

Present:

Chair - L. Mickelson
Panel Members:
N. Baldwin
T. Bunting
E. Mashig
G. McGarva
C. Taylor
M. Searle

Guests:

Don Andrew, Creekside Architects Ltd.
Randall Jang, Richard Jang, Evergreen Living Ltd.
Robert Ciccozzi, Robert Ciccozzi Architecture Inc.
Marc McCaull, Streetside Developments Ltd.
Meredith Mitchell, M2 landscape Architecture

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by C. Taylor

Seconded by T. Bunting

That the minutes of the Advisory Design Panel

meeting of May 8, 2014, be received.

Carried

B. NEW SUBMISSIONS

1.

4:00PM

File No.:

7913-0285-00

New or Resubmit:

New

Description:

Rezoning from RF to CD and a Development

Permit to allow the development of a 5-storey apartment building consisting of 65 units.

Address:

10598, 10606 and 10620 – 132 Street, City Centre

Architect:

Don Andrew, Creekside Architects Ltd.

Landscape Architect:

Meredith Mitchell, M2 Landscape Architecture

Planner:

Jennifer McLean

Urban Design Planner:

Mary Beth Rondeau

The Urban Design Planner presented an overview of the proposed project and highlighted that this is a new building.

- The site is located at the edge of City Centre.
- Across the street are single family residences; there is no interest in increased density in this area.
- A lane has successfully been incorporated on the site.
- Although this area is identified as 4 storey to step down to single family across the street, a 5th storey is supported given that it is setback from the street.
- The architecture design started out as a contemporary scheme but contrasted with the neighbourhood; the architecture is now more subdued in character.
- The parking podium along the east property lines is setback partly due to tree root zones from the adjacent site that extend into the setback area but also because this

first development site would have a wall at the property line where the east sites, some of which are single family, are still waiting to develop.

- The proposal generally meets the intent of the policy for use form and density and staff have no specific issues.

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

- The lots east of the site are generally holding properties waiting for development.
- Parking will be one stall per unit, plus visitor parking.
- There is a 7-8' grade drop across the front of the site. The front entry is at street grade, the units north of the entry are above grade as site slopes.
- Rear of building has an amenity facility. Stairwell to podium is enclosed.
- Character of the building is defined with a white architectural line above the second floor and at the roofline.
- There are a high number of balconies, roofs and eyebrows. Are looking to add screening to the windows. Minimal windows on side walls.
- The smaller units and most balconies are broken up with coloured elements.
- Materials consist of brick, cement plank siding, paneling, vinyl soffits and detail wood at entry close to ground residential windows and residential siding.

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

- Trees on the front townhouse entrances to be on grade with the enough soil given the parking below drops.
- Entry at corner, with a sidewalk, trellised and runs straight through to the amenity area at the back.
- Retaining/parapet wall at back was pulled back for maintenance access.
- The 6-8' wall along the east internal property line is fully screened by a cedar hedge. The continuous planting bed will be built up.
- A long raised turf area creates a linear space with a garden shed, walk through, shared garden plots, BBQ space, seating space, and an amenity room on the south east side. This is a passive space versus an active space and provides good eyes on the street with a separation and designation between public and private spaces.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning from RF to CD and a Development Permit to allow the development of a 5-storey apartment building consisting of 65 units.

10598, 10606 and 10620 – 132 Street, City Centre

File No. 7913-0285-00

It was

Moved by T. Bunting

Seconded by G. McGarva

That the Advisory Design Panel (ADP)

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

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Generally a very competent scheme. Scale, massing and character all generally successful and logical.

Building Form and Character

- Building form is broken up successfully. The building will be a good context building to start the area.
- The setback of the parking podium on the east property line leaves a 10' remnant strip which is difficult to resolve particularly for future development. Consider alternatives such as lowering podium, enlarging the setback or reducing it.
- In general, consider more simplicity and reducing the number of materials in the palette. The mix of materials and detailing needs development as the hierarchy of materials is not sorted out.
- Could be more brick on vertical bays at the north and south ends of the building. As "book ends" they appear weak and could be strengthened by making them appear more solid.
- Need to see joint pattern on Hardie-panel. Consider other material given joints.
- Reconsider window placement that always seem to be centered at each room. Some visual play may result from considering asymmetrical treatment in some instances. Consider carefully window placement and size and number for the studio suites where the sleeping and living areas are not yet demarcated.
- Consider putting the living/dining room on the corner thus creating a more interesting fenestration pattern on the public north elevation.
- The wood elements on balconies need to be stronger with more wood and asymmetrical.
- Colours are a bit bland; nothing stands out and are all background colours. Ensure the "taupe" cladding is not too dark overall.
- The colour white advances too much and should be subdued.
- There should be a stronger main entrance. Consider elevator as part of lobby visual flow.
- Recommend revamp the interface of the unit south of the main entrance facing 132nd. Appears below grade with privacy issues.
- Soffits on 5th storey to be stronger, deeper. The black trim element is too busy.
- Would be helpful to get more site context information on drawings.

