

Present:

Chair – K. Johnston
M. Enns
M. Lesack
M. MacCaull
S. McFarlane
D. Nelson
A. Scott
D. Staples
M. Younger

Guests:

L. Barnett, Barnett Dembeck Architect Ltd.
M. Chan-Yip, PMG Landscape Architects
R. Bernstein, Chris Dikeakos Architects
J. Basran, Chris Dikeakos Architects
J. McDougall, Perry & Associates
R. Jenkins, WestStone Group
V. Jeon, WestStone Group
M. Ciriello, Lo Studio Architecture Inc.
M. Mitchell, M2 Landscape Architecture

Staff Present:

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

A. RECEIPT OF MINUTES

It was

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

Panel meeting of February 9, 2017 be received.

Carried

B. NEW SUBMISSIONS

1. 4:00 PM

File No.:	7916-0037-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP/NCP Amendment, Rezoning and DP to permit a 5-storey mixed-use building containing approximately 51 residential dwelling units and 375 sq. m. of ground floor commercial with underground and above grade parking on proposed Lot A.
Address:	9933 Barnston Drive East in Fraser Heights/Abbey Ridge
Developer:	Joe Dhaliwal, Mainland Contracting
Architect:	Lance Barnett, Barnett Dembeck Architect Inc.
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Donald Nip
Urban Design Planner:	Mary Beth Rondeau

The Acting City Architect provided the following comments:

- Staff has no specific issues with use, form and density.

- There are concerns from the surrounding neighbourhood with the reduced amount of commercial for local uses.
- The masterplan shows 4 storeys visible along the highway for future phases which this proposal meets the intent.
- As part of the project, an acoustics assessment will be completed and highway lighting will be considered.

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

- Single Family homes are situated to the east of the project site with proposed townhouses on the site to the north. Multifamily condos are proposed for the area to the east of the subject site.
- Parking spaces at grade are provided for the commercial units.
- Regarding sustainability, 20% of materials are manufactured and supplied within 800 km of the project site. Materials will be used that require low maintenance.

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

- A 3.5 m planted buffer located along Barnston Drive consists of evergreen, coniferous and deciduous trees.
- Outdoor amenity will take advantage of north views of mountains framed in structural elements.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

OCP/NCP Amendment, Rezoning and DP to permit a 5-storey mixed-use building containing approximately 51 residential dwelling units and 375 sq. m. of ground floor commercial with underground and above grade parking on proposed Lot A.

File No. 7916-0037-00

It was

Moved by M. Enns

Seconded by M. Lesack

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 Design Panel supports the project in general and has no issues with use, form or density of the project.

Site

- The site is well done for an irregular shape.
- Further consideration for the commercial parking area is needed paving i.e. paving, pedestrian access. Concern tight parking for turning.

Building Form and Character

- Building materials, character and detailing could be more responsive to polarity of the different sides of the building with the highway on one side and the more trees in the large lots and mountain views on the other side.
- Good relationship between the indoor and outdoor amenity spaces.
- One member suggested the addition of another storey on the building while another did not support additional height.
- Consider changes to colours used to improve the monotone feel such as changing the amount of beige Hardie Panel used.
- The material samples shown should be better reconciled with the building. Stronger use of colour can enhance the building.
- Retail seems a bit subterranean especially at the east.
- Signage on the building could improve awareness from the street.

Landscaping

- Commend the “mountain frame” thematic. Recommend using this thematic/material/colour at the entry or with other furnishings.
- Consider selecting tree planning on south east side to allow for evening sun on residential patios.
- Consider an evergreen hedge on the west side as a buffer to residential patios.
- Recommend shift to east parking zone to provide a planted buffer to the east face of the building.
- Consider simplifying landscape materials. Currently there are 2 types of fencing; wood and metal.

CPTED

- CRU's 1 and 2 are isolated and more consideration should be given for adequate lighting during off hours.

Accessibility

- Suggest adding canopy over north east entry door.

Sustainability

- Recommend the use of Energy Recovery Ventilators for suite ventilation.
- Encourage the use of ducted ventilation to all living and bedroom spaces.
- Provide openable windows for bedrooms and living room.
- Encourage further development of site storm water management as the majority of the site is on structure or parking.
- Consider design/detail of sunscreens to ensure passive solar protection is achieved.
- Consider rain garden/temporary water retention area in landscape bed at north south corner of site (adjacent to the parking lot).

2. 5:00 PM

File No.:	7915-0363-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP Amendment, Rezoning, DP and DVP to permit a 2-storey industrial/office building with small scale pharmacy (1,880 sq.) with underground/surface parking.
Address:	6625-152A Street in East Newton Business Park
Developer:	0720485 BC Ltd.
Architect:	Marco Ciriello, Lo Studio Architecture Inc.
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Doris Ho
Urban Design Planner:	Nathan Chow/Mary Beth Rondeau

The Acting City Architect provided the following comments:

- Staff has no specific issue with use, height or density.
- Medical offices are proposed on the second floor which are generally supported.

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

- It was a challenge to meet the grade requirements as the site slopes from west to east. The commercial along the street responds to the grades.

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

- The corner plaza has special paving, benches and matches the entrance plaza of adjacent consistent with other sites in the business park.
- Landscape has helped to step down the significant grade difference.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

NCP Amendment, Rezoning, DP and DVP to permit a 2-storey industrial/office building with small scale pharmacy (1,880 sq.) with underground/surface parking.

File No. 7915-0363-00

It was

Moved by A. Scott

Seconded by M. MacCaul

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 thoughtful presentation and generally supported the proposal.

Site

- Clear and logical organization of site.
- Truck turning for loading appears to be tight and should be closer to office entrance.

