

Present:

Chair – D. Nelson
J. Leger
A. Scott
D. Staples
D. Tyacke
M. Younger

Guests:

E. Poxleiter, Keystone Architecture
L. Wykpis, Keystone Architecture
M. Van der Zalm, Van der Zalm + Assoc. Ltd.
V. Jeon, Weststone Group
R. Jenkins, Weststone Group
C. Sethi, Tien Sher Homes
R. Bernstein, Chris Dikeakos Architects
J. Shen, Chris Dikeakos Architects
D. Chernoff, Durante Kruek Ltd.

Staff Present:

M. Rondeau, Acting City Architect,
Planning & Development
L. Luaifoa, Legislative Services

The Acting City Architect introduced the newest member Julien Leger to the Panel.

The accessibility representative was not able to attend the meeting and his comments have been added to the minutes.

A. RECEIPT OF MINUTES

It was

Moved by D. Staples
Seconded by A. Scott
That the minutes of the Advisory Design

Panel meeting of January 26, 2017 be received.

Carried

B. NEW SUBMISSIONS

1. 5:00 PM

File No.:

7916-0685-00

New or Resubmit:

New

Last Submission Date:

N/A

Description:

OCP/NCP Amendment, Rezoning and detailed DP – 4 mixed-use buildings containing approximately 514 residential dwelling units and 1,102 sq. m of ground floor commercial with partial below and above grade parking on 2 city blocks.

Address:

12661-110 Avenue in Bridgeview

Developer:

Victor Jeon/Ryan Jenkins, Weststone Group

Architect:

Eric Poxleitner, Keystone Architecture

Landscape Architect:

Mark Van der Zalm, Van der Zalm + Assoc. Inc.

Planner:

Donald Nip

Urban Design Planner:

Mary Beth Rondeau

The **Acting City Architect** provided the following comments:

- The proposed transit oriented development (TOD) at the Scott Road Station is similar to the previous proposal and supported on this site.
- Staff has no issues with use, form, height and density and is seeking suggestions on how to manage the street interface with the floor level of commercial and sidewalk.

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

- The site is challenging due to the flood plain and geotechnical and requires piling to support the building.
- The building is fully rental with on-site management.
- The urban contemporary appearance of the development is designed to reflect a transit station environment. A lot of grey tones will be used with brick along the base. Hardie Panel with metal panel is used around some of the featured areas.
- Each building has its own entrance highlighted with aluminum panels that have been warmed up by bright colours. Each building has accent colours to help define each one separately.

The **Landscape Architect** presented an overview of the Landscape, Sustainability and CPTED plans and highlighted the following:

- The access ramps are integrated on an angle to minimize the impact on the streetscape.
- The central open space amenity for each building offer different opportunities. The south building space is more of a play area and the other amenity space provides a design for more of a social area.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW
OCP/NCP Amendment, Rezoning and detailed DP – 4 mixed-use buildings containing approximately 514 residential dwelling units and 1,102 sm of ground floor commercial with partial below and above grade parking on 2 city blocks.

File No. 7916-0685-00

It was

Moved by A. Scott

Seconded by D. Staples

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 supports the project in general and has no issues with Use, Form or Density of the project.

Site

- The site is well utilized considering the challenge of the flood plain.
- The overlook to the adjacent Home Depot parking lot was a concern. This should be buffered with landscaping and consideration should be given to removing the walkway to increase the landscape buffer.

Building Form and Character

- Recommend enhancement of commercial articulation. Suggest bringing colours down into the commercial area.
- Consider differentiation of materials and colours of retail at the 2 buildings.
- The building could be higher which may create opportunities to form.
- Recommend re-work of some of the units:
 - "C" units to improve livability and related to the firewall.
 - Concern with Building A west corner and Building D east corner being in the shade all day long. Recommend setting back the ends of the building to allow the sun to enter a bit more.
 - Recommend corner units in Buildings B and C learn from Buildings A and D.
 - Recommend the living room and kitchen in Unit A 115 be flipped to allow the patio to face the common roadway instead of the driveway entrance.
- Concern about garbage/recycling could be closer to commercial.
- Recommend patio access from the 3rd floor units to the courtyard outdoor amenity space.

Landscaping

- Recommend the use of larger growing street trees around the perimeter.
- Recommend stepping slab edges down to help eliminate the retaining wall to reduce the apparent height of the walls.

CPTED

- CPTED has been generally well addressed.

Accessibility

- Recommend disabled parking spaces and numbers is according to the building code.
- Recommend 5% of units be disabled.
- Recommend power doors at all entrances.

- Recommend elevator call button panels to be placed horizontally.
- Recommend washrooms are disabled accessible in amenity space.
- Recommend the outdoor pathways in the amenity space outdoors be disabled accessible.

Sustainability

- Recommend use of Energy Recovery Ventilators for all suite ventilation.
- Recommend storm collection and rain water collection for re-use from the courtyard areas.

2. 6:15 PM

File No.:	7915-0305-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from C-15 to CD (based on RM-135); General DP and detailed DP for Phase 1-3 high rises, a 6 storey building (1070 units) and 4226 sq. m commercial with underground parking on 2 city blocks
Address:	13665 107A Avenue/10732-68 King George Boulevard in City Centre
Developer:	Charan Sethi, Tien Sher Homes
Architect:	Richard Bernstein, Chris Dikeakos Architects
Landscape Architect:	Dylan Chernoff, Durante Kruek Ltd.
Planner:	Chris Atkins
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect provided the following comments:

- The density and height are higher than what is shown in the City Centre Plan Update but specific City policy for these increases has been accepted.
- Staff is seeking advice on further design development for the small scale commercial on the architecture facing historic King George Boulevard.

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

- The position of the site is on one of the principle entries into City Centre.
- An increase to the FSR was approved from 3.5 to 5.5 FSR. All height requirement changes have been supported. A relaxation in parking has been requested to 1.11 spaces per unit (under 1200 spaces) versus the required 1357 spaces. A traffic study supported the decrease in parking stalls as the site is close to Light Rail Transit (LRT).

The **Landscape Architect** presented a detailed overview of the landscape plans, Sustainability and CPTED plans. The following was highlighted:

- A park is proposed as part of the development and extra landscaping along the streets.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning from C-15 to CD (based on RM-135); General DP and detailed DP for Phase 1-3 high rises, a 6 storey building (1070 units) and 4226 sq. m commercial with underground parking on 2 city blocks.

File No. 7915-0305-00

It was

Moved by D. Staples

Seconded by A. Scott

That the Advisory Design Panel (ADP)

recommends A – 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 complete presentation package.

Site

- Considered the site planning to be well resolved.
- Concern with the parking and lane access from King George Blvd.
- Consider off street parking in the lane in lieu of parking on the green boulevard on King George with landscaping in front of the tower entrance.
- The parking area could be a ‘woonerf’ type treatment with paving and bollards.

Building Form and Character

- Recommend sky gardens on all towers and not just one.
- Concern with north elevation of the project looking like the back of a house, consider more articulation.
- Recommend adding more colour to towers.
- Bit more articulation to commercial on King George along pedestrian level to give it more animation to liven up that street.
- Recommend stepping back 2nd floor of CRU's to mimic existing CRU heights.

Landscaping

- Recommend covered table/barbecue to align with the door coming out of the

- amenity building.
- Recommend breaks in the big bands of planting for kids to go play area to the lawn.
- Recommend allowing access across planting beds to the lawn.
- Recommend moving canopy area to align with exit doors from the amenity space/external canopy to building face.
- Recommend expanded tree palette.
- Recommend garden plot incorporated in Phase 1.

CPTED

- The plans appear to address major issues concerning CPTED.

Accessibility

- Recommend power doors at all entrances.
- Recommend a minimum of 30 disabled parking spaces (10 per tower).
- Recommend 5% of units be adaptable for disabled.
- Recommend elevator and call button panels be placed horizontally.
- Recommend amenities/community space provide accessible washrooms.
- Recommend providing disabled access to public transit such as sky train station.

Sustainability

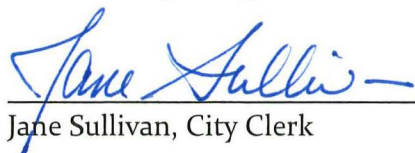
- Recommend executing the commitment to provide sewer heat recovery and “no potable water for irrigation” as indicated in the submission.
- Recommend registering with LEED rather than LEED equivalent.
- Recommend including Energy Recovery Ventilators.
- Recommend thermal breaks for all slab extensions throughout the envelope.

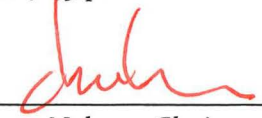
D. NEXT MEETING

The next Advisory Design Panel is scheduled for **Thursday, March 9, 2017.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:45 p.m.


Jane Sullivan, City Clerk


Doug Nelson, Chair
Advisory Design Panel