Landscaping

- The community gardens are nice. Hopefully 6-8 hours of summer sun will be sufficient.
- Consider opportunities for rain water collection (cistern) and composting area.
- Nice separation between public and private spaces along street.
- Consider moving BBQ and outdoor eating area closer to an indoor amenity area.
- Good screening between units, but still neighbourly.
- Short term bike parking (bike racks) at the main entrance.
- Give consideration to what the un-programmed lawn area may be used for.

CPTED

- Good relationship between townhouse units and street; "good eyes on street".

- The 10' remnant strip is a CPTED issue. The next development cannot mirror it.
- The bike storage will be a vulnerable spot.
- The unit situated immediately to the south of the main entrance is flush with the grade or below and needs to be better resolved for CPTED.

Accessibility

- Elevator call button panels to be horizontal.
- Provide power doors at entrances.
- Call button panels at entrances to be on the horizontal.
- Provide emergency call buttons in parking lobby.
- Washrooms to be wheelchair accessible.
- Locate elevator closer to the lobby.
- Parking space to be closer to elevator.
- Accessible unit on main floor to be relocated due to CPTED issues.
- Recommend 5% of units be wheelchair accessible.

Sustainability

- Future use of the District Energy would be good to have hot water heating beyond the minimum required in this sub-area.

2.

5:00PM

File No.:	7914-0024-00
New or Resubmit:	New
Last Submission Date:	April 25, 2014
Description:	LAP Amendment, Rezoning, and DP for South Point Walk 2: 106 units consisting of a 76 unit- 4 storey apartment building and 30 townhouse units
Address:	2964, 2953, 2971, 2936, 2944, 2946- 151 Street
Developer:	Marc MacCaul, Streetside Developments Ltd.
Architect:	Steve Watts, Robert Ciccozzi Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Catherina Lisiak
Urban Design Planner:	Hernan Bello

The Urban Design Planner presented an overview of the proposed project and highlighted that this is a new building.

- 152 Street slopes substantially down toward the northeast corner of the site. Staff suggested that the building step down following the 152 Street slope.
- Panel was asked to comment on the proposed 2.0m setbacks on 151 Street, e.g., detailing of the townhouse street - entry transition.
- Typically front yard setbacks for townhouses are more substantial.
- As this is a dead end street with no vehicular traffic and significant tree retention is proposed, staff supports the reduced setback.
- It was noted that this project does not set a precedent for a reduced setback for other townhouse projects due to the unique configuration of the street.
- The apartment building entry has been revised to provide grade level access from 152 Street to support universal access from the bus stop.

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

- The east parcel is a 4-storey wood frame condominium building comprising 76 units, and 11 two level townhouses on the parking podium, fronting on 151 Street. Parking is accessed via the parkade below.
- The west parcel is four 3-storey townhouse buildings comprising a total of 19 units.
- There is a 2 meter setback due to the depth of the site and trying to get the density. Density is at .88 and trying to get it to .9.
- There is a 7.5 meter setback to the building face and are asking for a variance for the patio decks. The units will be shallow custom units in order to get it to fit.
- All access points to all sites are on the south end (traffic will be mainly taxis and pizza delivery).
- The 6 meter fire truck access was maintained and played down the asphalt to create a more pedestrian feel rather than a vehicular feel.
- Internally it is a road mitigated with setbacks off the curb minimized to make the back yards work.
- All side-by-side garage units.
- The parkade will be a ramp with 2-storey volume entrance.
- Tandem parking provided for townhouse units at the parkade, access off 151 Street.
- Small accessible elevator at lobby. Two additional elevators: one at lobby, and one at north.
- The 4-storey on 152 Street is stepped down to the planters to mitigate the impact of the building stepping down.
- The character of the 4-storey building is a continuation of the Phase I project.
- The 2-storey entrance roof was raised up to engage the third floor unit.

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

- The landscape is a continuation of the Phase I project and will have a Boston Brownstone feel with interactive yard spaces. Plantings will go out to the property line with a small strip of grass to the sidewalk meandering around the existing street trees and on site trees.
- Unit pavers will go from the stoops to the municipal sidewalk.
- The landscape is stepped with evergreens and colourful seasonal plantings.
- The internal road will have limited plantings at the front entries and way finding points.
- Existing trees at the end of 151 Street will be retained, providing good screening to original properties, and be quite green.
- The roof decks on the compact units at the top are at the peak of the slope and can overlook the top of the other building.
- Existing pathway will be maintained, and there is a set of stairs down to the back side of Save-on-Foods mall. There is also one on the north east side of the site. Both will be gated for protection of private space and be for residents' use.
- 152 Street and 29A Avenue entries are angled over for a safer access point.
- Signage wraps around the setback.
- Good signage to identify entry to underground parking.

