

Advisory Design Panel Minutes

Present:

Chair - L. Mickelson
Panel Members:
J. Leger (exited at 6:25 p.m.)
M. MacCaull (exited at 6:45 p.m.)
S. McFarlane
D. Staples
M. Lesack

Guests:

Emily Kearns, Ankenman Associates Architects Inc.
Stephen Heller, Van der Zalm + Associates Inc.
Neils Wilde, F. Adab Architects
Marlene Messer, PMG Landscape Architects
Matthew Cheng, Matthew Cheng Architects
Clark Kavolinas, C. Kavolinas & Associates
Colin Shrubbs, dys architecture
Bruce Hemstock, PWL Partnership
Landscape Architects
Joe Santo, Kane Consulting

Staff Present:

T. Ainscough, City Architect - Planning & Development
M. Rondeau, Acting City Architect - Planning & Development
N. Chow, 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 November 23, 2017 be received.

Carried

B. NEW SUBMISSIONS

- | | | |
|----|-----------------------|---|
| 1. | Time: | 4:00 p.m. |
| | File No.: | 7915-0364-00 |
| | New or Resubmit: | New |
| | Last Submission Date: | N/A |
| | Description: | NCP amendment, Rezoning and detailed DP – 2 small mixed used buildings, containing approximately 13 residential dwelling units and 760 sq.m. ground floor commercial. |
| | Address: | 16413 – 24 Ave & 2440 – 164 St in Orchard Grove NCP |
| | Developer: | Hans Rawlins – Grayrose Developments Ltd. |
| | Architect: | Ankenman Associates Architects Inc. – Emily Kearns
Arch. AIBC |
| | Landscape Architect: | Van der Zalm + Associates Inc. – Stephen Heller
BCSLA |
| | Planner: | Keith Broersma |
| | Urban Design Planner: | Nathan Chow |

Procedural note: Mark Lesack declared a conflict of interest and did not participate in discussion for Item 1.

Staff advised that given the project's retention of trees onsite and its adjacency to a multi-use trail, staff support the use, form, and density of the project, and ask advice of the Panel on the interior living rooms.

Procedural note: Steve McFarlane entered the meeting at 4:11 p.m.

The **Project Architect** presented an overview of the site and building plans, streetscapes and elevations. It was noted that the massing has been designed to create variety in the neighbourhood, yet maintains a similar palette to provide a sense of cohesiveness.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was
 Moved by J. Leger
 Seconded by M. MacCaull
 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.

Defeated.

With S. McFarlane, D. Staples and

L. Mickelson voting in opposition.

It was
 Moved by D. Staples
 Seconded by S. MacFarlane
 That the Advisory Design Panel (ADP) 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 ADP for review.

Carried

Site

- Considering the proximity of the building to the multiuse pathway, give thought to the treatment of the setback area.

Form and Character

- Massing appears appropriate and the project is a nice urban response to the surrounding suburban neighbourhood.
- Suggest that the applicant review the Yaletown-inspired precedent images included in the package. Should the applicant move forward with the proposed inspiration, suggest that they further commit to that building type to bring up the rigour in the treatment (i.e. more fluidity, repetitive elements, singular bay types and structural expression).
- Suggest that the screen wall can be strengthened by staying closer to the precedence image references.
- Suggest that Building B could be more articulated along the two long sides.

- Concerns were expressed regarding the livability of windowless living rooms.

Landscape

The Acting City Architect advised that the Panel's Landscape Architects were unable to attend the meeting. Mike Enns, BCLSA, submitted written comments that were read by the Acting City Architect:

- Commend the preservation of mature trees, and the plaza dominated by paving and seating.
- Consider an informal gravel pathway through the trees to allow the user to become immersed in the naturalized landscape.
- Suggest adding trees on the south side of the building adjacent to the south side of the building.
- Provide clarity regarding the upper level floor plans and provide a key plan.
- Consider an expanded program for functions and uses on the roof top plans.

Sustainability

- No specific issues identified.

CPTED

- Consider additional lighting in the rear parking lot.
- Concern about lack of enclosed parking for Building A's residential unit.

Accessibility

- Recommend an additional disabled parking spot for residents.
- Provide power doors to the Commercial Retail Units and lobby
- Recommend that one unit be adaptable.

2.	Time:	4:45 p.m.
	File No.:	7917-0098-00
	New or Resubmit:	New
	Last Submission Date:	N/A
	Description:	OCP Text Amendment to increase the allowable FAR within the Multiple Residential Designation (RM) from 1.50 to 2.34, Rezoning from RF to CD and a DP to allow the development of a 60-unit, 5-storey apartment building with 2-storey, street-oriented townhouse units at grade fronting 140 Street and 108 Avenue.
	Address:	10764 & 10782 140 St and 14008 - 108 Ave
	Developer:	Gurtaj Grewal
	Architect:	F.Adab Architects - Fred Adab Arch. AIBC
	Landscape Architect:	PMG Landscape Architects -Marlene Messer BCSLA

Planner: Jennifer McLean
Urban Design Planner: Mary Beth Rondeau

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

- The City Centre zoning has been applied to the subject site so that 140th Street is equal on both sides.
- Lane access will be provided from 140th Street in order to provide better accessibility to the BC Hydro right-of-way park. The lane has already been constructed further south of the site.
- 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 S. MacFarlane
Seconded by M. MacCaull
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
With J. Leger and D. Staples voting in
opposition.

Site

- The courtyard appears dark and may not be viable for planting. Consider a different design or flipping the courtyard around.
- The outdoor amenity space appears too enclosed. Suggest implementing a rooftop deck for additional outdoor amenity space that will get used.

Form and Character

- The form, scale, massing, character and articulation are appropriate as a well behaved background building.
- Support for the materials, as the project employs a succinct palette of materials that are reasonably deployed.
- Appreciate the amount of brick in the design; however, the applicant could consider additional detailing and articulation above the windows.
- Recommend additional work on unit type "E" and other units that have internal rooms, as these units do not meet livability standards.

Landscape

The Acting City Architect advised that the Panel's Landscape Architects were unable to attend the meeting. Mike Enns, BCLSA, submitted written comments that were read by the Acting City Architect:

- Consider removing plants in the courtyard due to the abundance of shade. Instead, recommend introducing other useful spaces, such as a playground, seating area and/or outdoor kitchen.
- Suggest exploring a green roof or varied materials for the rooftop, with the assumption that future development on the adjacent sites may look down on this building.

Sustainability

- No specific issues identified.

CPTED

- No specific issues identified.

Accessibility

- Commend the adaptability process of the units
- Recommend providing emergency call buttons in the parking elevator
- Recommend that elevator panels and call button panels be placed horizontally
- Recommend that all amenity spaces be accessible

3. Time: 5:30 p.m.
 File No.: 7917-0205-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Rezoning from RF to CD and a Development Permit to allow the development of a 60-unit, 6-storey apartment building with 2-storey, street-oriented townhouse units at grade.
 Address: 13493 – 94A Ave and 9445 and 9459 – 135 Street
 Developer: 1075504 BC Ltd., TJ Saluja
 Architect: Matthew Cheng Architects– Matthew Cheng Arch. AIBC
 Landscape Architect: Clark Kavolinas - BCSLA
 Planner: Jennifer McLean
 Urban Design Planner: Mary Beth Rondeau

The **Acting City Architect** advised that 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 D. Staples
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

Site

- The corner plaza requires additional work.

Form and Character

- Support the building design and massing.
- Suggest a more succinct color and material palette. Encourage the use of materials in a manner that supports the massing strategy by using fewer materials/colour.
- Consider providing additional presence to the main lobby.
- Consider the fenestration on the northwest corner unit, as the walkway would run adjacent to the unit, and could result in privacy concerns.
- Consider providing additional screening to the parkade ramp along the west side of the building.
- Concerns were expressed regarding the size of the mechanical room. The parkade elevator room is too small for an inswing door.
- The dead end distance in the courtyard on the second level requires resolution.
- Consider switching the amenity room and inside corner unit to provide better light access for the residential unit, and provide better access from the indoor amenity space to the community garden.
- Consider providing a covered amenity space on the roof top.
- Recommend enlarging the roof top deck.

Landscape

The Acting City Architect advised that the Panel's Landscape Architects were unable to attend the meeting. Mike Enns, BCLSA, submitted written comments that were read by the Acting City Architect:

- The landscape drawing package does not meet the minimum requirements to understand design intent. Material plans identifying paving materials, walls, furnishings, art work, etc. should be included in all presentation.
- Consider an expanded program/uses for the roof top deck level, such as an outdoor kitchen, urban agriculture, rain water collection or social spaces of varying sizes.

