
Present:**Panel Members:**

R. Drew, Chair
G. Borowski
I. MacFadyen
L. Mickelson
M. Patterson
R. Jenkins
W. Chong

Guests:

1162538 BC Ltd.
Barnett Dembek Architects Inc.
Brad Hughes, Park Ridge Homes (Juniper) Ltd.
Maciej Dembek, Barnett Dembek Architects Inc.
Meredith Mitchell, M2 Landscape Architecture
PMG Landscape Architects

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. Jenkins
Seconded by W. Chong
That the minutes of the Advisory Design
Panel meeting of October 15, 2020 be received.
Carried

B. NEW SUBMISSIONS**1. Time: 3:00 p.m.**

File No.: 7919-0245-00
Address: 10466/76/86/98, 10506/16/22 – 140B Street
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from RF to CD (based on RM-70);
Development Permit to permit the construction of 134
apartment units in two 5 Storey apartment buildings
within a sensitive eco-system DP area and to
Subdivision to consolidate 7 lots
Developer: 1162538 BC Ltd.
Architect: Barnett Dembek Architects Inc.
Landscape Architect: PMG Landscape Architects
Planner: Christopher Wilcott
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff asked the panel to provide comments on the overall site planning and architectural expression of the buildings and public realm interfaces.

The Project Architect presented an overview of the site and building design, plans, streetscapes and elevations. The first two levels of the development will include two storey townhomes. There will be about 2m grade change along the site with less than a 5% slope.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by G. Borowski

Seconded by M. Patterson

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

Key Points:

- Reorganizing the suite layout at the inside corners to minimize potential privacy conflicts and more natural light.
- Aggregating the indoor amenity spaces and lobbies to the bays framing the mid-site E-W pathway.
- Reorganizing courtyard to provide interest, or social node, at the east termination of the mid-site path.
- Further consider the location and orientation of benches in the mid-site East West pathway to ensure that privacy of adjacent units is not compromised.
- Provide spaces for outdoor exercise.
- Consider connectivity to the public amenity spaces around, and near the site.
- Review specifying smaller trees along property line, in coordination with city trees.
- Providing screening if mechanical equipment is installed on rooftop.
- Specifying another colour in lieu of the blue at the upper panel.
- Consider the outside corner at the townhouses and the use of the frames to demark the two-level nature of the townhouses.
- Consider specifying darker framed windows in lieu of white frames.
- Consider utilizing the energy model and thermal comfort models to inform your design.
- Consider engaging with an elevator consultant to confirm elevator demands.
- Consider providing auto-operators at all key doors.

Site

- Consider outdoor exercise space.
- Consider optimizing the outdoor space as it is relatively small.

Form and Character

- Review the internal elevations facing the courtyard.
- Recommend further Design Development to the inside corner units to allow for more natural light to the units. Consider removing the blue trim on the upper panel.
- The amenity spaces should have a dumbbell space. Consider further design development for amenity.
- The amenity space and entry could be located along the central pathway.
- The window frames are noted as white; however, the renderings are darker and more visually appealing. Review using darker frames.
- Consider rooftop screening for HVAC equipment.

Landscape

- The streetscape is successful.
- Reconsider the tree species to work with city trees the secondary street tree is too large. Given that the street trees will likely be a larger size tree, consider a more columnar or smaller variety of secondary street trees.
- The central courtyard pattern works well with the paving, Reconsider the placement of the benches and their view.
- Reconsider plants and trees between the buildings as the natural lighting is limited. Consider reorganizing the courtyard for a stronger social node.
- Consider expanding the exterior patio of the amenity spaces and make them more open, so to draw in users on the two ends of the development.
- Consider investigating the hard-edged ramp on the south and see where it can further be distributed across the lawn.

CPTED

- No specific issues were identified.

Sustainability

- Recommend energy modeling as early as possible.
- Consider visual cue towards and opportunity to look at liveability of connecting to Creek Greenway.
- Consideration to heating / cooling at this stage – overheating analysis will be needed if no cooling/ high density of units / provided to show that the space does not overheat.

Accessibility

- Recommend that the entrance door be power operated.
- Consider the elevator and entrance call button panel to be placed horizontally.
- Recommend the hallway be 2 metres wide.
- Consider an elevator study; consider a secondary elevator.

2.	Time:	4:15 p.m.
	File No.:	7918-0384-00
	Address:	3300/08/18/28 King George Blvd & 3313 - 148 Street
	New or Resubmit:	Resubmit
	Last Submission Date:	August 13, 2020
	Description:	OCP amendment from Urban to Multiple Residential. Rezoning from RA and RF to CD (based on RM-70 and RM-30). Development Permit to allow 9 townhouses and 162 apartment units in three 5-6 storey apartment buildings.
	Developer:	Brad Hughes, Park Ridge Homes (Juniper) Ltd.
	Architect:	Maciej Dembek, Barnett Dembek Architects Inc.
	Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
	Planner:	Keith Broersma
	Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff have no specific issues. Staff asked the Panel to provide follow up comments, from the previous August 13, 2020 meeting, on the overall site planning and architectural expression of the building.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. There is a focal point on the 6th story.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski
 Seconded by I. MacFadyen
 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

It was noted that the rooflines should be resolved.

Key Points:

- Recommend further refinement of the roofline, rationalize the dormers. Simplify the roofline at the building corners.
- Consider vaulted interior spaces at the dormer locations.
- Considering shadowing on courtyard.
- It was suggested to activate the lawn areas with benches or equipment.
- It was suggested simplifying the pedestrian path/ramp entry interface to reduce potential conflicts.

Site

- No specific issues were identified.

Form and Character

- The evolution of the building has become organic.
- The redistribution of volume is successful.
- Reconsider the roof lines and remove any inconsistencies.
- Suggest that the roofline requires further development, primarily at the corners.
- The roof scape and resolution of roof volumes around the corners is heavy sloping. Consider how it appears visually.
- Consider the impression of the roof from the inside of the space.
- Consider the rationalization of the dormers and the need for them. The dormers add height the building without a sense of rhythm and value to the project.
- Rationalize the dormers with the elevations.
- The façade is very monochrome. Consider that the muted palette may be contrasted with the rainwater leaders. Consider attention to tertiary items.

Landscape

- Suggest adding benches and overlay other activities, thinking about the space as amenity and its functions.
- Consider activating the lawn with benches or sports netting.
- Consider a shadow analysis, as there is concern of potential overshadowing of the landscape area from the buildings

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Recommend that the balconies be accessible.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 5, 2020.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:18 p.m.



Jennifer Ficocelli, City Clerk



Robert Drew, Chair