

# Advisory Design Panel Minutes

**Present:**

Chair – L. Mickelson  
S. Forrest  
K. Johnston  
D. Newby  
D. Ramslie  
D. Staples  
C. Taylor  
S. Vincent  
Insp. G. Bhayani, RCMP

**Guests:**

V. Mernon, AIBC Architect  
M. Grover, JM Architecture Inc.  
V. Singh  
J. Liu, JHL Design Group Inc.  
E. Kearns, Ankenman Associate Architect  
M. Mitchell, M2 Landscape Architecture

**Staff Present:**

M. Rondeau, Acting City Architect  
N. Chow, Urban Design Planner  
L. Luaifoa, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was Moved by C. Taylor  
Seconded by D. Staples  
 That the minutes of the Advisory Design  
 Panel meeting of January 28, 2016 be received. Carried

**B. NEW SUBMISSIONS**

**1. 5:00 PM**

<b>File No.:</b>	<b>7915-0373-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	<b>Rezoning and DP for a 3-storey commercial development.</b>
<b>Address:</b>	<b>8360 to 8366 120 Street (Scott Road)</b>
<b>Developer:</b>	<b>Vikram Singh</b>
<b>Architect:</b>	<b>Joe Minten, JM Architecture, Inc.</b>
<b>Landscape Architect:</b>	<b>Jenny Liu, JHL Design Group Inc.</b>
<b>Planner:</b>	<b>Luci Moraes</b>
<b>Urban Design Planner:</b>	<b>Nathan Chow/Mary Beth Rondeau</b>

**The Urban Design Planner**

- The proposal generally meets the intent of the policy for land use. The height variance is supported given the slope on the site, the setback from the eastern single family across the lane and other 3-4 storey proposals on Scott Rd have been supported in past.

- The site currently has a ramp off Scott Rd and this feature is being replaced to allow access to the lane in 80-100m spacing similar to a block size.
- Staff are seeking the ADP's advice on the building character and specifically the dome feature.

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

- This building has vinyl windows and the cladding material consists of materials such as brick on the west facade, metal cladding and a metal clad dome, EIFS cladding on the upper floors and concrete blocks on the north façade.

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

- The front face has in-ground planting and tree beds alternating with walk-throughs.
- There is a bike parking area off the rear lane.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**Rezoning and DP for a 3-storey commercial development**  
File No. 7915-0373-00

It was Moved by S. Vincent  
Seconded by D. Newby  
That the Advisory Design Panel (ADP)  
recommends C – that the applicant address the following issues to the satisfaction of the Planning & Development Department, and at the discretion of Planning staff, resubmit the project to the ADP for review.

Defeated

It was Moved by K. Johnston  
Seconded by C. Taylor  
That the Advisory Design Panel (ADP)  
recommends B - that the applicant address the following issues to the satisfaction of the Planning & Development Department, and resubmit the project to the ADP for review.

Carried

## STATEMENT OF REVIEW COMMENTS

### Site

- The ramp to the lane is good for access to the street; however, could be enhanced with more sensitive pedestrian sidewalk transition down to the parking.
- Pavement treatment of ramp should be more sensitive.

### Building Form and Character

- The character context of Scott Rd allows a lot of variation and this sentimental architectural character can fit into that context. The design could draw on contemporary/traditional/urban mix.
- The treatment of the corner with the strong dome element was generally not supported. The dome element adds presence to the corner but is too strong given that this is just a driveway ramp. Suggest removing dome or height.
- With the strong corner element, it sets up an expectation that there would be an entrance at the ground level. A corner entrance could be considered regardless of the dome.
- If dome is not removed, consider using the ceiling space for purpose, i.e. mechanical equipment or an increased ceiling height to the top floor.
- Weather protection seems too narrow and tall to offer meaningful protection.
- The rear façade is weak and should be treated more as a primary façade given the visibility to the existing and future residential to the east. Recommend architectural treatment with more consistency with the front and ramp façade.
- Recommend awnings over rear doors.
- The zero lot line wall on the north appears to be forced with the block colour variations. Consider wrapping the brick.
- Suggest more windows in stairwells.