- Amenity area is separated out into two levels: community garden with shed, composting and trellis work; a green courtyard.
 - Grass steps between the lower and upper amenity areas
 - Children's play area, picnic tables, and seating
 - Good access from the lower amenity room and the down elevator at the ground plane, from both internally and the street.
- Green yards on the drive between the buildings with Allan block edges going up for soil depth requirements.
- Public walkway overlooks amenity space and community garden area.
- Locked entry. Existing retaining wall, cedar hedge, planted buffer between commercial area. Good visibility.
- 152 Street units are separated out, with stairs, and accessible.
- Covered entries, recessed doors.
- Main entry is flush with grade.
- First wall is 2' high with mixed plantings between the two walls, a lawn area and front patio.
- 151 Street units - Set back areas and recessed porch units. Lots of plantings, drip strips against the building, unit pavers, and a municipal sidewalk.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

LAP Amendment, Rezoning, and DP for South Point Walk 2:

106 units consisting of a 76 unit 4 storey apartment building and 30 townhouse units
2964, 2953, 2971, 2936, 2944, 2946- 151 Street

File No. 7914-0024-00

It was

Moved by N. Baldwin

Seconded by T. Bunting

That the Advisory Design Panel (ADP)

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

Carried with E. Mashig opposed.

STATEMENT OF REVIEW COMMENTS

Site

- Site planning is made difficult by 151 Street; therefore 151 Street needs to be the 'space' where this development comes together.
- 151 Street character - could be the key public space but needs to be more. The City needs to relax its standard requirements here, e.g., for paving.
- Work on way finding and public street space at 151 Street, e.g., courtyard is not visible from the street. How is courtyard entry defined?
- End of 151 Street – look like a loading space; consider view to the end of the street.
- The site plan and setbacks seem fine for the building layout; however, 151 Street should be decommissioned as a street and be a green walkway, thus providing open usable space.
- The lane between the townhouses is hard and narrow; long, all cars, and pavement. Consider "woonerf" treatment, e.g., more pedestrian oriented materials, paving, landscaping.

- Consider the site as “infill” - ensure that the site is permeable for pedestrians at the north to allow access when mall site redevelops.
- Consider alternate forms of development for the west portion of the site, such as two short mews access directly off 151 Street.

Building Form and Character

- Presentation – refinement of presentation is required to explain project, e.g., 3-D model is difficult to read, more street level 3-D views are required.
- Two or three distinct characters being knit together by materials and colour. Different or similar character? Needs development.
- Many of the buildings are long and extruded feeling—no beginning or end to the long buildings—may be too much repetition.
- Building 1 – Apartment:
 - Address the scale of the large east elevation with some “big” moves as opposed to repetition of a series of small moves.
 - Consider more major articulation and or a distinct change of expression in the centre of the street façade.
 - Building is very long and its rhythm is made to look longer. Not helping that it doesn't step on 152 Street.
 - Apartment roof – big roof; consider simplifying.
- Townhouses:
 - Don't mind the difference in character of the different buildings but the boxy character of buildings 4 and 5 is at odds with the little porch roofs.
 - Reconsider orientation of townhouse front door and gate so that the social use of the front stoop is enhanced.
 - Provide shade at flat roof townhouse units at roof deck, e.g., trellis for livability.

Landscaping

- Excellent retention of existing trees – nice to see that the landscape architect has bumped out the sidewalk to accommodate existing trees on 151 Street.
- Good relationship between townhouse units and street; “good eyes on street”.
- Don't mind the 2 meter setback with Brownstone style townhouses. Nice sitting steps. Very neighbourly.
- The area between the sidewalk and 151 Street is a large expanse of lawn. Review maintenance, e.g., lawn mowing. Can this be a true green street with rain garden/bioswales? Integrate a storm water feature to utilize large lawn on other side of sidewalk.
- If 151 Street is pedestrianized and it needs to be asphalt, can it be coloured asphalt or can it be painted, e.g., hockey lines?
- Play area grass steps is a 4' rise may require handrails.
- Consider more pedestrian permeability between east and west sides.
- Playground safety zone extends outside of safety surfacing. More space will be required for the playground.
- Reconsider the light the garden will receive. Good community space.

CPTED

- Perimeter pathway stair is not a viable entrance to mall. North side has no surveillance coverage. Push mall access use to the sidewalk.
- Street crime is bike based. Consider CPTED for ground level of site.

- Way finding is tough as the project is massive and the building on the north could be a real problem for way finding. Design way finding and place making to aide emergency access.
- Clarify apartment building entrance from 151 Street – will facilitate parking for police on 151 Street; will want to avoid parking on 152 Street.

Accessibility

- Revise northeast stair to provide barrier free/disabled access to east – west walkway.
- Recommend 5% of units be wheelchair accessible.
- Provide power doors at entrances.
- Call button panels at entrances to be on the horizontal.
- Provide emergency call buttons in parking lobby.
- Washrooms to be wheelchair accessible.

Sustainability

- No comments


C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 12, 2014.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:20 pm.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel