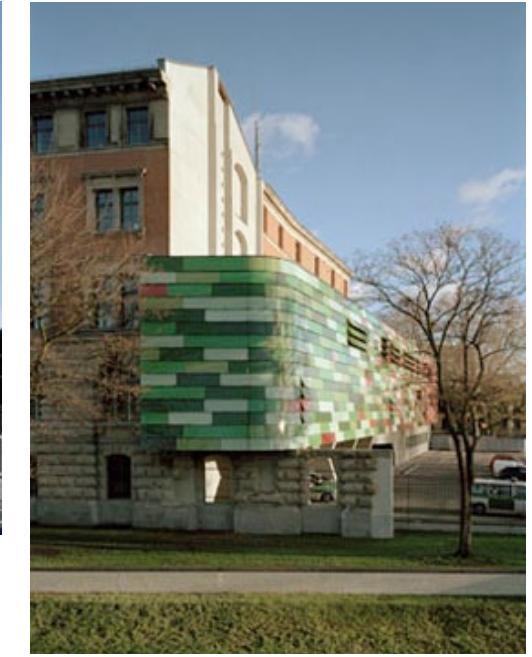
POLICE STATION, PROVINS, FRANCE



POLICE, LISMORE, AUSTRALIA



POLICE STATION, PARIS, FRANCE



POLICE & FIRE, BERLIN, GERMANY



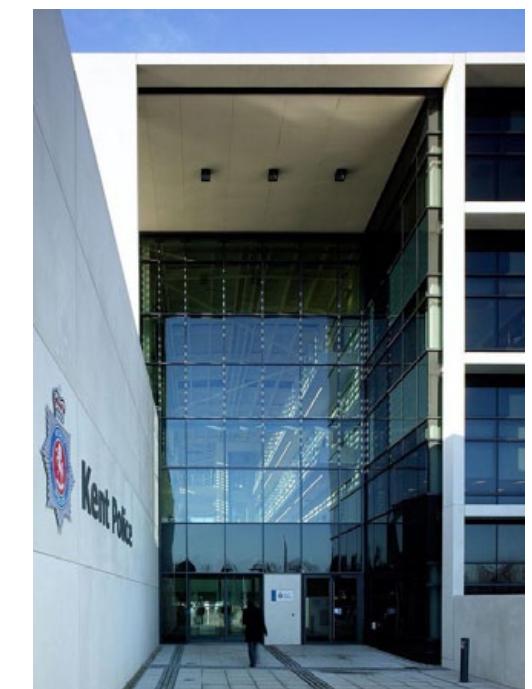
PUBLIC SAFETY BUILDING, DELTA, B.C.



POLICE STATION, XIXONA, SPAIN



FIRE HALL, BERGEN, NORWAY



POLICE STATION, KENT, ENGLAND



FIRE HALL, SURREY, B.C.



PUBLIC SAFETY BUILDING, SALT LAKE CITY, UTAH



POLICE STATION, NEW YORK



HEALTH SCIENCES COMPLEX, TORONTO, ONTARIO



POLICE STATION, XIXONA, SPAIN

WEST VANCOUVER PUBLIC SAFETY BUILDING
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January, 2013