

Present:

Chair - L. Mickelson
Panel Members:
J. Leger
M. Lesack
A. Scott
D. Tyacke
M. Younger
M. MacCaull

Guests:

Jessie Arora, AIBC, DF Architecture Inc.
Ruchir Dhall, BCSLA, Bent Picture Creative Ventures Ltd
Mark Blackwood, AIBC, Ekistics Architecture
Jacquelyn Richard, AIBC, Ekistics Architecture
Don Wuori, BCSLA, Ekistics Landscape Architecture
Troy Glasner, E3 Eco Group
Madeline Pearson, E3 Eco Group
Alex Wright, Anthem Properties
Riaan de Beer, Anthem Properties
Steve Forrest, Anthem Properties

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by M. MacCaull

Seconded by J. Leger

That the minutes of the Advisory Design

Panel meeting of October 12, 2017 be received.

Carried

B. NEW SUBMISSIONS

1. **5:00 p.m.**

File No.:	7917-0410-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and DP for a 4 storey apartment building with underground parking
Address:	18493 Fraser Highway, West Clayton
Developer:	Amarjit Kular and Bobby Bisla, Kular and Sons Construction
Architect:	Jessie Arora, Architect AIBC, DF Architecture Inc.
Landscape Architect:	Ruchir Dhall, BCSLA, Bent Picture Creative Ventures Ltd
Planner:	Leita Martin
Urban Design Planner:	Mary Beth Rondeau

The **Acting City Architect** advised that the site fits well with the West Clayton Neighbourhood Community Plan. 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 general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by A. Scott
Seconded by M. MacCaull
That the Advisory Design Panel (ADP):

1. Supports the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department.
2. Recommend that the landscaping submission return to staff for further development.

Carried

Site

- Access to the east side yard for additional amenity space is encouraged.

Form and Character

- Commend the strong form and clear definitions.
- Recommend warmer color materials to soften the rigidity of the building.
- Consider another material other than opaci-coat.
- Recommend detailing the building envelope, especially on the rooftop.
- For the east elevation, upgrade the materials and architectural treatments. The upstand parapet could be deleted allowing the trellis feature to be visible.
- Review the placement of the elevator in the entrance lobby which creates a long corridor.
- The extent of the trellis impacts the interior amenity room and could be reduced.
- Consider incorporating some of the indoor amenity space into the lobby so that it feels larger.
- Recommend implementing a front closet for unit B2.

Landscape

- The landscape submission requires significant additional development.
- Recommend reviewing clearances from roof deck railings for falling hazards.
- Consider pulling the unit paving into the main entrance overhang.
- Consider additional landscaping at the front corner, instead of using sod.
- Add a tree at each patio along the streets and confirm if there is adequate soil volume.

- Consider allocating outdoor space for the amenity area.
- Consider demarcation for the private patios.
- Consider implementing a step light along the stairwells – bollards too much.
- Recommend replacing the six foot cedar screening with five foot *taxus*, and continue the *taxus* around each patio.
- Commend the roof deck and greenwall.

Sustainability

- Recommend incorporating the first step of the Step Code into the design for energy conservation.
- Recommend the use of Heat Recovery Ventilators and direct duct ventilation to living room and bedrooms.

CPTED

- No specific issues identified.

Accessibility

- Commend the use of a horizontal elevator panel.
- Recommend at least 5% or 3 units be wheelchair adaptable.

2. 5:45 p.m.

File No.:	7917-0143-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment, Rezoning and DP for a 4-storey mixed-use building (child care space, 2 CRUs, and 59 residential units) as part of a larger site with underground parking
Address:	7778 & 7902 – 152 Street, Fleetwood
Developer:	Alex Wright, Riaan de Beer, Steve Forrest, Anthem Properties
Architect:	Jacquelyn Richard, Mark Blackwood, Gregory Wilson, Architect AIBC, Ekistics Architecture
Landscape Architect:	Don Wuori, BCSLA, Ekistics Landscape Architecture
Planner:	Donald Nip
Urban Design Planner:	Mary Beth Rondeau

The **Acting City Architect** advised that application is for a four storey apartment building that is part of a larger development located on an existing golf course. The apartment building would provide a village-type treatment for the area with some commercial space. The application would include an extension of 77th Avenue, a new riparian area and a number of green spaces. Staff have no specific issues.

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

The **Sustainable Building Consultant** provided an overview of the sustainability aspects of the proposal and highlighted the following information:

- The project would incorporate Step Code 1;
- There is a new transit stop planned for the area; and
- 20% of the parking stalls will be outfitted for electric vehicles.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans. It was noted that the landscaping submission responds to the City's green policies, including sustainability and biodiversity.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Tyacke
Seconded by J. Leger
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

In general, the Panel considered the proposal well presented with the package and building model and supported the overall proposal.

Site

- Consider providing indoor access to the amenity area.
- A wheelchair ramp to the amenity building should be incorporated.

Form and Character

- Consider additional roof articulation along the roofline.
- Ensure the CRU ventilation is incorporated.
- Consider relocating the bedrooms from the corners on the end units.
- The parallel parking stalls in the underground parkade appear to compromise manoeuvrability.
- Several Panel members considered that a 5 storey building would be a better form.

Landscape

- Consider implementing *viburnum tinus* further from the walkway given the pungent scent.
- Consider planting larger boxwood in front of patios.

Sustainability

- The strong sustainability proposal was commended.

CPTED

- No specific issues identified.

Accessibility

- Recommend an additional ramp at the north end of the amenity area.
- Consider power doors for the Commercial Retail Units and lobby door.
- Consider implementing elevator call buttons horizontally.
- Recommend 5% of units be wheelchair adaptable.
- Recommend all washrooms in the amenity area be wheelchair accessible.

C. OTHER COMPETENT BUSINESS

1. 2018 Meeting Schedule

It was

2018 Meeting Schedule.

Moved by A. Scott

Seconded by D. Tyacke

That the Advisory Design Panel adopts the


Carried

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 23, 2017.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:38 p.m.



Jane Sullivan, City Clerk



L. Mickelson, Chair