

Present:

L. Mickelson – Chair
M. Ehman
M. Enns
S. Forrest
K. Johnston
D. Nelson
D. Ramslie
D. Tyacke

Guests:

J. Dyck, Craven Huston Power Architects
K. Bae Park, Craven Huston Powers Architects
M. Koop, Field & Marten Associates
P. Wheeler, Derek Crawford Architects Inc.
M. Messer, PMG Landscape Architects

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by M. Ehman
Seconded by D. Tyacke
That the minutes of the Advisory Design

Panel meeting of August 11, 2016 be received.

Carried

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

File No.:	7916-0039-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning and Development Permit for a 48 bed care facility
Address:	8054-140 Street, Newton
Developer:	BC Housing in partnership with Fraser Health and Options Community Services
Architect:	Justin Dyck, Craven Huston Powers Architects
Landscape Architect:	K Young Bae Park, Craven Huston Power Architect
Planner:	Catherina Lisiak
Urban Design Planner:	Mary Beth Rondeau/Nathan Chow

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

- The subject site has a network of fish bearing watercourses surrounding the site which will be conveyed as protected parkland.
- The site is also adjacent to single family homes. Staff has worked with the applicant on the interfaces and 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:

- A joint agreement with neighbours was made to create this lot, separate single family lots and convey the riparian areas.
- The design has been revised to make the 1.5 storey portion of the building up to the front of the street to continue with the single family houses to the south. The 3-storey massing was added to the back and the riparian area in the back creates a nice view and area for the tenants.
- The brick has been swapped for a wood-look fiber cement due to budget reasons.
- LEED Gold is the goal for funding standards.

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

- The rain garden will collect water from the parking lot.
- A 1.8 cedar fence will be installed along the south and not a chain link fence.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW
OCP Amendment, Rezoning and Development Permit for a 48 bed care
facility**

File No. 7916-0039-00

It was

Moved by K. Johnston

Seconded by S. Forrest

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.

Carried

STATEMENT OF REVIEW COMMENTS

The Panel appreciated the comprehensive presentation package and visuals particularly the 3D fly through.

Site

- The shape of the site is a challenging shape therefore; the attempt to address

the angles on the site with the parking and building location is commendable.

- Options for the siting were discussed where the building could be pushed to the north along the riparian areas with parking adjacent to the single family to allow south facing patio. Another option was to extend the massing along the front in a hockey stick form with parking at the back along the riparian areas.
- Consider moving the smoking area to another place away from the garbage.
- Parking relaxation will put pressure on adjacent streets to take overflow.

Building Form and Character

- Recognize that these types of facilities with very specific programs are a challenge to solve and especially on this shape of site.
- The kitchen being located on a portion of 140th creates a blank façade. Consider relocating and opening the dining along the street frontage.
- An alternative would be to relocate the dining area and the elevator to be more central rather than at one end with long corridors.
- Suggest adding windows at both ends of the long corridors to add some natural light.
- Suggest refinement of roof forms over dining area and suggest more work at entry.
- Support the 3-storey massing, the modern character and providing the variation to undulate the various massing elements. Suggest more careful detailing and planar resolution of flat surfaces.
- Re-consider deletion of the brick cladding although giving recognition of the budget challenges for these funded facilities.
- The colours may be too muted and should be refined.
- Commend the vertical trellis and fencing and the addition of wood.
- The transition between road and seating area needs to have more height and privacy.
- Review the lack of covered outdoor space.

Landscaping

- Commend the use of the wellness walkway concept with pathway around the site and recommend it be 2 m minimum width. Also the rain garden, the wood deck and the diversity of spaces are good.
- The flow from the parking to the front entrance can be more open.
- Suggest tightening up the plant spacing and larger pot sizes.
- Suggest increasing tree calipers to #7. Oak trees won't have any canopy until they are larger.
- Recommend heavier screening for dining terrace from parking. Add more trees and verticality in there.
- Recommend the addition of more trees in parking along the north side.
- Suggest accessible garden plots and outdoor games.
- Avoid the use of chainlink fencing with a more architectural solution.

CPTED

No comments provided specific to CPTED.

Accessibility

- Recommend that the call buttons at entrances be accessible.
- Assisted leaving means things have to be very accessible. Access needs to be achieved with minimal effort for residents and visitors.
- Recommend elevator buttons be horizontal.

