

Present:

Chair - L. Mickelson
S. Forrest
M. Younger
M. Vance
S. Vincent

Guests:

M. Dembek, Barnett Dembek Architect
M. Mitchell, M2 Landscape Architecture
J. Arora, DF Architecture Inc

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by M. Vance
Seconded M. Younger
That the minutes of the Advisory Design

Panel meeting of April 7, 2016 be deferred.

Carried

B. NEW SUBMISSIONS**1. 5:00 PM**

File No.:	7914-0255-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP amendment, Rezoning and DP for a 3-storey apartment building
Address:	3375 Morgan Creek Way
Developer:	Geoff Barker, Nanoose Harbour Holdings
Architect:	Maciej Dembek, Barnett Dembek Architect Inc
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Luci Moraes
Urban Design Planner:	Nathan Chow

The Urban Designer presented a brief overview of the project and highlighted the following:

- The site overlooks Morgan Creek Golf Course and is visible along Morgan Creek Way.
- The 3 storey apartment buildings trigger an NCP amendment from townhouse to apartments.
- Staff is generally supportive of a variety of housing in the area and would like to see a contextual response to the neighbourhood scale and predominant housing forms.

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

- The buildings are set back generously from Morgan Creek Way which will enable a fairly significant amount of landscaping to be put in place.
- Entry to the site is via 2 vehicle entries.
- The amenity building is a solid, masonry box which has an open glazed box which encloses with an exercise area, washroom, change room, locker room area and two trainer stalls/booths.

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

- Landscape design is consistent with the architectural style and consists of cultured stone walls in the front, low metal picket fences in the yards and use of boulders at the retaining walls, softened with planting.
- The intent is to create a green space that blends in with the existing green space that flows into the golf course areas. The existing condition is an open space with very few existing trees. A considerable amount of trees will be added on the site.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Two-storey commercial building

File No. 7916-0255-00

It was

Moved by M. Vance

Seconded by S. Forrest

That the Advisory Design Panel (ADP)

recommend A – that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

STATEMENT OF REVIEW COMMENTS

Building Form and Character

- Generally support form, massing including the horizontality of the buildings and can see some interest in the off-centre gables.
- The primary exterior materials are broken into each level. Suggest reducing to 2 (two) materials to better transition the horizontality over-emphasis.
- For the exposed ends of the buildings at the driveways, suggest break up of lower stone cladding. Use ends at entry to distinguish those elevations.
- Recommend second elevator based on size of buildings given market expectations.
- Amenity building shows two uses. Suggest revisiting the plans to incorporate a second floor of the building with elevator. A view from upper level of the golf course could be a feature of the project. Consider overlook of the roof as well.

Landscaping

- Recommend adding more planting at the front yard.
- Consider bringing dry-stack horizontal retaining walls down by terracing, for better transition. Organic boulder walls don't work well.
- Recommend revisiting the oval paving area and changing it into a square form.

CPTED

- There were no specific CPTED comments.

Accessibility

- Consider emergency call buttons in the parking lobby elevator.
- Recommend power doors where applicable.
- Recommend that 5% of units be wheelchair accessible or wheelchair friendly.
- Ensure amenity areas with washrooms are wheelchair accessible.

Sustainability

- Recommend removal of the chimneys if they are not needed.
- Encourage the use of permeable paving where possible.
- Encourage use of heat recovery ventilators.
- Encourage the use of rainwater use within water feature elements.

2. 5:45 PM

File No.:	7914-0207-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and DP for a 2 storey commercial building, including child care
Address:	18865 – 72 East Clayton
Developer:	Manjinder Saini and Avtar Virk
Architect:	Jessie Arora, DF Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Christopher Atkins
Urban Design Planner:	Mary Beth Rondeau

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

- A north-south road was added along the west side of the site to give the East Clayton commercial more access.

- Staff generally support the use, form and density for the proposal and have no specific issues.

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

- The main access from 188A Street and able to provide maximum frontage for the retail.
- Parking for the daycare and retail units are provided at the rear of the site away from public view along 72 Avenue. Parking is split into two parts; a covered portion and rear portion which is open. At night the area will be able to be locked.
- There are commercial units provided on the main floor and wrapping the corner.
- Providing as many operable windows as possible in the daycare facility to allow for cross ventilation.

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

- A green wall is proposed extends to the second floor on both sides of the building at the enclosed parking area.
- A landscape buffer is proposed between commercial and the new townhouse site along the north.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning and DP for a 2 storey commercial building, including child care

File No. 7914-0207-00

It was

Moved by S. Vincent

Seconded by M. Vance

That the Advisory Design Panel (ADP)

recommend 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.

Building Form and Character

- Clean, modern contemporary look and the 2 storey height fits the neighbourhood.
- The transition from the building to the townhouses appears a bit yet can be a gateway to the commercial and live/work buildings across 72 Avenue.

- The materials such as alucobond are good but the detailing needs work.
- Improve the parking functionality for the pick up/drop off area needs. Should relocate the wheelchair parking at both dead end driveways to minimize chaos. Also, recommend stalls for the large SUV's be considered at the north end.
- Consider extra deep canopies to enhance outdoor sitting.
- Suggest only including double retail doors if required.
- Consider the noise from the outdoor area to the east neighbours.
- Recommend a signage plan. Use blade signs to enhance pedestrian experience.

Landscaping

- The green walls will likely be a cable system not a living wall. The vines on the cable system take a long time to grow.
- Suggest feature corner at the southwest corner.
- Consider covered area on roof deck.

CPTED

- Consider CPTED aspects in the parking area under overhang.

Accessibility

- Recommend unisex disabled washrooms (daycare).
- Recommend power doors for disabled access.
- Recommend railing for daycare is higher.
- Recommend re-study of parking for daycare wheel chair space.

Sustainability

- Consider configuring canopies on south face of building to double as overhangs for solar shading.
- Consider establishing energy targets for commercial retail units.
- Consider configuring enclosed parking area to have sufficient openings to exterior to note require mechanical ventilation.
- Great to see green wall with cable system, configured with sufficient openness to pass as ventilation system instead of mechanical ventilation system.
- May need vestibule at entrance from parking.


C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, May 26, 2016.**

E. ADJOURNMENT

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



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel