

Present:

Chair - L. Mickelson
A. Scott
S. Forrest
J. Leger
K. Johnston
M. Younger
D. Staples

Guests:

J. Arora, DF Architecture
Z. Billimoria, DF Architecture
D. Dimitrova, PMG Landscape Architects
R. Ciccozzi, Ciccozzi Architecture
S. Seefeldt, Ciccozzi Architecture
A. Walsa, Ciccozzi Architecture
D. Jerke, Van der Zalm + Associates
H. Besharat, Besharat Friars Architects
M. Van der Zalm, Van Der Zalm + Associates
C. Sethi, Tien Sher Developments
B. Weih, Wensley Architecture Ltd.
O. Verbenkov, Pacific Land Group
D. Hester, AECOM
O. Lozanova, AECOM

Staff Present:

T. Ainscough, Planning & Development
M. Rondeau, Planning & Development
N. Chow, Planning & Development
L. Blake, Legislative Services

A. RECEIPT OF MINUTES

It was

Moved by S. Forrest

Seconded by A. Scott

That the minutes of the Advisory Design

Panel meeting of July 27, 2017 be received.

Carried

B. NEW SUBMISSIONS

1. 4:00 PM

File No.:	7917-0211-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, DP, OCP and NCP amendment for a 3-storey mixed-use commercial and residential with 1 level of underground parking
Address:	14838 60 Avenue, Newton
Developer:	Jesse Arora, Architect AIBC, DF Architecture
Architect:	Jesse Arora, Architect AIBC, DF Architecture
Landscape Architect:	Patricia Campbell, BCSLA, PMG Landscape Architecture
Planner:	Taryn Hayes
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** advised that the projects are located beside each other and have similar design; however, both projects have separate developers. The land-use complements the existing small neighbourhood commercial node.

There is a rear lane, which will be connected to 149 Street in the future, is not available to commercial traffic due to concerns with the existing single family residential neighbours. Staff have no specific issues.

Procedural note: Dale Staples entered the meeting at 4:07 p.m. and Kim Johnston entered the meeting at 4:11 p.m.

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

- Parking for the proposed daycare would be located in the parkade, with direct access from the staircase.
- The residential lobby would be set in from the commercial to provide emphasis, and would be accentuated by brick cladding.

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

- The streetscape would be improved with in-ground planters with shrubs, grasses and perennials with an inside row of trees.
- The site has an outdoor space for the proposed daycare.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by J. Leger

Seconded by S. Forrest

That the Advisory Design Panel (ADP)

supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

Form and Character

- The scale and massing are appropriate for the site and neighbourhood; however, the massing appears repetitive, especially between the two projects, which could be differentiated such as colour and materials.
- Review the main lobby, as it requires additional prominence which could be achieved with additional roof undulation and material treatments.
- Recommend taking advantage of the higher massing and implementing clerestory windows.
- The stepping awnings may allow too much weather to get in.
- At the rear, the residential units appear too similar to the commercial design; recommend more residential character and distinction. The treatment of the ground floor units with patios, etc. could be differentiated from the upper floor residential units.
- For the unit design, the living rooms seem small and bedrooms large proportionally.
- The colors and materials provide a nice, soft palette.
- Recommend utilizing brick detailing, e.g. soldier coursing.

- Consider varying the Hardie-board panels in terms of the trim to accent the rhythm of the building.
- Encourage the implementation of a loading bay.
- Concerned that the garbage/recycling area are undersized, and there may be issues with truck access to the area.
- Make provisions to allow for future restaurant with venting.
- A more detailed signage package would be appreciated.
- Recommend direct elevator access from the underground parkade to the daycare.

Landscape

- Confirm access from the indoor amenity area to the outdoor amenity area.

CPTED

- Complete a CPTED review of security lighting.

Accessibility

- Confirm that the accessible parking spaces meet the by-law i.e. a minimum of 12' wide.
- Recommend that one residential unit per floor be made to be accessible.
- Recommend that unit entrances be made accessible or be provided with power doors.
- Recommend that the elevator call buttons be accessible and implemented no higher than 42 inches.
- Recommend that commercial unit washrooms be made accessible if they are ever made available to the public.

Sustainability

- Features presented are too generic.
- Recommend the use of Heat Recovery Ventilators and direct duct ventilation to living room and bedrooms.
- Recommend the use of Energy Star appliances.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by J. Leger

Seconded by S. Forrest

That the Advisory Design Panel (ADP)

supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

Carried

2. 4:30 PM

File No.:	7917-0242
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning DP, OCP and NCP amendment for a 3-storey mixed-use commercial and residential building with 1 level of underground parking
Address:	14856 60 Avenue, Newton
Developer:	Tarn Uppal, Verbatim Consulting
Architect:	Jesse Arora, Architect AIBC, DF Architecture
Landscape Architect:	Patricia Campbell, BCSLA, PMG Landscape Architecture
Planner:	Taryn Hayes
Urban Design Planner:	Nathan Chow

The **Urban Design Planner** advised that the projects are located beside each other and have similar design; however, both projects have separate developers. The land-use complements the existing small neighbourhood commercial node. There is a rear lane, which will be connected to 149 Street in the future, is not available to commercial traffic due to concerns with the existing single family residential neighbours. Staff have no specific issues.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations.

