

Present:Panel Members:

R. Drew, Chair
A. Kenyon
K. Shea
L. Mickelson
R. Dhall
R. Jenkins

Guests:

Aman Dhillon
Dylan Chernoff, Durante Kreuk Ltd. Landscape Architects
Harry Li, One Property Services Group
Jin Li, East One Investment Corporation
Lu Tang, Thind Properties
Maciej Dembeck, Architect, AIBC, Barnett Dembek Architects Inc.
Martin Bruckner or Gwyn Vose, IBI Group
Martin Liew, Architect, AIBC, Martin Liew Architecture Inc.
Reyhaneh Sobhani, BCSLA Intern, Durante Kreuk Ltd
Ricky Disini, Donald Luxton and Associates Inc.
Stephen Vincent, Durante Kreuk Ltd.

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Maleknia, Urban Design Planner
C. Eagles, Administrative Assistant

A. RECEIPT OF MINUTES

It was Moved by R. Drew
Seconded by R. Dhall
That the minutes of the Advisory Design
Panel meeting of September 24, 2020 be received.
Carried

B. RESUBMISSIONS

1. **Time:** 3:00 p.m.
- File No.: 19-0223-00 / 19-0223-01
Address: 13416-13430 – 105A Avenue
10492-10536 University Drive
13437 – 105 Avenue
10501-10537 – 134A Street
- New or Resubmit: Resubmit
Last Submission Date: July 9, 2020
Description: Detailed Development Permit for the development of 2 high rise towers and 1 mid-rise building with ground level childcare.
- Developer: Lu Tang, Thind Properties
Architect: Martin Bruckner or Gwyn Vose, IBI Group
Landscape Architect: Stephen Vincent, Durante Kreuk Ltd.
Planner: Christopher Atkins
Urban Design Planner: Ann McLean

The Urban Design Planner advised that staff have no specific issues. Staff clarified that this project is returning for detailed review, following the General DP review earlier this year. Staff asked the Panel to provide comments on architectural material and detailed form, the podium and tower expression and public realm interfaces, including plazas. The Skytrain track bisects the site.

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. A good amount of soft landscaping will be maintained in the south west corner.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Jenkins
Seconded by R. Dhall
That the Advisory Design Panel (ADP):

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

Carried

Key Points:

- Consider developing more direct access from the buildings to the courtyards.
- Consider measures to increase “eyes” on the courtyard.
- Consider adopting a ‘room’ vocabulary for the spaces below the guideway, reduce linearity.
- Consider increasing soft landscaping in the courtyard.
- Consider further development of the hardscaping flanking the guideway, west of the north tower and east of the south tower.
- Consider increasing the number paved connections between the sidewalk and cycle path along the west property edge.
- Consider further development of NE and NW plazas – increase soft landscaping.
- Consider locating children playroom closer to the outdoor play area.
- Consider stroller management and the shared entry to the childcare.
- Consider further development of the cascading trellis.
- Consider measures to softening the ‘spine’ in elevations.
- Consider-increasing the number of accessible stalls.
- Consider accessibility requirements throughout the building.
- Consider providing 5% suites that are Adaptable.
- Consider adding colour to the courtyard-facing facades.

- Consider completing the elevator study to confirm required number of elevators.
- Consider future flexibility of partitioned indoor amenity spaces.

Site

- There is lots of evolution in the design.
- Connection between building interior and courtyard is insufficient. Consider connecting the lobbies more meaningfully to the courtyard space.
- Simplify circulation in the corridor access that is proposed on the ground level.
- Reconsider location of children's playroom.
- Consider including some playground equipment as furnishings. Recommend strategically locating play and seating infrastructure to make the area feel more like considered rooms rather than long flat laneway.
- The adaptability to COVID- friendly amenity spaces is supported.
- Ensure electrical is adaptable to accommodate fitness equipment.
- Consider where strollers are located during drop off at childcare.
- The on-going coordination with TransLink is good.
- Encourage vertical transportation study as early as possible to avoid exterior design changes.

Form and Character

- The introduction of the colour on the trellis waterfall is supported. Reconsider the trellis to be connected to the rest of the building.
- The vertical spines feel very harsh in comparison to the animation of the balcony articulation. Consider the role of the warm metal in those areas.
- The design is more interactive.
- Consider introducing colour to interior facades on towers.
- Consider changes to interior design in light of the Pandemic.
- Reconsider the accessibility and rubber under the play equipment.
- The cascading trellises are competing with a lot of other elements of the project. Consider simplifying.

Landscape

- The paving systems have broken down the large hardscape into smaller courtyards. Consider more definition from hardscape area. Consider greater separation between courtyards and tower. Consider adding more variety of spaces and an opportunity to increase more green spaces.
- The hardscape is reasonably sufficient to have the uses that require hardscape.
- Consider refining landscape by adding planters.
- Consider more meaningful programming that would take some soft landscaping spaces.

CPTED

- There is a lack of “eyes” on courtyard space. Ensure it does not become graffitied (ghetto-ized).

Sustainability

- No specific issues were identified.

Accessibility

- Recommend that the amenity restrooms be accessible.
- Recommend 8 designated disabled parking stalls.
- Recommend that the entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider emergency call buttons and appropriate area in the parking lobbies to accommodate wheelchairs.
- Consider 5% of units be wheelchair accessible.
- The treatment of surface under the Skytrain is appreciated to wheel on.

2. **Time:** 4:35 p.m.

File No.: 7919-0339-00
 Address: 5660 – 177B Street
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Rezoning (RF to CD, based on RM-70), Development Permit (Form and Character) and Heritage Revitalization Agreement to permit a 5-storey, 48-unit residential apartment building as well as the relocation, preservation and maintenance of the JJ Main House in Cloverdale Town Centre.

Developer: Aman Dhillon
 Architect: Maciej Dembeck, Architect, AIBC, Barnett Dembek Architects Inc.
 Landscape Architect: Dylan Chernoff, BCSLA Durante Kreuk Ltd.
 Heritage Consultant: Ricky Disini, Donald Luxton and Associates Inc.
 Planner: Christopher Lumsden
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff worked closely with the applicant to advance the concept and support the project. Staff asked the panel to provide comments on the overall site planning, landscape concept, indoor and outdoor amenity and potential rooftop amenity, architectural expression of the building, retained heritage integration, and public realm interfaces. He also added, the heritage building will be temporary removed and subsequently relocated on the property after completion of the underground parking structure as the indoor amenity building.

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

The Landscape Architect presented an overview of the general concept for the Landscape design

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by A. Kenyon

Seconded by R. Jenkins

That the Advisory Design Panel (ADP) is in
CONDITIONAL SUPPORT of the project and recommends 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 the ADP for review.

Carried

With R. Dhall opposed.

Key Points:

- Consider further development of the landscape design framing the heritage building.
- Consider measures to enhance the presence of the building entry from the corner of 56A and 177B.
- Consider using materials and or colour to neutralize the heritage house facing facades of the new building.
- Consider further development of the interface between the heritage building and new building.
- Reconsider the need for or strategy regarding the use wood siding on the facade.
- Consider orienting the balcony facing the heritage home to the south façade.
- If possible, consider dropping the finish floor elevation of the heritage home.
- Reconsider the architectural language of the stair on the north side of the heritage home. Consider providing an occupiable space at the top of the stair.
- Consider measures to dissuade public from accessing the heritage home.
- Consider using your energy and thermal comfort modeling as a design tool.
- Consider extending balcony extension features to provide shading on the south façade.
- Consider improving the comfort and energy performance of the heritage building.
- Consider providing adaptable suites including adaptable balconies.
- Consider storey-telling signage describing the heritage home.