Sustainability

- Commend the LEED Gold aspiration.
- Support the use of high efficiency and air source heat pumps, the EV charging infrastructure and commend the preservation of natural habitat.
- Consider adding end of trip facilities for staff to use bikes.
- Consider upsizing capacity of the rain garden to handle all of the run-off from the parking lot.

2. **5:45 PM**

File No.:	7916-0085-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning and Development for a 4-storey care facility for 200 beds
Address:	15562-17 Avenue and 2697/1687/1673/1661 – 156 Street
Developer:	Milton Koop, Field & Marten Associates
Architect:	Derek Crawford, Derek Crawford Architect Inc.
Landscape Architect:	Marlene Messer, PMG Landscape Architects
Planner:	Luci Moraes
Urban Design Planner:	Mary Beth Rondeau/Nathan Chow

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

- Although the neighbourhood context is predominantly single family, there is a mix of institutional uses south and west of the site on 16th and 16A Avenues in this Hospital precinct.
- Staff is supportive of the use and have worked with the development team and have several issues remaining that staff seek advice from the Panel on:
 - integration of the cross shape massing and architectural character into the residential context.
 - the service area visibility on 156th Street.

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

- The building geometry has been dictated by the various care groups served in this single building. It was important that all the bedrooms faced the landscape and/or urban areas. The form carved out 4 major important features – service entry off 156 Street; access to underground parkade, the main entry is off 16A Avenue and the other spaces are for outdoor spaces for residents.
- The model is designed for each wing to represent a house. The houses are grouped into a single neighbourhood and share facilities.
- The construction would be cast-in-place concrete and steel framing.

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

- The perimeter is landscaped with trees and lots of shrubs to give colour and interest all year round.
- A serene, simple moss garden will be located in a section of the courtyard. Gardening options are also available.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
OCP Amendment, Rezoning and Development Permit for a 4-storey care facility for 200 beds
File No. 7916-0085-00

It was Moved by D. Ramslie
Seconded by M. Ehman
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 with D. Tyacke opposed.

STATEMENT OF REVIEW COMMENTS

Site

- The square site can be a challenge for a massive building and reaching the centre by using the cross form can be understood on the basis for efficiency.
- Parking access could be from 16A Avenue instead of 156 Street.

Building Form and Character

- There is a lot of massing for this site and location.
- While the efficiency of the program in the X form is acknowledged, the building form is creating urban design deficiency. Consider a more

orthogonal H form of the building to fit into the neighbourhood and city grid. At the very least, the street interface can be improved if the form meets the street orthogonally rather than at angle.

- Suggest relocating the stairs from the corners of the building to rather use corner opportunities for animated spaces.
- Suggest providing more articulation on the façade, as it is too planar. Consideration undulations, maybe projecting the bays windows. However, it was noted that the articulation reduces energy efficiency and the form change would be preferred.
- The modern approach is appreciated. The precedent images can be a guide to improve the form and character.
- Recommend variation in the shape/size of windows.
- All the facades look too similar, could respond better to passive solar at least.
- Suggest a pronounced entrance and more emphasis on wayfinding.
- Rooflines are too long and flat, which looks institutional. Suggest articulating the roof with pop-ups.
- Address the concerns with overlooking to the neighbours.
- Optimize daylighting to the long corridors.
- Visitor access to the underground parking should be clarified and made convenient.

Landscaping

- Suggest having big trees for neighbourhood privacy.
- In the planting schedule, use a larger palette of materials to ensure lots of colour and texture year round.
- Ensure parkade is dropped enough for adequate soil depths to promote robust root growth for big trees.
- Consider smoking shelter on each terrace.
- Consider transparent fencing.
- Consider incorporating lighting (uplights for trees/signage) to help announce arrival. Uplight appears to be an inset light typically case in paving.
- Suggest preventing climbing or digging under the fence with taller fencing and robust foundation.
- Capture rainwater for watering plants.

CPTED

No comments provided specific to CPTED.

Accessibility

- Recommend power doors and call buttons.
- Recommend elevator buttons be horizontal.
- Concern with the lack of accessible surface parking.
- Concern with access to underground parking from the front entrance.

Sustainability

- Suggest re-orientation of massing would help with overall passive design and urban design.
- Support the use of recovery and any savings on water conservation.
- Harvest mechanical heat gains to reduce boiler needs.
- Consider use of air source heat pumps for heating and cooling.
- Minimize air conditioners to common areas only.
- Provide electric car charge stations
- Provide end of trip facilities.


C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 22, 2016.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:00 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel