

Present:

Chair - M. Lesack
Panel Members:
S. McFarlane
M. Enns

Guests:

R. Duke, Architect, Chris Dikeakos Architects Ltd
J. Stamp, BCSLA, Durante Kreuk Ltd.
J. Taylor, Durante Kreuk Ltd.
R. Blackwell, Anthem Properties
A. Wright, Anthem Properties
N. Kasidoulis, Anthem Properties
G. Loh, Norman Disney & Young

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. Lesack
Seconded by M. Enns

That the minutes of the Advisory Design Panel meeting of November 9, 2017 be amended to read "Consider a material other than opaci-coat" on page two.

And that the minutes be received as amended.

Carried

B. NEW SUBMISSIONS

1. **5:00 pm**

File No.:	7916-0448-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and Development Permit for Phase 1 of a multi-phase, mixed-use multiple residential and commercial development. Phase 1 includes a 29-storey residential tower with 2-storey commercial podium, approx. 325 units, 5,242 sq. m. of commercial space, 4 levels of u/g parking, and amenity spaces.
Address:	13665 - 102 Avenue
Developer:	Anthem Properties
Architect:	Robert Duke, Architect, Chris Dikeakos Architects Ltd
Landscape Architect:	Justin Taylor and Jennifer Stamp, BCSLA, Durante Kreuk Ltd.
Planner:	Christopher Atkins
Urban Design Planner:	Mary Beth Rondeau

The **Acting City Architect** advised that staff generally support the proposed road network, walkability, massing and public open spaces proposed in the masterplan.

For the Phase 1 proposal, staff have worked with the applicant team and have no specific issues.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. The masterplan for the site and Phase 1 proposal were presented, and the following information was noted:

- The towers step down towards the east and south, and have been staggered to provide vignette views to the mountains and city centre. The project aims to provide viable urban planning with minimal shading.
- The project will introduce 102A Avenue, as well as two additional north/south streets in order to provide a better pedestrian connection and flow.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was
Moved by S. McFarlane
Seconded by M. Enns
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

The Panel was supportive of the project, and agreed with the general deployment of the phasing.

Masterplan

- Commend the applicant on the Masterplan. The road network is simple and straightforward and good for servicing.
- Commend the public open spaces and further refine the hierarchy of open spaces with features including public art and storm water management.

Form and Character

- The podium massing is handled well, and the mass is broken down into an appropriate size and scale for the building. The tower position makes sense and is supported. The townhomes are in an appropriate location and nicely scaled.
- Concerns with the street access to townhouses with the location on the lane.
- Add more openings to the townhomes onto the podium for additional solar and access opportunities.
- The Panel expressed an interest in reviewing the signage for the project.

- For the commercial frontages along the streets, recommend additional design development to bring a greater sense of human scaled elements to area of expansive glazing. It was suggested that the signage may assist with mitigating expansive glazing.
- Encourage the applicant to review the nature/language of the curvature of the podium form on the northeast corner to be more related to the tower and Whalley Boulevard curves. It was suggested to follow the simplicity of the thumbnail sketch.
- Relocate elements away from the exposed slab edge (i.e. the south and north side near the two-bedroom units appear too close to the slab) and the southeast corner could be a stronger bite out of the tower.
- Consider the solar exposure, as it is treated the same way on all four sides of the project.

Landscape

- Commend the open spaces, numerous programmatic spaces, palate and proportion. Incorporate features that come from the overall hierarchy of the masterplan.
- Suggest that the materials at the corner of the future 102A Avenue could reflect what will happen in the future plaza.
- Recommend that the paving around 102 Avenue could be developed further.
- The formal language of the landscaping is not consistent with the language of the architecture.
- The podium oval has created some forgotten green spaces and could use additional refinement.
- Recommend implementing green roof sedums on the townhomes.

Sustainability

- No specific issues identified.

CPTED

- Consider the safety of the secondary access to the townhomes, as the proposed lane may not be fully developed until there is development on the site to the west, which may not occur for some years.

Accessibility

- No specific issues identified.

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, December 14, 2017.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:13 p.m.



Jane Sullivan, City Clerk

M. Lesack, Chair