

Present:

Chair – Leroy Michelson
M. Ehman
K. Johnston
D. Tyacke
M. Vance

Guests:

S. McLaughlin, Terra Housing
S. Hill, Kekinow Native Housing Society
J. Minten, JM Architecture Inc.
M. Grover, JM Architecture Inc.
K. Bae Park, CHPA
J. Arora, DF Architecture Inc.
Z. Billimoria, DF Architecture Inc.
M. Chan, PMG Landscape Architects Ltd.

Staff Present:

M. Rondeau, Acting City Architect, Planning & Development
N. Chow, Urban Designer, Planning & Development
L. Luaifoa, Legislative Services

A. RECEIPT OF MINUTES

It was

Moved by M. Ehman

Seconded by K. Johnston

That the minutes of the Advisory Design

Panel meeting of November 10, 2016 be received.

Carried

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

File No.:

7915-0365-00

New or Resubmit:

Resubmit Master DP/New Detailed DP for
Phase 1

Last Submission Date:

November 10, 2016

Description:

Rezoning (to CD based on RM-45) and Master DP for three multi-family buildings for social housing. Detailed DP for the first (rear) building.

Address:

7561-140 Street, Newton

Developer:

Kekinow Native Housing Society
Sheila McLaughlin, Terra Housing

Architect:

Joe Minten, Patrick Stewart Architect

Landscape Architect: Kyoung Bae Park,
CHPA

Planner:

Melissa Johnson

Planner:

Melissa Johnson

Urban Design Planner:

Nathan Chow

The **Urban Design Planner** provided the following comments:

- The proposal was originally a general Development Permit (DP) and has been resubmitted to include a detailed DP for the western building (Phase 1).
- Key issues that were raised for the general DP were eastern courtyard building now revised as a 3 storey apartment building; the site planning with the sense of arrival to the western building now revised with a circular feature; and the building/roof lines which have also been refined.
- Staff has no other specific issues.

The **Project Architect** presented an overview of the revised site plan, building plans and elevations. The following was highlighted:

- Emergency vehicles will have sufficient room to turn around and the circle creates a village-like plaza shared by Phase 1 western building and the middle building.
- Kekinow Housing Society will have new offices in Building 2.
- Due to the footprint of the building, there is more of a setback on the south side to create a larger separation from the building and the neighbours to the south.
- The building material is clad with Hardie panel, the fascias are in red and some feature walls are cedar shingles.
- The sloped roof to flat roof, with accented single forms keep the building lower and provides the dramatic forms wanted at the key areas of the building.
- The southwest corner of the western Phase 1 building stairwell has been relocated.

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

- The general idea was to keep the 700 m pathway around the sides of the site to enable accessible pedestrian movement around building.
- Another change is a 3 m landscape buffer along the south has been implemented.
- Both ramps have had trellis work as recommended at the last ADP meeting.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning (to CD based on RM-45) and Master DP for three multi-family buildings for social housing. Detailed DP for the first (rear) building.

File No. 7915-0365-00

It was

Moved by K. Johnston

Seconded by M. Ehman

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 ADP for review.

Carried

STATEMENT OF REVIEW COMMENTS

The Design Panel supported the general DP and the presented improvements with some suggestions regarding the detailed DP.

Building Form and Character

- A number of suggestions were made for the exterior material treatments:
 - Consider using different Hardie panel orientation patterns for the cladding per articulated 'volumes'
 - Reconsider the red fascia trim with either solid red 'volumes' or red cornice only on pitched roofs.
 - Encourage using the "red" colour to emphasize the entry rather than on the trim alone.
 - Consider introducing a base to the building by differentiating cladding material on the ground floor.
- The cornice at the main entry volume - consider extending.
- Consider overlook and privacy screening of balconies integrated with architecture.
- Consider adding window into the corridor at the northwest exit corridor.
- Commend the location of amenity. Should add sky lights or other method to brighten up under the canopy.
- Suggest rotating the elevator doors so access is not through the community rooms.