Building Form and Character

- Recommend further definition for northwest corner to identify as entry or not. Corner element feels a bit out of place and the rendering is different from what is in package. Establish a rhythm and some detail for each one of the units. The conjoining unit shouldn't be the same as the others; still unresolved. Corner treatment is strong in perspective; suggest making the corner more expressive of the tilt-up typology.
- Recommend greater articulation to better express the main entrance to the building at northeast corner as well.
- Reconsider use of composite material as a decorative element particularly where it appears to be glued to the canopy and the large area shown on the rear east corner of the building. Formliners were suggested by architect.

- Consider a richer colour palette. The current colours are subdued and neutral; suggest picking up noble materials such as stone in place of coloured concrete to give a more modern look.
- Appreciate the signage strategy for each unit. Single raised letters adds good context and scale.
- Recommend adding weather protection panels along the pedestrian frontages and at the north east corner entry.
- Concern with the effectiveness of the sunscreen elements; appear to be decorative.
- Recommend raising parapet at east elevation to screen roof top units.
- Suggest use of openable windows at the office level. Encourage further study of how this can be achieved.

Landscaping

- Landscape appears to be light in the parking area. Consider opportunity to swap parking for more landscaping.
- Appreciate consistency of plant and tree palette as part of larger context of public realm/sidewalk treatment. (less = more)

CPTED

- There were no comments or concerns with CPTED.

Accessibility

- There were no comments pertaining to accessibility.

Sustainability

- Consider how entrance vestibules will be incorporated per Energy Code requirements.
- Consider curb cuts adjacent to rain garden/swale.
- Consider bioremediation soil for rain garden in specifications.
- Suggest home boulevard trees on the plans.
- Encourage further study of glazing shading devices.

3. 5:30 PM

File No.:	7917-0011-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and DP to permit a 44-storey tower and 13-storey podium containing 550 rental residential units, indoor and outdoor amenity space, 427 sq. of ground floor commercial and 6 levels underground parking.
Address:	10297-133A Street in City Centre.
Developer:	Ryan Jenkins or Victor Jeon, WestStone Properties
Architect:	Richard Bernstein, Chris Dikeakos Architects
Landscape Architect:	Jason McDougall, P+A Landscape Architects
Planner:	Christopher Atkins
Urban Design Planner:	Mary Beth Rondeau

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

- Staff has no specific issues with use, form or density.
- The height exceeds the suggested in City Centre; however, is supported given the higher buildings in the surrounding context.

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

- This all-rental project is intensely programmed with amenity spaces for socializing and different functions.
- The mail room is larger to accommodate parcel delivery.

The **Landscape Architect** presented a detailed overview of the landscape plans and noted that the project is designed to be accessible to all people.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning and DP to permit a 44-storey tower and 13-storey podium containing 550 rental residential units, indoor and outdoor amenity space, 427 sq. of ground floor commercial and 6 levels underground parking.

File No. 7915-0363-00

It was Moved by D. Nelson
 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 with 1 opposed

STATEMENT OF REVIEW COMMENTS

The Panel commended the comprehensive, legible package and support the project.

Site

- Well-planned site, tower placement and circulation.

Building Form and Character

- Massing and façade articulation generally well resolved.
- Further refinement needed to the juncture between the tower and shoulder massing on the east façade. This should have better tracking of the tower to the ground and carve out some floor area where the tower and shoulder relationship are crowded. This could result in relocating to another storey on the building.
- The shoulder massing would benefit from more charcoal elements not just on the banding to better distinguish from the tower massing.
- The skip-jack balconies could be further differentiated by a change in material.
- The treatment of the balconies within the big frames could be differentiated with those outside the frames similar to precedent image.
- Re-visit the glazing colour. Strength could be given to shoulder and tower. Encourage to look at colour of striping of glass.
- Recommend more emphasis/definition for the main residential entrance.
- Consider more articulation to townhomes and suggest bolder material choice.
- Concern with excessive extent of concrete slab extensions; consider cladding in lieu of concrete.
- Efficient unit and floor plans.
- Note there is room to move in the plan to resolve the windowless bedrooms.
- Suggest extending glass rails on rooftop as windbreak and in consideration of those who may have issues around height.
- Commend the generous amenity spaces especially the workshop areas.

Landscaping

- Consider expanding hardscape at key access points to site (i.e. south west corner).
- Consider wrapping future paving around north side to be consistent to adjacent CRU's.
- Commend the simple planting palette and mass planting to reinforce formal quality of building. Good mix of foundation planting and perennial/grass accents.
- Good mix of sun and shade.

CPTED

- Recommend significant on-site security.

Accessibility

- There were no comments regarding accessibility.

Sustainability


- Recommend commitment to LEED certification.
- Recommend use of Energy Recover Ventilators for suite ventilation.
- Concern with percentage of view glass to solid wall; concern regarding thermal bridging extent/energy utilization. Seems a shame that the energy benefits of the District Energy allow reduced building energy efficiency compared to baseline buildings.
- Consider thermal break products for slab/balcony interface throughout all levels.

D. NEXT MEETING

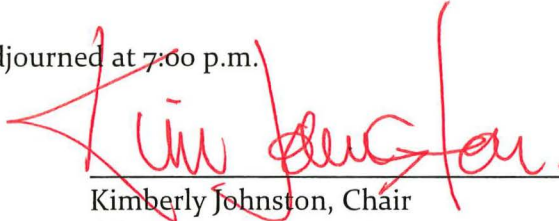
The next Advisory Design Panel is scheduled for **Thursday, April 13, 2017.**

E. ADJOURNMENT

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



Jane Sullivan, City Clerk



Kimberly Johnston, Chair
Advisory Design Panel