### Landscaping

- The front interface along Scott Rd is treated properly.
- The landscape treatment of the lane should be significantly improved. Suggest adding greenery at the rear elevation to help soften. Relocate bike parking to the front and replace with landscaping. The garbage could be relocated as well.
- Recommend fencing and lighting along the lane.

### **CPTED**

- Suggest the use of CCTV for the rear of the property.
- The blank exit door on northwest corner on Scott Rd. may become an area for nuisance activity.
- In the back parking suggest locking gate and down lighting. Consider relocation of garbage bin to increase visibility.
- Consider sidewalk railings along the ramp for pedestrian safety.
- Consider graffiti proofing for ramp sidewalls.

### **Accessibility**

- Recommend 1 disabled parking space.
- Recommend power doors at entrances, especially on Scott Road side.
- Recommend horizontal elevator buttons and emergency call buttons.
- Recommend disabled access sidewalk for after-hours access.

### **Sustainability**

- Encourage as much energy sustainability as possible, recommending a 15% overall target rate of energy reduction.
- Consider adding green space since the amount of hardscape is high and the site is over parked.
- Suggest moving bike parking to the front of the building.
- Suggest adding pedestrian access to the ramp to increase multi-modal options.

D. Newby and G. Bhayani exited the meeting.

2. 6:00 PM

<b>File No.:</b>	<b>7915-0410-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	<b>Rezoning and DP for one-storey commercial building.</b>
<b>Address:</b>	<b>17565 – 58 Avenue, Cloverdale Town Centre</b>
<b>Developer:</b>	<b>SCDC/Suki Sanghi</b>
<b>Architect:</b>	<b>Emily Kearns, Ankenman Associate Architect</b>
<b>Landscape Architect:</b>	<b>Meredith Mitchell, M2 Landscape Architecture</b>
<b>Planner:</b>	<b>Jennifer McLean</b>
<b>Urban Design Planner:</b>	<b>Mary Beth Rondeau</b>

**The Acting City Architect** presented an overview of the project:

- The site is in Cloverdale on 58 Avenue. The City has received many inquiries about the site.
- Use, form and density are generally supported. Staff have no specific issues on this proposal.

**The Project Architect** presented an overview of the site plan, building plans, elevations, cross sections, and streetscapes and highlighted that the proposed project is designed to generate an esthetic in keeping with the historic neighbourhood and also articulated in a way to create a modern look. The materials selected provide a visual interest and evoke an historic industrial feel, similar to other buildings in the area.

**The Landscape Architect** reviewed the landscape plans and highlighted that the primary consideration is to improve pedestrian circulation and encouraging it as much as possible.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**Rezoning and DP for one-storey commercial building**  
 File No. 7915-0410-00

It was Moved by C. Taylor  
 Seconded by K. Johnston  
 That the Advisory Design Panel (ADP)  
 recommends A - that the applicant address the following issues to the satisfaction  
 of the Planning & Development Department.

Carried

## STATEMENT OF REVIEW COMMENTS

The Design Panel supported the overall development project and commended the use of the irregular lot.

### Site

- Good efficient buildings and good use of the site.

### Building Form and Character

- Well resolved scheme with appropriate balance of materials used.
- Suggest making the roof planes appear to “float” more (increase cantilevers and make them “thinner”).
- Consider adding more wood to give support to the wood columns which currently feel isolated and foreign to the rest of the building.
- Commend the west corner appearance. Consider the overlook from the townhomes.
- A single parking access/exit point may give additional outdoor space at the north corner.

### Landscaping

- Commend the design and interface between the building and street. Suggest developing the relationship between letdown and pathways at the west corner.
- Well thought out along bypass and rear edges.

### CPTED

- No specific CPTED comments.

### Accessibility

- Recommend relocating the disabled parking space closer to the building.
- Recommend providing accessible washrooms.
- Recommend power doors at entrances.

### Sustainability

- Applaud the use of exterior mineral wool insulation to improve thermal performance and building durability.
- The high west facing glass may be an issue. Consider the use of high performance “dynamic” glass.
- Excellent use of bike racks and park benches to increase multi-modal transportation.


C. OTHER COMPETENT BUSINESS


D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, March 24, 2016.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:15 p.m.

  
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Jane Sullivan, City Clerk

  
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Leroy Mickelson, Chairman  
Advisory Design Panel