Sustainability

- No specific issues identified.

CPTED

- No specific issues identified.

Accessibility

- Suggest increasing the disabled parking to two additional spots, one spot for visitors and one spot for residents.
- Recommend implementing horizontal call buttons.
- Recommend that 5% of units be adaptable.
- Recommend power doors at the entrances to the lobby and accessible washrooms in the amenity space.
- Recommend ensuring access to the outdoor amenity space.

Procedural note: Julian Leger exited the meeting at 6:25 p.m.

4.	Time:	6:30 p.m.
	File No.:	7917-0363-00
	New or Resubmit:	New
	Last Submission Date:	N/A
	Description:	Rezoning from CD to CD and a Development Permit in order to allow for two (2) residential towers (40-storeys and 36- storeys). Note: Previously a DP for a 46 storey tower and 20 storey midrise now expired.
	Address:	13778 – 100 Avenue
	Developer:	Concord Pacific - Ellen Sy
	Architect:	DYS Architecture - Colin Shrubbs Arch. AIBC
	Landscape Architect:	PWL Partnership - Bruce Hemstock BCSLA
	Planner:	Jennifer McLean
	Urban Design Planner:	Mary Beth Rondeau

The **Acting City Architect** advised that there is a portion of the site that cannot be developed due to the presence of a riparian area. Staff have no specific issues.

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

Procedural note: Marc MacCaull exited the meeting at 6:45 p.m.

The **Landscape Architect** presented an overview of the general concept for the Landscape plans. The landscape draws inspiration from both Quibble Creek and the surrounding urban environment. In consideration of water shortages, the ground plan expression suggests the presence of water, instead of using actual water, to provide a more usable and friendly space.

The **Sustainability Consultant** provided an overview of the sustainability features of the project.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by S. McFarlane
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.
Carried

Form and Character

- Agree with the general approach to massing and form of the towers.
- There is good livability for suites, with windows in all rooms.
- The exterior semi-circular building shape which follows the ground level easement jumps out as a strong extrusion in contrast to the tower treatments such as the pixelated balconies, and the opposite of the landscape plan. Suggest migrating the tower to the east to remove it from the hard edge of the easement and allowing some responsive treatment to the curve.
- Consider bringing the north tower all the way to the ground, as the townhome conclusion feels weak, and there is a struggle with the massing with the weight of the tower on the townhouse. The water reference in the tower stops abruptly at the townhouses.
- Consider the articulation of the east ground level façade as it relates to the adjacent residential development.
- Commend the random balcony form and how that participates in the "glacial" theme.

Landscape

The Acting City Architect advised that the Panel's Landscape Architects were unable to attend the meeting. Mike Enns, BCLSA, submitted written comments that were read by the Acting City Architect:

- Commend the use of materiality and form of the landscape elements to support the "glacier to stream" narrative that is evident in some bold and imaginative elements, such as the cascading pond and decorative metal screen.
- Appreciate the use of lighting and glass to create the sensitive of "moments" of water. In addition, appreciate the bold form of the walls, creating a good diversity of small and large spaces.
- The above noted observations are well represented in the ground plane and streetscape design.
- Suggest that that the putting green on the amenity deck is a unique idea.
- Consider an expanded program or more refined thematic site elements in the Quibble Creek park area, such as play structures, boulders, and riparian elements.

- Consider utilize a more "alpine" palette of plants in the upper amenity deck to reflect an "upstream" or "alpine/glacial habitat", such as sedums, stunted grasses, sculptural pines, birch or poplar trees and more rainforest plants below.
- The material keys and notes provided in the plan require some coordination.

Sustainability

- No specific issues identified.

CPTED

- No specific issues identified.

Accessibility

- Recommend at least one additional disabled parking spot for each tower.
- Recommend implementing horizontal elevator and call buttons.
- Recommend that emergency call buttons be implemented in the lobby.
- Recommend that 5% of units be adaptable.
- Recommend power doors at the entrances to the lobby and accessible washrooms in the amenity space.
- Recommend investigating an area of refuge.

C. OTHER COMPETENT BUSINESS

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, February 8, 2018.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:08 p.m.



Jane Sullivan, City Clerk



L. Mickelson, Chair