The **Landscape Architect** presented an overview of the landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Leger
 Seconded by S. Forrest
 That the Advisory Design Panel (ADP)
 supports the project and recommends that the applicant address the following
 issues to the satisfaction of the Planning & Development Department.

Carried

Form and Character

- The scale and massing are appropriate for the site and neighbourhood; however, the massing appears repetitive, especially between the two projects, which could be differentiated such as colour and materials.
- Review the main lobby, as it requires additional prominence which could be achieved with additional roof undulation and material treatments.
- Recommend taking advantage of the higher massing and implementing clerestory windows.
- The stepping awnings may allow too much weather to get in.
- At the rear, the residential units appear too similar to the commercial design; recommend more residential character and distinction. The treatment of the ground floor units with patios, etc. could be differentiated from the upper floor residential units.

- For the unit design, the living rooms seem small and bedrooms large proportionally.
- The colors and materials provide a nice, soft palette.
- Recommend utilizing brick detailing, e.g. soldier coursing.
- Consider varying the Hardie-board panels in terms of the trim to accent the rhythm of the building.
- Encourage the implementation of a loading bay.
- Concerned that the garbage/recycling area are undersized, and there may be issues with truck access to the area.
- Make provisions to allow for future restaurant with venting.
- A more detailed signage package would be appreciated.

Landscape

- Confirm access from the indoor amenity area to the outdoor amenity area.

CPTED

- Complete a CPTED review of security lighting.

Accessibility

- Confirm that the accessible parking spaces meet the by-law i.e. a minimum of 12' wide.
- Recommend that one residential unit per floor be made to be accessible.
- Recommend that unit entrances be made accessible or be provided with power doors.
- Recommend that the elevator call buttons be accessible and implemented no higher than 42 inches.
- Recommend that commercial unit washrooms be made accessible if they are ever made available to the public.

Sustainability

- Features presented are too generic.
- Recommend the use of Heat Recovery Ventilators and direct duct ventilation to suites.
- Recommend the use of Energy Star appliances.

3. 5:00 PM

File No.:	7915-0268-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, DP, OCP and NCP amendment for a 5 storey, 140-bed senior's residential care facility with ancillary uses including child care and commercial uses, with one level of underground parking and a proposed density of 1.5 FAR
Address:	17505-17515-64 Avenue & 6455 - 176 Street (Highway 15), Cloverdale
Developer:	Kyle Stewart, Concost Group
Architect:	Robert Ciccozzi Architect AIBC, Ciccozzi Architecture
Landscape Architect:	Dave Jerke, BCSLA, Van der Zalm + Associates Inc.
Planner:	Chris Atkins
Urban Design Planner:	Mary Beth Rondeau

The **Acting City Architect** presented the background and policy context noting that this proposal for this general land-use and density had received support in concept from Council. Staff have worked with the development team and have no specific issues.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. This is an innovative program of users for a "diversity village" integrating a variety of age groups and levels of care.

The **Landscape Architect** presented an overview of the landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. Forrest
 Seconded by A. Scott
 That the Advisory Design Panel (ADP) supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

The Panel was supportive of the concept of integrating a diversity village facility within the community, the complex program was well resolved and considered the presentation and materials well put together.

Site

- Recommend relocating the parking ramp to the south in order to provide additional area with good sunlight for gardens as well as daycare surface parking.

Form and Character

- Review architectural treatment related to the precedent images particularly the sloped roof which appears heavy and a separate element from the rest of the building.
- Use difference materials to introduce texture to soften and be less institutional.
- The east elevation will be visible in the long term and should be have more articulation and treatments, less blank.
- The long spine corridor as the ordering element can be improved by adding skylights and windows.
- Consider use of the long corridor for staff circulation.
- Consider providing a change room near the bicycle parking and consider the size of staff rooms.
- Recommend integrating way finding into the architecture of the building.

Landscape

- The podium landscape spaces between the 'house' wings can have different programs.
- Recommend implementing an urban agricultural area as an outdoor amenity.

CPTED

- Consider enclosing the ground level parkade stairs.

Access

- Commend the accessible washrooms in the amenity space.
- Recommend power doors at the entrance and to washrooms.
- Recommend that the elevator panel be horizontal and implemented no higher than 42 inches.
- Recommend that areas of refuge be provided.
- Recommend a second elevator be implemented along the corridor.