Site

- The placement of the Heritage building requires some design development.
- The Heritage building is sitting awkwardly, consider maybe placing it on an angle, consider plaza surrounding it, or a false front façade.

Form and Character

- Consider signage or plaques at the Heritage building.
- Consider potential damage during transportation for the Heritage home.
- Consider design development regarding new building to Heritage building.
- Unit A.5 balcony is very close to the heritage building roof. Consider shifting them to south side similar to unit B9 which help announce the main entry.
- The cedar siding is out of place and seems random. Reconsider the strategy and where the material is applied.
- Consider the activities that may happen on the Heritage amenity patio facing the street. Existing stairs and porch of the heritage home will confuse the public. Consider gating or signing, etc.

Landscape

- Consider a green roof.

CPTED

- No specific issues were identified.

Sustainability

- Recommend that a mechanical and energy consultant is engaged as early as possible.
- Recommend thermal comfort modeling.
- Recommend filling walls with insulation and the window efficiency in the Heritage amenity home.

Accessibility

- The access to the Heritage amenity is unfortunate for those with accessibility issues. Consider lowering the finish floor elevation of the heritage home/amenity space (by utilizing the void space below) to minimize the number of stairs and ramps to connect to the lobby area and provide a higher ceiling height.
- Recommend that the amenity restrooms be to Code.
- Recommend that the designated disabled parking stalls be to Code.
- Recommend that the entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Consider 3% of units be wheelchair accessible.

NEW SUBMISSIONS

3. **Time:** 5:40 p.m.
- File No.: 7918-0190-00
 Address: 15158, 15168 – 26 Ave; 2563, 2575 – 152 Street
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Rezoning from RF to CD (based on RM-70); Subdivision (Consolidation) from four (4) lots into one (1) lot; Official Community Plan amendment from "Urban" to "Multiple Residential", King George Highway Corridor Plan amendment from "Townhouse (15 u.pa.)" to "Apartment (55 u.p.a.)" and a Development Permit in order to allow a 4-storey (plus rooftop amenity), 50-unit, multiple residential building, with a mix of apartment and townhouse unit types.
- Developer: Jin Li, East One Investment Corporation (Contact Person: Harry Li, One Property Services Group)
 Architect: Martin Liew, Architect, AIBC, Martin Liew Architecture Inc.
 Landscape Architect: Dylan Chernoff, Durante Kreuk Ltd. Landscape Architects
 Planner: Erin MacGregor
 Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff have no specific issues. Staff worked closely with the applicant to advance the concept and support the project. Staff asked the panel to provide comments on the urban form and design. The applicant has reduced the massing to four stories.

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 R. Dhall
 Seconded by R. Jenkins
 That the Advisory Design Panel (ADP):

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

Carried

In general, the panel supported the project.

Key Points:

- Consider enhancing presence of building entry from corner of 152 St and 26 Ave.
- Consider measures to enhance the function of the NE plaza.
- Consider providing daylight access into east block corridor.
- Consider providing seating along east block corridor.
- Consider providing electric bike charging.

Site

- No specific issues were identified.

Form and Character

- The corridor on the east block has segments that are sloping in excess of 10%. Consider how someone with limited mobility would access this way.
- Recommend enhancing the corridor.

Landscape

- Consider the connection from the Northeast plaza to the front door entry. Consider enhancing the entrance to make it more evident, such as adding more landscaping and extending the plaza west. The visual connection from the corner would add value.
- Consider benches or extensions to the hardscape at the south walkway for more interaction.

CPTED

- No specific issues were identified.

Sustainability

- Consider adding EV bicycle charging stations in the storage area.

Accessibility

- Consider the slope and sidewalk for accessibility.

C. NEXT MEETING


The next Advisory Design Panel is scheduled for Thursday, October 15, 2020.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:52 p.m.



Jennifer Ficocelli, City Clerk



R. Drew, Chair

