

Present:

Chair – L. Mickelson
S. Forrest
G. McGarva
C. Taylor
M. Vance
Cpl. M. Searle
S. Vincent

Guests:

D. Johnson, Doug Johnson Architect
C. Kavolinas, CJK
W. Jung, Hanson Architect

Staff Present:

M. Rondeau, Senior Planner
L. Luaifofo, Administrative Assistant

A. RECEIPT OF MINUTES

There were no minutes of the Advisory Design Panel to adopt.

B. NEW SUBMISSIONS**1. 4:00PM**

File No.:	7915-0083-00
New or Resubmit:	New
Description:	REZ and DP for four-storey mixed-use commercial/residential building in Fleetwood Village
Address:	8446-160 Street
Developer:	R. Chawla, Titania Holdings
Architect:	Doug Johnson Architect
Landscape Architect:	C. Kavonlinas
Planner:	Jeff Denney
Urban Design Planner:	Mary Beth Rondeau

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

- The subject site is in Fleetwood Village area and is for a 4-storey, mixed-use building transit oriented development which is the planned objective for this area even though lower scale development has been happening.
- In addition, on the original site they have provided the lane as shown in the NCP which means another 6m will be taken off this small site.
- Density allowable is 2.5 and this project is approx. 1.4 over the entire site.
- The building does not propose indoor amenity space and staff support this given the provision for a lane on this site.
- Staff does not have any specific issues.

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

- The proposed design for this site is for a 4-storey residential building over a single level of underground parking. Three floors of residential units (one and two bedrooms) are located above the ground level. The ground level is designated for commercial space. The design is a contemporary urban mixed building and was developed with input and support of the Fleetwood Community Association.
- The building will be located at the zero lot line to the north property line. A future lane runs along the south side of the property.
- All units have large balconies and have reasonable layouts for a tight site.
- The detailing on the building has been kept very clean in keeping with the contemporary vernacular. The building was designed to try to emphasize the vertical elements of the building with brick columns that go up through the building. The building terminates at the underside of a sweeping roof with large overhangs. The masonry is grey in tones while both the Hardie siding and panels provide the opportunity for colour variations.

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

- It is possible that the existing trees on the neighbor's property will be retained.
- A hydro kiosk is proposed along the south west corner of the site. A landscape buffer is provided along the east property line. The finish grades will meet the existing grades here.
- A small outdoor amenity area is proposed for residential component of the building.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

File No. 7915-0146-00

It was Moved by S. Forrest
Seconded by S. Vincent
That the Advisory Design Panel (ADP)
recommends that the applicant address the following recommendations and
revise and resubmit to *Planning Department*.
Carried

STATEMENT OF REVIEW COMMENTS

Site

- The proposed urban mixed-use form at the street with parking behind/below is an appropriate response.

Building Form and Character

- General support for use, form and character.
- Panel expressed concern with the use of brick as it appears awkward on all 4-storey's. The commercial base could be treated differently.
- The brick meets the underside of the floating roof awkwardly and could also wrap the external corner.
- Eaves on the zero lot line appear to cut off. Consider more purposeful termination.
- The north façade is most visible for a fairly long term and should be treated with the prime treatment.
- Consider simplifying the Hardie panel colours by substituting brown in place of the green.
- Consider reducing the size of large bedrooms and increase the living room space.
- Consider use of obscured glass, ensure not clear for awnings due to maintenance.
- Consider adding dedicated bike storage space.
- Recommend a detailed sign package is in place.

Landscaping

- Consider adding green treatment such as trellis with vines on lane façade
- Consider making use of road dedication for an interim seating area.
- The amenity space appears uninviting; suggest adding trees. The area should be re-thought and try to gain some additional space for something more interesting to happen.
- Consider adding trees to planters; 1 tree on the north and 1 tree on the south.
- Consider providing some definition of CRU and building the entrance with differentiating paving.

CPTED

- Concerns with the design of the balconies. There is a lack of ability to look left and right.
- Concerns with the surfacing. Concrete facings pillars on the side will be a target for graffiti and damage.
- CRU on building has extensive glass which could create potential smash and grab activity, depending on what type of businesses are in place.
- Consider bollards or something to protect walkway.
- Exits look good. Straight forward design.

Accessibility

- Recommend power doors at the entrance and call buttons in the parking lot. Panels should be horizontal to make top and bottom floor the same height.
- Benches in front of building would be an added feature.

Sustainability

- Encourage access to light through entrance stairs into corridor.

2. **4:45 PM**

File No.:	7915-0146-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	DP for one-storey commercial building on the main street of Cloverdale village
Address:	5791-176 Street
Developer:	Alex Lee, JKY259 Enterprises Ltd.
Architect:	Wilson Jung, Hanson Architect
Landscape Architect:	Viewpoint Landscape Architect
Planner:	Jennifer McLean
Urban Design Planner:	Mary Beth Rondeau

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

- The project is a new building located on 176 Street which is the main street of historic Cloverdale.
- Generally, staff has no specific issues.

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

- One challenge faced when designing this building was the ability to reinforce the urban design direction that the City wished to see. Viable units and the architectural challenge was how to respond to the character and heritage precedence.
- The building is at the edge of the street to respect certain roadway allowances, primarily on 58 Street.
- The desire to incorporate material used in the area was achieved by the use of brick and the horizontal band which is the weather protection element. Emphasis was made on the storefront glazing for retail purposes. The use of brick metal fascia, weather protection and cement fibre panels with brown finish.

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

- All existing trees are retained and grass boulevard along 58 Avenue. There is nothing on site or vegetation of site which will be retained.
- Paving at entry to retail store will be a contrasting material to the public sidewalk treatments.

- Strip of vegetation along the lane to provide a green edge, flowering shrubs, paving materials will be asphalt and concrete walkways. Colour accents at store entries.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

File No. 7915-0146-00

It was

Moved by G. McGarva

Seconded by M. Vance

That the Advisory Design Panel (ADP)

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

Carried

STATEMENT OF REVIEW COMMENTS

Site

- Appropriate form of development and site arrangement with the building at the streets and parking behind.

Building Form and Character

- Very good balance between contemporary expression while maintaining a positive relationship with the existing historical setting.
- Consider deeper canopy to provide greater rain protection.
- Consider carrying brick column through to roof parapet.
- Encourage the weather protection canopy to out an extra foot to enable two people to walk past each other.
- Retain consistent background on signage.
- Consider hardi panel system, nice crisp reveal, more refined, chunky trim.
- The garbage could be relocated to open up views into the parking but keeping landscape screening of the cars.

Landscaping

- Well done and simple.
- Consider more interest along the street front with the introduction of street furniture; benches, bike racks.
- Consider trellis with vines on parking lot wall to break large expanses of Hardie panel.

CPTED

- Recommend re-location of the garbage. The whole lot should be visible before a person walks into it. Also vulnerable to graffiti.
- Recommend installation of lights over rear access doors.
- Introduction of planting to soften the edge. Planting helps define space and semi-private space.
- Consider some pole mounted fixtures.

Accessibility

- Recommend power doors at the entrance.


C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, July 26, 2015.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:45 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel