

Present:

Chair – L. Mickelson
Panel Members:
Tomas Wolf
Teresa Coady
Stephen Vincent
Craig Taylor
Brian Wakelin
John Makepeace

Guests:

Igor Nardin, OCA Architects Inc.
Ray Field, Field & Marten
Ron Pike, Elim Village
Brock Croome, Brock Croome Architect
Navid Feredooni, Krahn Engineering
Dave Batten, Krahn Engineering
Clark Kavolinas, C. Kavolinas & Associations Inc.
Pulbinder (Paul) Samra, Developer

Staff Present:

T. Ainscough, City Architect
M. Rondeau, Acting City Architect -
Planning & Development
H. Bello, Senior Planner - Planning
& Development
H. Dmytriw, Legislative Services

A. RECEIPT OF MINUTES

It was

meeting of January 30, 2014, be received.

Moved by B. Wakelin

Seconded by C. Taylor

That the minutes of the Advisory Design Panel

Carried

B. RESUBMISSIONS

1. 4:00 PM

File No.:	7913-0172-00
New or Resubmit:	Resubmit
Last Submission Date:	January 16, 2014
Description:	Residential Care Facility
Address:	9002, 9010 – 158 Street; 9020, 9067, 9045, 8997 – 160 Street; and 9080 – 159 Street
Developer:	Elim Care Facility (Fleetwood) Elim Housing Society Field and Marten
Architect:	Igor Nardin, OCA Architects Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Shawn Low
Urban Design Planner:	Mary Beth Rondeau

{Note: Statement of Review from January 16, 2014 for Elim Care Facility (Fleetwood) was included in the agenda package.}

The Urban Design Planner presented an overview of the proposed project and highlighted the following:

- This project is a resubmittal and the Architect will present to the items identified by the Panel previously.

The Project Architect presented an overview of the proposal and highlighted the following changes made since the last submission:

- Some walkways to be moved back into the centre of the site for a central courtyard. The drive-around road was eliminated and is now a cul-de-sac with the main entry off it and with a landscaped courtyard.
- This created space for more a sizable landscaped open space. This will be remain as part of the masterplan even when the next building is constructed, it will be reinstated.
- The entries to the building were clarified.
- The character of the building is more tied into the surrounding context using similar colours, materials and details.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Elim Care Facility (Fleetwood)

9002, 9010 – 158 Street; 9020, 9067, 9045, 8997 – 160 Street; and 9080 – 159 Street

File No. 7913-0172-00

It was

Moved by T. Wolf

Seconded by C. Taylor

That the Advisory Design Panel (ADP)

recommends that the applicant address the following recommendations and revise and resubmit to the Planning staff.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- The revised submission addressed most of the ADP comments and the presentation was very complete and helpful.
- Eliminating part of the proposed road, introducing a cul-de-sac and enlarging the landscape area is definitely an improvement.
- Main entrance is better defined by the addition of the porte-cochere.
- Open space is an issue but well resolved with future plans by keeping the open space created by deleting the portion of the driveway.
- The private garden to the north east of the building will not get much sun. Consider locating on the south side of the building.

Building Form and Character

- Elevations are now better defined and the treatment of different materials is better resolved and more evenly handled brick is working well. Some refinement still needed on the character elements.
- The northern multi-purpose room is quite shaded. Could it open to the west rather than the north?
- Flat roof on the third level should have some form of interest, with some planters with small trees or shrubs, greening it would be good.
- The west facing bay windows will need a better response to solar gain.

Landscaping

- Generally well thought out landscape.
- Improve extent of gardens where possible for viewing, amenity and sunshine.
- A good variety of different types of experiences, i.e. open walking areas, smaller intimate private gardens, and tiered gardens.
- Community gardens should be considered as part of the themed garden areas.
- Themed gardens should work to promote social interaction.
- Good percentage of permeable materials.

CPTED

- Well considered.

Accessibility

- Accessibility issues will be well resolved given strong council.

Sustainability

- Consider durable materials.
- Consider daylight penetration.
- Consider low flow drains on flat roof to capture rain "surge".
- Protect west facing windows from sun.
- Flat roof over auditorium would benefit from landscape treatment and/or green roof.
- Exterior insulation good.
- Future solar infrastructure good.
- Still recommend that solar pre-heating panels be installed on this roof to assist with the high domestic hot water load with this type of facility. There is good solar recovery during spring, summer and fall seasons.
- Recommend that using the existing geothermal systems for providing some cooling in the summer. There should be some cooling capacity available for summer cooling in the existing geothermal systems serving other areas on the site. Alternately, if existing geothermal system is not used for cooling, then consider using a more efficient A/C system to serve common areas than the proposed split system A/C equipment; consider chilled water or similar central cooling system.

NEW SUBMISSION

2.	5:00 PM	
	File No.:	7913-0003-00
	New or Resubmit:	New
	Last Submission Date:	N/A
	Description:	Rez and DP for a 3-storey office building
	Address:	15542 32 Avenue (Rosemary Heights Business Park)
	Developer:	Dave Batten, Krahn Engineering
	Architect:	Brock Croome, Brock Croome Architect
	Landscape Architect:	Clark Kavolinas, C. Kavolinas & Associates Inc.
	Planner:	Heather Kamitakahara
	Urban Design Planner:	Hernan Bello

The Urban Design Planner presented an overview of the proposed project and highlighted the following:

- This is an office building using concrete tilt-up construction. The challenge was to find an office vocabulary using the economies of tilt-up construction.
- Office building proposed to the east is more traditional design and construction.
- Trees on site to be protected.
- External exit stairs should be internalized.

The Project Team presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted the following:

- Have been working with staff to add more glazing on the store front level and wrapped it around to the main entrance on the side.
- Horizontal lines emphasized in the concrete panels.
- Retaining one existing tree on site and redesigned landscape around the tree to create a buffer island to the residential live/work on the adjacent west site. An arborist will be consulted.
- The stream cannot be used for storm site drainage as the soil is all clay.

The Landscape Architect reviewed the landscape plans and highlighted the following:

- The front of the complex is a grass area with trees for a commercial interface with the street.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rez and DP for a 3-storey office building
15542 32 Avenue (Rosemary Heights Business Park)
 File No. 7913-0003-00

It was

Moved by B. Wakelin
 Seconded by J. Makepeace
 That the Advisory Design Panel (ADP)
 recommends that the applicant address the following recommendations and
 revise and resubmit to the Advisory Design Panel.

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Site configuration is a challenge. Prefer to see building oriented along 32 Avenue away from the east boundary.
- If the building stays as sited then care should be taken about how the corner is turned from the north to the west façade.
- Site plan appears very tight between parking and building faces.
- Consider providing more space in front of the main entry; lose one parking spot if possible.

Form and Character

- Character has interesting bones and can be further developed. Materials are well balanced. A simple building.
- East façade not consistent with other facades and the spatial separation/window issue needs to be resolved.
- Needs more work and all the facades should be better related.
- The response to solar orientation needs to be understood in a deeper way with each façade responding but in a unified way.
- Vertical element on north is a distraction and should be removed.
- The roof top on the vertical element at the west main entrance is too heavy and should be refined.
- The resolution at the ground floor where it steps in needs to be carefully looked at.
- Internal organization of the upper floor is limited due to location of exit stairs.
- The external exit stairs should be internalized.

Landscaping

- The landscaping is what it is.
- Outdoor amenity space is a nice addition for the employees.
- The walkway along the west side of the building should reach the sidewalk.
- Surface treatment to eastern side of site needs additional landscape treatment.
- Develop a proper plan for retaining the large tree. Consider permeable paving for the needs of the tree.

CPTED

- CPTED issue at the rear entry.
- Fire escape on external wall should be resolved.
- The overhang over the rear parking should be deleted.

Accessibility

- Move disabled parking closer to the building entry.
- Power doors at entrances.
- Elevator button panel to be placed on horizontal.
- Wheelchair accessible washrooms.
- Relocate disabled parking space closer to building as discussed.
- Ensure there are wheelchair let downs to sidewalk.

Sustainability

- Summary of sustainability features should be part of design and presentation.

- Consider a high performance envelope and mechanical system.
- Need more information on sustainability issues: heating, cooling, passive design, heat recovery, etc.
 - Recommend less glazing. There are ways to make building less “tilt up” looking without just adding more glass.
 - The ground floor has some solar shading, recommend less glass on upper floors with overhangs, particularly on south side to reduce air conditioning load.
 - Recommend that a heat recovery ventilation system be used to serve all floors. It should have demand control ventilation, CO2 control, to regulate the amount of outside air brought into the building.

C. RESUBMISSIONS

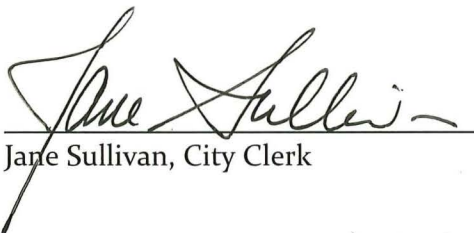
C. OUTSTANDING BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, February 27, 2014.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:45 pm.



Jane Sullivan, City Clerk



Leroy Mickelson, Chair
Advisory Design Panel