

Present:

Chair – J. Leger
S. Forrest
M. Lesack
D. Tyacke

Guests:

V. Fernandez, MCMP
M. Whitehead, MCMP
P. Sukava, MCMP
Mark Van der Zalm, Van der Zalm Landscape
N. Wu, Van der Zalm Landscape
D. Vandenbrink, Van der Zalm Landscape
A. Croft, PCI
B. Howard, PCI

Staff Present:

T. Ainscough, City Architect, Planning & Development
M. Rondeau, Acting City Architect, Planning & Development
N. Chow, Urban Design Planner, Planning & Development
L. Luaifoa, Legislative Services

A. RECEIPT OF MINUTES

It was

Moved by M. Lesack

Seconded by S. Forrest

That the minutes of the Advisory Design

Panel meeting of March 23, 2017 be received.

Carried

B. NEW SUBMISSIONS

1. 4:00 PM

File No.:

7917-0162-00

New or Resubmit:

Revised Scheme

Last Submission Date:

September 11, 2014

Description:

Rezoning and Development Permit for Phase B of King George Station development. 120,000 sq. ft of mixed-use retail at grade, a 9,000 sq. ft. restaurant, a 15-storey office tower and 736 residential units within two towers (39 and 28 storeys) development.

Address:

9808 King George Boulevard

Developer:

Brad Howard of PCI Development Corp.

Architect:

Mark Whitehead, MCMP

Landscape Architect:

Mark Van der Zalm

Planner:

Jennifer McLean

Urban Design Planner:

Mary Beth Rondeau

The Acting City Architect provided the following comments:

- This project is returning to the Panel to review the updated development plan.
- The original application was supported in general by staff and the Panel and staff support use, form and density of the revised proposal and have no specific issues.

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

- Due to revisions to the Light Rail Transit (LRT) station on King George Boulevard, the Phase B project required relocation of the intersection to the south.
- A small retail building is situated on the corner created by the street realignment. The two towers were previously intended for residential and office use and has been changed to residential for both towers now plus and office tower.
- One distinct feature of the architectural design is the “ribbon” element between the residential towers.

The **Landscape Architect** presented an overview of the Landscape plans which included the Sustainability feature. The following was highlighted:

- The phase A Coast Capital Savings site helped to facilitate the landscape design for this Phase B.
- The idea behind the landscaping and public space was to look at the region and other geographic elements and interpret those elements through technology.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

Rezoning and Development Permit for Phase B of King George Station development. 120,000 sq. ft of mixed-use retail at grade, a 9,000 sq. ft. restaurant, a 15-storey office tower and 736 residential units within two towers (39 and 28 storeys) development.

File No: 7917-0162-00

It was

Moved by D. Tyacke

Seconded by J. Leger

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 support the project in general and have no issues with use, form or density of the project.

Site

- Good massing and siting.

Building Form and Character

- Form and massing are simple, and interesting to look at.
- Consider making restaurant form more substantive.
- Consider the colour of the restaurant. Orange may not age well.
- Consider introducing a stronger geometric form to the residential towers to dialogue with the restaurant and commercial building in the north quadrant.
- In regards to the scale of the podium for the large tower, consider giving it some additional height by incorporating the amenity rooms (feels compressed in relation to the rest of the project).
- Ribbon expression could be emphasized in thickness.
- The residential building articulation is well done and the use of materials; contemporary in nature, will take on a timeless appearance.
- Consider public access to roof top commercial green space could be extending the escalators.
- Consider the details and treatments of the unit entries from the amenity roof deck.
- Ensure commercial signage is well programmed.

Landscaping

- Commend the detail level in the landscape.
- Consider larger trees/horizontal canopy to give more shade/scale to large rooftop of office building.
- Consider more decorative paving treatment/more defined pedestrian crossings on internal street to enhance the pedestrian precinct.
- Recommend larger planting beds at internal street which may also aid in discouraging jaywalking.

CPTED

- With drop off for residents located underground parking, residents will want to be dropped off illegally on Fraser Highway, at grade. Consider exploring other opportunities.

Accessibility

- Recommend suite entries be enhanced to be more accessible.

Sustainability

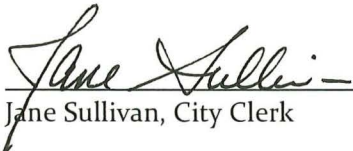
- Commend the work on the habitat and the public realm with lots of open spaces.
- District Energy forces hot water in-floor or hydronic baseboards. The latter will cause furniture placement challenges in small units.

D. NEXT MEETING


The next Advisory Design Panel is scheduled for **Thursday, May 11, 2017.**

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:00 p.m.



Jane Sullivan, City Clerk



Julien Leger, Chair
Advisory Design Panel