Landscaping

- Suggest extending the decorative paving material into the firetruck turn around.
- The terraced areas on the north side of the building can be improved:
 - Provide access to the terraced area.
 - The upper terrace is a good place for trees given soil volume.
 - Avoid the need for guard rails by making steps less than code requirement which will also avoid fall hazards. Grades could roll rather than step.
 - Consider open terrace railings.
- Recommend adding plant material closer to buildings.
- Consider depth of sand in play area to protect parking roof membrane.
- Show details of how the parking slab should drop to accommodate landscaping soil depth.
- Recommend tightening up plant spacing as some are fairly wide and add ground cover under shrubs in feature areas.

CPTED

- No comments provided specific to CPTED.

Accessibility

- No comments provided specific to Accessibility.

Sustainability

- No comments provided specific to Sustainability.

2. **6:00 PM**

File No.:	7916-0214-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP Amendment from "Townhouses (max 15 upa)" to "Mixed-Use" Commercial/Residential"; Rezoning from RA to CD (based on C-5); and detailed DP for 2 buildings. The proposed development will consist of one 1-storey commercial building and one 2-storey mixed-use building with commercial uses on the ground floor and 8 residential units above.
Address:	14418 & 14462 72 Avenue
Developer:	Amrik Sahota, Amson Centre 72 Ltd.
Architect:	Jessi Arora, DF Architecture Inc.
Landscape Architect:	Mary Chan/Bronwen Jones, PMG Landscape Architects Ltd.
Planner:	Ryan Gilmore
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** provided the following comments:

- Staff is supportive of the commercial residential development as this could be a commercial node to serve the neighbourhood.
- A 6 m buffer is generally sought; however, the applicant is showing a 5 m buffer which is considered sufficient.
- A split commercial sidewalk is proposed along the street frontages.
- Staff has no specific concerns.

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

- The proposed project is for 2 separate buildings on the site. The easterly building is a 2-storey structure with retail units on main floor and residential units on upper floor. The westerly building is 1-storey with commercial.

- A 5 m landscape buffer has been provided which is in addition to the 7.5 m setback of the existing residential to the south.

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

- Existing trees will be retained including a large Douglas Fir at the intersection and corner of the site and several trees in the south edge to provide screening to the neighbours.
- Storm water component is that 5% will be pervious pavers.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

NCP Amendment from “Townhouses (max 15 upa)” to “Mixed-Use” Commercial/Residential”; Rezoning from RA to CD (based on C-5); and detailed DP for 2 buildings. The proposed development will consist of one 1-storey commercial building and one 2-storey mixed-use building with commercial uses on the ground floor and 8 residential units above.

File No. 7916-0214-00

It was

Moved by M. Vance

Seconded by M. Ehman

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

Building Form and Character

- The residential entrance way is meager. Suggest removal of a parking stall to create an entry way covering half the width of the stairs to sidewalk. If a parking stall cannot be removed to open the area up, the area could be specially paved or include something to help mark the area as special. The building entry could be indented more.
- Suggest the roof terraces be more ample, extending up to the edge of the roof.
- Suggest lowering the parapet for the south residential units' balconies.
- Should provide details of privacy screens between south terraces.
- Recommend canopies be placed low enough to provide sufficient weather protection.
- Consider accentuating changes in materials where it transitions to another on the same plane.
- Consider location of garbage enclosure related to residential.

Landscaping

- Recommend adding structural soil to planting islands to accommodate trees with larger canopies.
- Suggest selecting trees that are more broad canopied types.
- Consider more trees in the parking lot.
- Recommend providing an improved storm water management response.
- Consider a little more aligning with planting beds with doors to give it a more structured feel on the 72 Avenue frontage.

CPTED

- No comments provided specific to CPTED.

Accessibility

- Recommend the parking space in the commercial area be moved one space closer to 144 Street so the right hand side is the opening. (mirroring parking space in residential building)
- Washrooms are well designed.
- Recommend using power doors where possible.
- Recommend call button in lobby and power doors by the elevator.

Sustainability

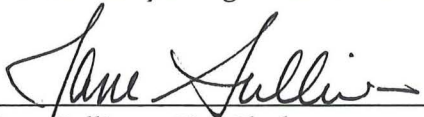
- No comments pertaining to Sustainability.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, January 26, 2017.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:55 p.m.



Jane Sullivan, City Clerk



Leroy Mickelson, Chairman
Advisory Design Panel