

**Present:**

Chair - L. Mickelson  
M. Ehman  
K. Johnston  
D. Nelson  
R. Solivar  
D. Staples  
M. Younger  
S. Vincent

**Guests:**

W. Francl, Francl Architecture  
K. Larsson, Connect Landscape  
J. Fry, Hapa Collaborative  
K. Hemphill, Rositch Hemphill Architectures  
R. Salikan, Salikan Architecture Inc.  
D. Jerke, van der Zalm & Associates Inc.

**Staff Present:**

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

The Acting City Architect introduced the newest ADP member, D. Nelson to the Panel.

**A. RECEIPT OF MINUTES**

It was Moved by M. Ehman  
Seconded by L. Mickelson  
That the minutes of the Advisory Design  
Panel meeting of March 24, 2016 be received. Carried

**B. NEW SUBMISSIONS**

**1. 4:00 PM**

<b>File No.:</b>	<b>7916-0093-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	<b>Two-storey commercial building</b>
<b>Address:</b>	<b>5570 - 152 Street</b>
<b>Developer:</b>	<b>Richard Coulter - Panorama Park Investments Inc.</b>
<b>Architect:</b>	<b>Walter Francl - Francl Architecture</b>
<b>Landscape Architect:</b>	<b>Ken Larsson - Connect Landscape</b>
<b>Planner:</b>	<b>Melissa Johnson</b>
<b>Urban Design Planner:</b>	<b>Nathan Chow</b>

**The Urban Designer** noted that this proposal is part of a larger Master DP and is the last building to be constructed. Staff has no specific issues with the application.

The **Project Architect** presented an overview of the revised plans and highlighted the following:

- The development is modest and completes a series of buildings at this location.
- The building is not necessarily intended to look like the other buildings on the site.
- A majority of the parking is underground and the ground floor is for retail use.
- The current application proposes a larger building than originally shown in the Master DP.

The **Landscape Architect** presented an overview of the landscape plans and highlighted the following:

- The existing trees will be saved and improved at the edge of the south property line.
- Planting shields the view of the ramp and climbs the screens on the southern wall to soften the rear façade of the retail space.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

##### Two-storey commercial building

File No. 7916-0093-00

It was

Moved by M. Ehman

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 application in general and commended overall architectural expression.

- Site Pedestrian flow is somewhat confused around the site; building interrupts the current pedestrian path to adjacent sites.
- Recommend further consideration of the pedestrian connectivity. Currently, they are not properly connected or aligned.

#### Building Form and Character

- The building could have a stronger use of colours and textures.
- Consider extent and location of the coloured glazing. Suggest wrapping colour spandrel along 152 Street.
- Commend underground parking on the site.
- Suggest widening the doors to include the width of signage or the frame of doors to include the sideline.

- Suggest painting rear doors to match panel colours.
- Bike racks on P1 impede/encroach on stall #26.

### Landscaping

- Green screens not well integrated with building. One idea was to treat the screens as a more sculptural element and add backlighting.
- Consider designing develop guard and lower concrete upstand along vehicular ramp.

### CPTED

- Green screens may cause CPTED issues.

### Accessibility

- Recommend power doors at entrances.
- Recommend re-location of the disabled parking space underground closer to the elevator.
- Recommend emergency call button in parking lobby.

### Sustainability

- Consider how vestibules would be accommodated if combination of CRV spaces triggers this Energy Code requirement.
- Maximize landscape areas where possible. Entire development is primarily paved or hard roof areas.

## 2. 4:45 PM

<b>File No.:</b>	7915-0445-00
<b>New or Resubmit:</b>	New
<b>Last Submission Date:</b>	N/A
<b>Description:</b>	Rezoning to C-8 and DP for a 3 - storey commercial building
<b>Address:</b>	2249 King George Boulevard and 2213 156 St.
<b>Developer:</b>	Raymond Leung and David Tam
<b>Architect:</b>	Robert Salikan (Salikan Architecture Inc.)
<b>Landscape Architect:</b>	David Jerke (van der Zalm & Associates Inc.)
<b>Planner:</b>	Luci Moraes
<b>Urban Design Planner:</b>	Nathan Chow

The **Urban Designer** provided an overview of the site plan, building plans and streetscape highlighting the following:

- This subject site is on King George Boulevard along 156 Street and is a triangular crescent shaped lot at the end of the commercial area. Surrounding is lower density residential.
- The height and density is near the maximum of the target C8 zoning.
- The floor heights appear low with 3m height for commercial.
- This proposal features a long double floor span. This allows more surface parking which is not an objective of the OCP and directs parking to be interface along the street, rather than active retail.
- The siting of the building as seen going south on King George Boulevard will project in front of the adjacent buildings.
- Staff have questions on how realistic the scheme is given the issues noted.

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

- The lot is the last remaining remnant of undeveloped commercial property along this block of King George Boulevard.
- There will be no vehicular access to the site except from the lane due to proximity of the nearby major intersection.
- The project was designed in accordance to the C-8 Zoning and parking requirements.

The **Landscape Architect** provided an overview of the landscape plans and highlighted the following:

- The landscaping is simple to meet with the building design which is commercial development.
- Due to future road widening, the design was unable to meet the standards on site that requires a “continuous landscaping strip of not less than 1.5 m in width...within a lot”. The project however, exceeds the minimum requirements by landscaping from the property line to the existing sidewalk offsite.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**Rezoning to C-8 and DP for a 3 - storey commercial building**  
File No. 15-0445-00

It was

Moved by D. Staples  
Seconded by K. Johnston  
That the Advisory Design Panel (ADP)

recommends B - that the applicant address the following issues to the satisfaction of the Planning & Development Department and re-submit to ADP.

Carried

## STATEMENT OF REVIEW COMMENTS

The Design Panel considered the proposal too unresolved and that some elements should be reconsidered.

### Site

- Challenging site with shape and on the corner. The proposed plan provides an efficient resolution. The parking at the rear is good.
- The area under the spanned-over building should be better resolved with less parking and more like a pedestrian-active plaza.
- The building over above creates an uncomfortable space. Rather than all parking below cover, it should be made to have more of a "plaza" feel, rather than just a parking lot.
- Suggest improving vehicular circulation in the parking area (avoid dead end circulation).
- The turning radius in the parking lot may not work.
- Confirm if 5.8 m and 6.0 m drive aisle are permitted.

### Building Form and Character

- Grave concerns with structural resolution which does not appear to be viable. Structure is identified as very "thin".
- Floor to floor heights are not viable for commercial uses given the mechanical requirements. Perhaps the 3<sup>rd</sup> floor should be deleted which would reduce the parking to allow for better space under the building.
- Good that the building anchors the corners.
- The north east corner of the building has high visibility but appears to be treated as the back of the building. Suggest developing the corner of the building as seen from King George Boulevard. Could be an opportunity.
- Support architectural expression idea but with significant design development. Too unresolved.
- The rendering expresses a different architectural resolution than the remainder of the package.
- Suggest design develop fenestration design on all four sides of building.
- Coloured elevations should have been included in the package to help explain the design but still appears to be unresolved.

### Landscaping

- Areas under the building tend to be dark and daunting. Important for some people to see were the parking might be with a glimpse but too much is shown.
- Treatments such as lighting, stormwater landscapes and trees should be considered.
- Trees on site taken out don't appear to have been replaced appears to be a deficit overall.

**CPTED**

- Note that it is dark under overhang.

**Accessibility**

- Recommend power doors at entrances.
- Recommend elevator button panel be horizontal.
- Recommend disabled parking. (Identify the 2 spaces indicated by the applicant).

**Sustainability**

- Recommend clearly identifying sustainable strategies including storm water management.
- Consider operable windows for office spaces.

**4:45 PM**

<b>File No.:</b>	<b>16-0076-00</b>
<b>New or Resubmit:</b>	<b>New</b>
<b>Last Submission Date:</b>	<b>N/A</b>
<b>Description:</b>	<b>DP for two 4-storey apartment buildings</b>
<b>Address:</b>	<b>3350 - 151 Street Harvard Gardens Rosemary Heights West</b>
<b>Developer:</b>	<b>Kevin Shoemaker-Polygon</b>
<b>Architect:</b>	<b>Smiljka Stankovic - Rositch Hemphill Architects</b>
<b>Landscape Architect:</b>	<b>Hapa</b>
<b>Planner:</b>	<b>Melissa Johnson</b>
<b>Urban Design Planner:</b>	<b>Nathan Chow</b>

The **Urban Designer** noted that this project consists of two apartment buildings which will complete the final phase of development in the Harvard Gardens. Staff support the proposal in general and don't have specific issues with the project.

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

- The buildings are U-shaped defining a large central courtyard.
- The challenge with this project was dealing with the grade.

The **Landscape Architect** provided an overview of the landscape plan and noted that:

- The brick wall surrounding the building is a main feature for the public and private realm.
- The large courtyard is animated providing lots of opportunities for programming for different uses.
- A multi-modal trail is on the east side.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**  
**Rezoning to C-8 and DP for a 3 - storey commercial building**  
File No. 16-0076-00

It was Moved by K. Johnston  
Seconded by R. Solivar  
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 commended the quality of the package and the follow thru of the architectural idea into the details creating a memorable neighbourhood. The Panel supported the application in general with few comments to add.

**Building Form and Character**

- Treatment of entrances and research of project is commendable.
- The horizontal line at light coloured top storey is a bit relentless and there could be more variation to break the two - three storey.

**Landscaping**

- Landscape and court development is a great "common" to create community within the larger whole is fantastic.
- Commend the contrast between formality of building and the informality of the courtyard.
- Consider relocation of the play area to a sunny location.
- Consider expanding outdoor dining patio with design that allows multiple groups to occupy two patios.

**CPTED**

- No specific CPTED comments.

**Accessibility**

- Recommend power doors at entrances.
- Recommend elevator/call button panels be horizontal.
- Recommend emergency call in lobby (elevator).
- Ensure the amenity space has disabled washrooms (to code).
- Recommend 30% of units be wheelchair accessible.

**Sustainability**

- Consider using captured rainwater for irrigation.
- Consider use of operable windows for all residential suites.
- Consider use of heat recovery ventilators for suite ventilation for enhanced IAQ and energy efficiency.

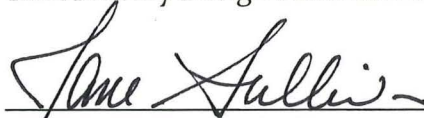
**C. OTHER COMPETENT BUSINESS**

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for **Thursday, May 12, 2016.**

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 6:30 p.m.

  
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Jane Sullivan, City Clerk

  
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Leroy Mickelson, Chairman  
Advisory Design Panel