Sustainability

- Recommend the use of direct duct ventilation to residential units with enhanced air filtration.
- Review the location of support system equipment such as the generator, kitchen, and laundry, as they may be awkward to service in their current proposed location.
- Recommend additional vestibules at building entries in order to meet energy code requirements.
- Review floor-to-floor heights, as the proposed 3 metre height may be too tight to maintain proper ceiling heights in residential units.

Procedural note: Julien Leger exited the meeting at 5:45 p.m.

4. **5:45 PM**
- | | |
|------------------------------|---|
| File No.: | 7917-0110-00 |
| New or Resubmit: | New |
| Last Submission Date: | N/A |
| Description: | Rezoning and DP for a 5-storey residential with underground parking, 1.95 FAR |
| Address: | 13660 Grosvenor Road, City Centre |
| Developer: | Charan Sethi/Gordon Nelson, Tien Sher Homes |
| Architect: | Helen Besharat, Architect, AIBC, Besharat Friars Architects |
| Landscape Architect: | Mark Van der Zalm, Van der Zalm + Associates Inc. |
| Planner: | Jennifer McLean |
| Urban Design Planner: | Mary Beth Rondeau |

The **Acting City Architect** presented the background and policy context noting that this proposal for this general land-use and density. Staff noted there are no specific issues.

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

- It is anticipated that the existing lane will be connected to 108 Avenue in the future.
- Environmental sustainability has been part of the design process. A high quality building envelope will be provided to reduce heating costs. In addition, rough-ins will be provided for solar panels.

The **Landscape Architect** presented an overview of the landscape plans, noting that soil volume will provide storm water retention as required in City Centre.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by K. Johnston
Seconded by D. Staples

That the Advisory Design Panel (ADP) supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

In general, the Panel considered the proposal thoughtfully resolved and appreciated the physical model.

Form and Character

- Commend the slight undulation of the façade, and using features such as the fire wall as part of the architecture.
- Consider implementing color on the two elevations that do not currently have color.

- Recommend the entrance be more emphasized such as clad in the red material so that it appears better integrated into the building.
- Commend the usability of the amenity space.

Landscape

- Concern with the high wall at the corner plaza and could be stepped.
- Consider implementing signage with lighting at the corner plaza to further activate.
- Consider relocating the community garden space to the east side near the amenity patio area for additional sunlight.

CPTED

- Good that residential is raised above the street level.
- The open exit stair from parking is disconcerting.

Access

- Review areas of refuge.
- Recommend 5% of units be wheelchair friendly or accessible.
- Recommend providing a minimum of four disabled parking stalls.
- Recommend power doors for the entrances.
- Recommend the amenity room washroom be accessible.
- Recommend that the elevator panel implemented no higher than 42 inches.

Sustainability

- Commend the efforts to address sustainability issues and integrate the new stepped code.
- Recommend the use of Heat Recovery Ventilators and direct duct ventilation to suites.

5. 5:45 PM

File No.:	7914-0344-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning, DP and OCP Amendment for a Shell gas station with convenience store, pump island, canopy and surface parking
Address:	15562, 15568 & 15582 – 104 Avenue, Guildford
Developer:	Oleg Verbenkov, RPP, MCIP, Pacific Land Group
Architect:	Barry Weih Architect, AIBC, Wensley Architecture Ltd.
Landscape Architect:	Don Hester, BCSLA, Aecom
Planner:	Jennifer McLean

Urban Design Planner: Mary Beth Rondeau

The **Acting City Architect** reviewed the policy and noted that special design of the standard gas station had been upgraded for this proposal to address the design guidelines and staff have no specific issues with the proposal.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. It was noted that the west parcel of the property is not part of the application, and is anticipated to be developed in the future. The requested setbacks are consistent with design guidelines for gas stations.

The **Landscape Architect** presented an overview of the landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Staples
Seconded by K. Johnston
That the Advisory Design Panel (ADP)
supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.

The Panel considered the proposal very well resolved and commended the special design features.

Form and Character

- Consider a raised roof for the convenience store which would also screen roof mechanical.
- Ensure wood panelling runs horizontally on the exterior of the canopy.

Landscape

- Consider adding a dog water station.

CPTED

- No specific comments.

Access

- Recommend a power door for the convenience store.
- Commend the location of the accessible parking stalls.
- Recommend that the washroom be made accessible if it is made available to the public.

Sustainability

- Commend the amenities for bicycles.
- Commend the inclusion of an electric vehicle charging station.

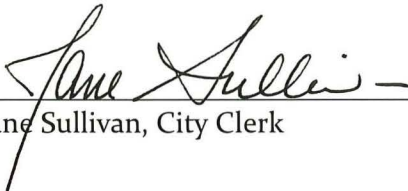
C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

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

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:07 p.m.



Jane Sullivan, City Clerk



L. Mickelson, Chair, Advisory Design Panel