

Present:

Chair – L. Mickelson

Panel Members:

T. Wolf

C. Taylor

E. Mashig

M. Searle

Regrets:

G. McGarva

Guests:

Babu Kadiyala, Berezan Management Ltd.

Jordan Kutev, JKA Architecture, Planning, Interior
DesignBrett Hitchins, Sharp & Diamond Landscape
Architecture Inc.

Lance Barnett, Barnett Dembek Architects Inc.

Meredith Mitchell, M2 Landscape Architecture

Marc MacCaull, Streetside Developments Lt.

Shannon Seefeldt, Robert Ciccozzi Architecture Inc.

Gerry Olma, Avondale Development Corporation

Peter Lovick, PJ Lovick Architect Ltd.

Mary Chan, PMG Landscape Architects

Staff Present:T. Ainscough, City Architect -
Planning & DevelopmentH. Bello, Senior Planner -
Planning & DevelopmentM. Rondeau, Senior Planner -
Planning & Development

H. Dmytriw, Legislative Services

A. RECEIPT OF MINUTES

It was

meeting of May 22, 2014, be received.

Moved by C. Taylor

Seconded by T. Wolf

That the minutes of the Advisory Design Panel

Carried**B. NEW SUBMISSION****1. 4:00 PM**

File No.:

7914-0091-00

New

Description:

**Proposed Rezoning, DVP and DP to allow a
one-storey 325 m² (3,500 ft²) commercial
building (TD Bank) with surface parking.**

Address:

1611 128 Street (Corner of 16 Ave and 128 St)

Developer:

Babu Kadiyala, Berezan Management

Architect:

Jordan Kutev, JKA Architecture, Planning, Interior
Design

Landscape Architect:

Brett Hitchins, Sharp & Diamond Landscape
Architecture Inc.

Planner:

Taryn Hayes

Urban Design Planner:

Hernan Bello

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

- The existing property is currently zoned as C-8.
- The building is a TD prototype bank, modern contemporary architecture
- The TD sign will be integrated into the building.
- 128 Street will be improved.
- Planning staff have no concerns.

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

- The property is a brownfield site, a corner lot located at 128 Street and 16 Avenue in Ocean Park.
- The site has an automotive workshop. There is an older one storey building and a newer two storey building adjacent.
- The project is 3,500 sq. ft. The front and back facades will line up with the existing buildings.
- A plaza at the front faces Ocean Park Plaza, and has the potential for pedestrian links to the commercial building to the north.
- A pre-application meeting was held with Planning staff to discuss the scheme from TD Bank and their design restrictions. Recommendation from Planning staff was to create a modern clean architecture and add wood detailing.
- The corners to have double sided wood bays and wood on the front entry for emphasis; building faces to have store front with metal fascia above.
- At the back, windows are provided at the staff lounge to create “eyes on the street”.
- Front and back wood treatment is connected by using a planted wood trellis at the back and wood benches at the front.
- Sustainability –
 - It is a small building. The mechanical system will be much higher performing than a standard building, but will not be LEED certified.
 - Finishes will include the use of some recycled materials.
 - JKA Architecture are doing just the shell of the building. The actual finishing will be done by TD Bank.
- A materials board was provided on table. The wood is not real wood. The edges will be treated as one continuous full sill. The vertical mullions will be clips.

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

- This is a small site and should have welcoming points of public entry to the site.
- Main areas – pedestrian plaza oriented to maximum pedestrian flow and opportunity for meeting and seating.
- Views provided into main entry and the ATM vestibule located in the main entry - a CPTED issue.
- Materials will include concrete, wood and higher end furnishings.
- Visitor parking in alley way.
- Architectural treatment along building façade will be west coast with wire cable and wood trellis.
- Bollards will be installed for pedestrian security.

- Planting palette to be urban contemporary and foundation plantings will include honeysuckle and lavender.
- Plantings will allow views to be open and a buffer between the neighbourhood and development to the north.
- Drainage flows from the north to the corner at 16 Avenue and has a small rock strip to deal with surface run off.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed Rezoning, DVP and DP to allow a one-storey 325 m² (3,500 ft²) commercial building (TD Bank) with surface parking.

1611 128 Street (corner of 16 Ave and 128 St).

File No. 7914-0091-00

It was

Moved by C. Taylor

Seconded by T. Wolf

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

- Good response to site and corner
- Well executed project.
- Good siting of the new building with plaza in front and parking at back.
- Nice urban design move in replacing existing parking stalls with public realm.
- Good precedent for future development on 128th Street.

Building Form and Character

- Well resolved signage, building transparency and building finishes, proportioning, architectural expression.
- Simplify corner element to be more consistent with other two cornice elements over stone work; reconsider angled roof cap.
- Consider protecting wood elements.
- Consider using more solid or natural wood products for “wood looking” finishes.
- Suggest two sided structural glazing throughout.

Landscaping

- Good use of permeable site elements.
- Nice landscape response to architecture—clean and contemporary in both soft and hard landscape.
- Nice attention given to bike facility.
- Nice attention to trellis wire structure at back of building.

CPTED

- Consider ram protection for pedestrians at parking area and main entry.
- Low planting appropriate.

- Most traffic at 128 Street flows south and turns left to go east. At night, with Subway, Little Caesars, and the Library this area is a big draw for youth on a weekend. There is not much surveillance from the street. Keep sight lines wide open.
- Have all benches facing the street.
- Consider texture on paving below benches to deter skateboarding.
- Have green patches to deter skateboards.

Accessibility

- Power doors at entrances.
- Mark 4'-0" pedestrian aisle at disabled parking spaces with paint or decorative paving, e.g., on south side.
- Use pavers, etc.

Sustainability

- No comments provided.

Marc Searle left the meeting after the first item; advised that CPTED issues for items #2, 3 and 4 on the agenda have been addressed in the resubmitted material.

RE-SUBMISSION

2.

4:45 PM

File No.:

7911-0165-00

Resubmit

Last Submission Date:

May 8, 2014

Description:

OCP amendment, REZ, DP for Two - Four Storey Apartment Buildings

Address:

14605 Winter Crescent

Developer:

James Randhawa, Isle of Mann Group of Companies

Architect:

Lance Barnett, Barnett Dembek Architects Inc.

Landscape Architect:

Meredith Mitchell, M2 Landscape Architecture

Planner:

Catherina Lisiak

Urban Design Planner:

Mary Beth Rondeau and Hernan Bello

Note: Statement of Review from May 8, 2014 was included in the agenda package.

The Urban Design Planner noted that this is a resubmission and is a response to the comments provided by the ADP.

The Project Architect provided a response to address previous ADP comments:

- The scale of the large stairway has been reduced, jogged and set within plantings, and a gate was added at the top of the stairs to indicate a semi-private area.
- It was recommended to change the exposed retaining walls to a stone face material and additional planting to screen the retaining walls. Retaining walls around the edges have been reduced.
- Materials, previously Hardie panel has been revised to cultured stone at the base, Hardie siding and shingle on the remainder.

- The height of the pitched roof has been reduced and a gable feature was added on the front with additional knee braces.
- Unit A-1 is now a handicapped adaptable unit; there will be a handicapped adaptable unit on each floor (4 /70 units are adaptable).
- Entries at the fronts will be fully handicapped accessible.
- Outside amenity spaces are accessible via the elevators.
- Electric power outlets for cars will be available in the underground parkade.
- Outdoor lighting is on photo cells, and energy efficient lighting is throughout.
- Mechanical – will use low flow fixtures; complying with ASHRAE.
- LEED checklist – Residential considered.

The Landscape Architect provided a response to address previous ADP comments:

- The existing trees at the corner will be retained; an inner pathway cuts around the corner and didn't need a retaining wall as it was modified.
- There will be significant landscape at the back of the amenity space and to cover the concrete walls.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW
 OCP amendment, REZ, DP for Two - Four Storey Apartment Buildings
 14605 Winter Crescent
 File No. 7911-0165-00**

It was Moved by T. Wolf
 Seconded by E. Mashig
 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

The ADP generally felt that the proponent has responded well to the previous comments and all concerns have been satisfactorily addressed.

Site

- Better execution of retaining walls
- Better open stair configuration. The jog in staircase entry - moves better and a good separation in the private and public realm.

Building Form and Character

- Better choice of materials and distribution.
- Consider more rich and careful wood detailing; introduce wood down the bays, not only on top.

Landscaping

- The inside path at the corner is good.
- Consider drainage at north east corner.

- Slope will create a nice area.
- Nice amenity space/children's play/community gardens.

CPTED

- No comments provided at the meeting.

Accessibility

- Access for disabled addressed.

Sustainability

- Sustainability could be more comprehensive.
- Considerations: Permeable pavers/soil depths/tree plantings work well.

3. **5:30 PM**

File No.: 7914-0024-00
 Resubmit: Resubmit
 Last Submission Date: May 22, 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 MacCaull, Streetside Developments Ltd.
 Architect: Shannon Seefeldt, Robert Ciccozzi Architecture Inc.
 Landscape Architect: Meredith Mitchell, M2 Landscape Architecture
 Planner: Catherina Lisiak
 Urban Design Planner: Hernan Bello

Note: Statement of Review from May 22, 2014 was included in the minutes from the last meeting, as part of the agenda package.

The Urban Design Planner noted that this is a resubmission and is in response to the comments from the Panel.

- Resubmission - architect is asked to go over their responses to comments from panel.

The City Architect noted that the project received good direction from the Advisory Design Panel at the May 22, 2014 meeting. The applicant has done a lot of work to address the ADP comments which could be grouped into 4 themes:

1. Apartment building - review roof form, massing and articulation to break down long building; consider larger elements ("big moves").
2. 151 Street - needs attention with regard to the paving and way finding
3. Brownstone townhouse open space - lack of outdoor amenity area and shade for roof deck.
4. Presentation of form and character - need better 3-D presentation of spaces to illustrate form and character and wayfinding.

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

- The scale of the apartment building in Phase 2 has been reduced by vertical elements along the length. The building is 286' long.
- Phase 2 is a continuation of the form and character of the apartment building in Phase 1. The material and colour palette will be similar.
- The same elements will emphasize the verticality with red brick columns on the roof and projecting wood bracket detailing; 8' overhangs.
- There is pattern on the length; a medium colour along the middle, and a lighter colour on the parapet.
- On the 152 Street elevation, projecting roof forms along elevation at the main entry elevation has been raised a few feet higher and grouped the two side elevations into one composition. Defined by a strong pitched roof and a hip roof 2'-3' higher.
- The broken gables on roof have been removed to straighten the roof line.
- The entry at mid site is now definable as an entry and have introduced nodes as shown on the site plan.
- North elevation is the same composition and will continue around onto 152 Street.
- Site plan updated to show way finding around site.
- Added two gated trellises on 151 Street at apartment entry at the common outdoor space and a second one at the east west pedestrian gate. The site is fully accessible.
- Stairs at the north east end of the site were removed and replaced with a 5% ramp. The stair to the outdoor amenity space was replaced with a ramp. All ramps are accessible and pedestrian friendly in nature and introduced patterned pavement brick to look like a public plaza.
- Brownstone townhouses – extended roof decks to 4th level. See Drawing A2.41 Roof top Elevation at Townhouse – stair elements extended to roof and trellis elements added for shade.
- Laneway on north is pedestrian accessible and added brick stamped paving.
- Building 6 and 7 roofs (plan A.2.61) were simplified. The flat roof is now gable roofs on front elevations.
- 3D renderings were included in the presentation to show street views of the different buildings including the Phase 1 apartment building.
- Townhouse drive aisle widened 1'-6".

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

- 151 Street is a people friendly street. A red brick path with let downs was added for an east west connection across the street.
- The pathway was modified to add an additional berm on the north east corner. The stairs are now gone; now ramp provided.
- Steps were removed at the courtyard path.
- Bike racks have been added.

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 C. Taylor
Seconded by T. Wolf
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**

- Good response to previous ADP comments:
 - Better way finding and attempt to improve pedestrian experience on 151 Street and laneway.
 - Better connection on site and elimination of steps.
 - Generally, pedestrian realm is improved with ramped walkways, trellises at entrances and paved crossings.
- 151 Street and internal mews need work - further pedestrianize. They are car oriented but have potential to contribute to the public realm. Push further with engineering.
- Townhouse drive aisle - Suggest more brick paving between building 4 and 7 and building 5 and 6. Area needs to be more pedestrian friendly.
- Brick paved walkway does not really improve the pedestrian friendliness of the townhouse drive aisle space. Perhaps consolidate brick paving in a bigger single area.
- Pedestrian link from townhouse drive aisle - recommend pedestrian link to 151 Street between buildings 4 and 5. Space between should be a pedestrian corridor, not a parking stall.

Building Form and Character

- Nice trellis/covered roof decks.
- Massing of the "big building" on 152 Street is improved.
- Suggest emphasizing the "big moves" that have been made, i.e., fewer big elements and accentuate.

Landscape

- Good response to previous ADP comments, e.g., bike racks, wayfinding, accessibility,
- Outdoor amenity space cross-section demonstrates that the courtyard spaces are well designed and an appropriate scale.
- 151 Street - landscape response could be improved further (wayfinding, pedestrian crossings, termination of street).

Accessibility

- Addressed accessibility issues.
- Recommend accessible unit be incorporated into design.

The following comments from the absent panelist were read into the minutes:

- A stronger hierarchy of articulation for the large building has been achieved. The subtly asymmetrical composition is a plus for the long street elevation, particularly with an urban presence provided for the very visible north elevation.
- Appreciate that the exaggerated roof scale of buildings 6 and 7 has been diminished (less dramatic but more neighbourly), and that trellis roof decks are provided for buildings 4 and 5.
- Good to see that the pale colour has been changed to one that appears less stark.
- All the other good points remain.
- The panelist remains in favour of the overall siting and setback relaxation, etc., and is in support of this resubmission

CPTED

- No comments provided at the meeting.

4.

6:15 PM

File No.:

7914-0017-00

Resubmit

Last Submission Date:

March 13, 2014

Description:

Proposed OCP amendment, Rezoning and DP to allow a four-storey 121,060 m² (11,246.8 ft²) commercial building providing for office, retail and restaurant use, with underground/ surface parking

Address:

Highway 99 and 152 Street, south of 32 Avenue

Developer:

Gerry Olma, Avondale Development Corporation

Architect:

Peter Lovick, PJ Lovick Architect Ltd.

Landscape Architect:

Mary Chan, PMG Landscape Architects

Planner:

Helen Popple

Urban Design Planner:

Mary Beth Rondeau/Hernan Bello

Note: Statement of Review from March 13, 2014 was included in the agenda package.

The Urban Design Planner noted that this is a resubmission and is in response to the comments from the panel.

The Project Architect provided a response to address ADP comments:

- The landscape setback along the highway has been enhanced with Douglas firs and a series of other tree groups.
- A sliver of land has been lost, however there is 13' to the property line. The MOTI has agreed to allow the planting of trees at the property line.
- Grades and elevations along 152 Street have been revised.
- The building design is a strong architectural concept which creates three large colour blocks on each elevation.
- The second and third floors will cantilever out on the highway side.

- All cantilevered portions will have clear anodized frame and green tint glazing. The balance of the glazing will be clear with black frame.
- Overhangs along the top will provide shading.
- Elevator lobbies are glazed and with a large marquis entrance at each point.
- Each entrance will have a plaza area with benches, planters and large potted plants.
- The restaurant patio will have a water feature providing white noise. The building will be cantilevered over the patio and sun shaded.
- The open stairs have been revised with stepped levels.
- The material sample board was not available for review.
- Sustainability –
 - Pathways are pavers and have bioswales where grades allow it; with minimum irrigation requirements in the landscape.
 - Location of electrical charging stations yet to be determined.
 - The site is situated on a major arterial road with a residential neighbourhood within walking distance.
 - 150 trees to be planted.
 - Roof to have a white roof membrane.
 - To use low flow plumbing fixtures.
 - Windows – light control system to allow all natural lighting. Triple glazing on highway side.
 - Strata unit cladding to be made from recycled materials for a much reduced carbon footprint and zero toxins.
 - Mechanical systems still to be determined.

The Landscape Architect provided a response to address previous ADP comments:

- Trees have been chosen to provide summer and winter interest. The existing cottonwood and alder trees to be removed and replaced with 147 new trees within the development, not including the tree on the street, and will define the edge of the site.
- Shrubs will be drought tolerant.
- Along the highway will be more native plantings that will include columnar Serbian spruces, Douglas firs, vine maples, and flowering dogwoods.
- The fountain to be treated with more urban plantings and will have a pumping element to circulate the water.
- Pedestrian connection is important for safety, and to have seating areas and site furniture.
- The trees to be short from the north east corner of Hydro right of way over to the parking zone.
- The sidewalk is generous and with ramps for accessibility.
- Stairs are generous with planters and plantings to the lower plaza and parking areas.
- The loading area will be planted with vines.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Proposed OCP amendment, Rezoning and DP to allow a four-storey 121,060 m² (11,246.8 ft²) commercial building providing for office, retail and restaurant use, with underground/ surface parking

Highway 99 and 152 Street, south of 32 Avenue

File No.: 7914-0017-00

It was

Moved by E. Mashig

Seconded by C. Taylor

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

The ADP felt that there was adequate response to the previous ADP comments.

Site

- Improvement made in the setback treatment along the highway and 152 Street.

Building Form and Character

- Overall the work done on the 152nd Street side is significant and this area was of the biggest concern as that façade felt too massive and the pedestrian scale needed developing further. It appears well done.
- There is simplicity and clarity of the architecture however, some of the more expressive elements have been lost.
- The detail is still quite conceptual at this stage -- refine the details particularly at the joints.
- Encourage the use of vertical sun shades and extend a running cap on the mullions.
- Use triple glazing on the highway side.
- Consider softening the northwest elevation by stepping the building down (as in previous submission). The present treatment is not balanced and the façade is too harsh and 'blocky'.
- Entry lobby overlooks parking lot; not ideal with seating areas.
- A lot of good work has been done with the restaurant and its challenging location to the street, the façade treatments and its formal character and its sustainability.
- A challenging grading situation and with being on the highway, the proponent has dealt with the current and future grading well.

Landscaping

- This is a challenging site between a hydro right of way, large parking area and highway. In that context, the parking is planted generously with trees and has storm water retention.
- Good pedestrian connectivity and safety.
- Outdoor patio works well and is sunny.
- Consider wider steps for sitting, or seat walls for a sunny informal place to sit.
- Large trees and ephemeral landscape will work well with the glass of the building.

- Water feature - form and character is questionable. Does not look bold and simple or matching the architectural materials.
- Nice planting palette on highway, a native palette.
- Opportunity for a green roof?

CPTED

- No comments provided at the meeting.

Accessibility

- No further comments.

Sustainability

- Sustainability needs further development and review with Planning particularly with regards to the mechanical systems of the building.
- Encourage 3rd party rating system such as LEED certification as a benchmark.

The following comments were read into the minutes:

- The material expression is clearer and strong, and while some of the fine grain of expressiveness has been lost, the very clean approach is possibly better in the freeway context.
- Trees are to be added, but worry they are not on the architectural views that only show a ground cover.
- Supportive of this submission on the assumption that the highway fronting trees are in fact extensive and of a meaningful scale.

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 26, 2014.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:50 pm.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel