

Present:**Panel Members:**

R. Drew, Chair
J. Packer
M. Heeney
M. Pasqua
M. Patterson
R. Dhall
S. Slot
T. Bunting
W. Chong

Guests:

Andrew Danielson, VDZ+A
Andy Igel, Aplin Martin
Awtar Madan, 1171794 B.C. Ltd.
Baljit Johal, Mortise Construction
Caelan Griffiths, PMG Landscape Architects
Goldy Brar, Peace Enterprises Ltd.
Jesse Arora, DF Architecture
Mary Chan-Yip, PMG Landscape Architects
Rajinder Warraich, Flat Architecture
Zubin Billimoria, DF Architecture

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. Dhall
Seconded by W. Chong
That the minutes of the Advisory Design
Panel meeting of January 14, 2021 be received.
Carried

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

File No.: 7919-0004-00
Address: 13280 & 13290 Old Yale Road
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from RF to CD (based on RM-70) and a
Development Permit to allow for the development of a
6-storey residential apartment building consisting of 51
residential units and 2 levels of underground parking.
Developer: Goldy Brar, Peace Enterprises Ltd.
Architect: Andy Igel, Aplin Martin
Landscape Architect: Mary Chan-Yip, PMG Landscape Architects
Planner: Leita Martin
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff support the project. Staff asked the Panel to provide comments on interfacing, landscaping, and architectural expression of the building.

M. Patterson entered the meeting at 3:10 p.m.

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 M. Heeney
Seconded by R. Dhall
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:

- Consider further development of the lobby expression and differentiate from residential expression.
- Consider relocating the lobby away from the corner and toward a more central location (elevator) relate to the indoor amenity.
- Recommend better integration of the corner lobby and the plaza landscaping.
- Recommend further development and discipline of the facades such as the transitions between the brick and the cement panel.
- Reconsider the use of white panels as weathering may be a problem.
- Consider different glazing expression for the lobby.
- Consider using colour to strongly accentuate the architectural expression.
- Recommend expanding the amount of rooftop amenity.
- Consider reorganizing the rooftop amenity to avoid conflict with the stair access points.
- Consider developing the indoor amenity to accommodate social gatherings, like a kitchen.
- Consider relocating the PMT towards the ramp.
- Recommend stormwater retention strategies.
- Consider increasing the amount of outdoor amenity at grade (larger patio) by, perhaps carving space out of the building.
- Consider rearranging seating to promote social interaction in outdoor spaces.
- Recommend that 5% of units be accessible including balcony thresholds.
- Consider exceeding minimum requirements for accessible parking.
- Consider wave-activated operator for doors.
- Consider audible elevator communication.
- Consider providing 1.7 m corridor widths to allow for opposing passage for strollers or wheelchairs.
- Consider performing energy and thermal comfort modeling and utilizing it as a design tool.
- Consider providing overhangs at the top floor especially on the south and west elevations.
- Consider ways to promote the use of stairs such as adding glazing.

Site

- The outdoor amenity on the ground level seems narrow, consider more usable space.
- Further review/develop the plaza concept.

Form and Character

- The articulation of the building from 1 to 5 is supported.
- Consider further articulation on the sixth floor.
- Consider further treatment or study of the façade and, consider providing a more consistent transition between the different façade materials, especially between the brick base and upper levels.
- Consider reducing and simplifying the number of materials used on the façade.
- The strong elements do not seem to come together, consider orchestrating the materials better.
- Consider long term maintenance and weathering (staining) when selecting facade materials.
- Consider adding natural light into the ground floor corridor by adding glazing at both ends.
- Consider relocating the entrance near the elevators to the middle of the Old Yale Road face of the building.
- The lobby sequence to the elevator is problematic. Consider re-programming of interior ground floor area. There are too many elements happening within the lobby area. Consider making it a larger space and integrate with the outside plaza.
- Recommend further design development to upper floor weather protection to doors open to sky; consider adding an overhang that translates to the elevation.
- Consider rain covering over the patio doors.

Landscape

- Considering the location of the lobbies, consider more transparency with the streetscape.
- Explore simplification of the roof architectural elements to allow for expanded exterior amenity spaces. Consider location of the exit path from stairwell to avoid conflict with play area.
- At the ground floor lobby consider minor adjustment of the planters and benches to allow for greater opportunities for social interaction. Benches at 90 degrees to each other.
- At the ground floor amenity deck consider adjustment to planter walls to allow for planting of trees along this edge to help buffer the amenity space from the lane. Provide a gate to enclose the amenity space.

CPTED

- No specific issues were identified.

Sustainability

- Recommend energy modeling as early in the process.
- Consider overhangs on the top floor to the south and west for thermal comfort issues.
- Consider ways to promote the use of stairs as opposed to the elevator, such as glazing in the stairwell or architectural treatment within the walkway area.
- Consider rain covering over the patio doors.

Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.
- Recommend visible fire alarms.
- Recommend exceeding disabled parking stalls.
- Recommend that the entrance door be power operated including wave censored buttons.
- Consider automated floor columns in the elevators, with circular hand railings, and tactile buttons.
- Consider 1800 mm wide walkways.

2. **Time:** 4:30 p.m.

File No.: 7918-0221-00
 Address: 15975, 15961 16 Avenue and 1609, 1627 160 Street
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Rezoning from RF to CD (based on RM-70 and C-5) and a Development Permit to allow for the development of a 4-storey mixed-use building consisting of 56 residential units and 1,142.5 square metres of commercial space, and 1 level of underground parking.
 Developer: Baljit Johal, Mortise Construction
 Architect: Rajinder Warraich, Flat Architecture
 Landscape Architect: Caelan Griffiths, PMG Landscape Architects
 Planner: Heather Kamitakahara
 Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff are in support of the project but prefer to see less surface parking. Staff asked the Panel to provide comments on the overall site planning, architectural expression of the building, and public realm interfaces.

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 T. Bunting
Seconded by W. Chong
That the Advisory Design Panel (ADP) is
NOT IN SUPPORT of the project and recommends that the applicant address the
following issues to the satisfaction of the Planning & Development Department
and resubmit the project to the ADP for review.

Carried

Key Points:

- Consider moving some of the surface parking below grade.
- Consider reconciling the alignment of the landscape along 16 Avenue and 160 Street with the CRU entries and residential lobby.
- Recommend wider sidewalk in front of CRUs.
- Recommend direct access between commercial parking and CRUs, such as a breezeway.
- Consider separating commercial and residential lobbies.
- Recommend further development and simplification of the facades.
- Recommend keeping the frames elements on the facades equal width.
- Consider measures that promote active use of the stairs, like daylighting.
- Recommend further developing the courtyard to address sightlines.
- Consider a wider landscape buffer along the west edge of the site.
- Consider programming of the indoor and outdoor amenities to enhance social interaction.
- Consider relocating the outdoor amenity to the roof to avoid privacy conflicts with adjacent suites.
- Consider an outdoor amenity space to boost Alder Street.
- Consider daylighting the ground floor social space.
- Consider mitigating measures to avoid exhaust at the two outdoor amenities.
- Recommend measures to reduce thermal bridging such as minimizing steel connections.
- Consider specifying fixtures that use carbon-free fuel sources.
- Consider designing 5% of suites to be adaptable, including balconies.
- Recommend exceeding minimum requirements accessible stalls.

Site

- Recommend no surface parking.
- Consider more surface parking that is not under the slab.
- Consider making retail spaces more successful on ground plane.
- Consider removing one CRU unit to allow a pass-through/breezeway between surface parking and retail frontage.
- Consider rooftop amenity space, for sun and views.
- Consider a second elevator.

Form and Character

- Consider reducing and simplifying the various building elements and number of materials used on the façade.
- Reconsider the southeast corner with concern about thermal comfort.
- Consider articulating the wrap that goes around and behind.
- Recommend further design development to the corner residential unit in plan and elevation; clarify the corner intentions, simplify the window treatment.
- Recommend further design development to upper floor exterior box frame; there is a redundancy in the roof line overhang that cuts into the frame. Consider a detail that can frame this as separate, less redundant form and material; keep the frame widths consistent.
- The north and west elevations are weak, consider refining.
- Reconsider contrast between brick and fibre panels.
- It was noted the residential lobby feels uncomfortable.
- Suggest design development of interior space to promote social gathering.
- Consider expanding natural light into stairwells.
- Consider reducing slab for better lighting at amenity.

Landscape

- Consider reconfiguring landscape in front of retail frontage to provide more space and visual access to storefronts.
- The landscaping in front of the CRU seems obstructive, consider scaling back some landscaping.
- Suggest that the landscape integrates with the CRUs.
- Consider isolating the parking with landscaping.
- Consider separating the outdoor amenity and surface parking.
- If surface parking remains, consider allowing daylight into parkade; consider concentrating electric vehicle charging stations.
- Consider catenary lighting in amenity.

CPTED

- Recommend the applicant review P1 as it relates to CPTED, eg. glazing at stair accesses.

Sustainability

- Consider measures to reduce thermal bridging.
- Keep structure wall as simple as possible and minimize steel connections through insulation.
- Consider an electric alternative to fossil fuel fire bowl on outdoor amenity, which can reduce greenhouse gas emissions.

Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.
- Recommend that the entrance door be power operated.
- Consider visual fire alarms within the units.
- Consider emergency evacuation chairs on different levels of the building.
- Recommend exceeding designated disabled parking stalls.

RESUBMISSIONS**3. Time: 6:30 p.m.**

File No.: 7919-0127-00
Address: 9572 Scott Road
New or Resubmit: Resubmit
Last Submission Date: January 30, 2020
Description: Rezoning to C-15 and Development Permit, and DVP, to permit the development of a 4-storey commercial building with ground-level retail units, offices, and a rooftop daycare. Parking will be provided at and below grade.

Developer: Awtar Madan, 1171794 B.C. Ltd.
Architect: Jesse Arora, DF Architecture
Landscape Architect: Andrew Danielson, VDZ+A
Planner: Christopher Wilcott
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that this is a retuning item and asked the Panel to comment only on the previously raised issues from the past ADP. He added that staff have no specific issues. Staff asked the Panel to provide comments on the overall site planning, architectural expression of the building, and public realm interfaces.

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.

R. Dhall left the meeting at 6:50 p.m.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by W. Chong
Seconded by J. Packer
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 levelling the corner canopy.
- Consider increasing depth of corner canopy.
- Consider wired glazing into P1 and P2 lobbies.
- Recommend contrast strips at glazing for visibility.
- Consider more accessible stalls than required.
- Consider end of trip bicycle/shower facilities.
- Recommend operable windows at office floors.

Site

- No specific issues were identified.

Form and Character

- Consider end of trip facilities for bicyclists who are working in the office spaces.
- Consider operable windows.
- Consider wired glazing on P1 and P2 stair lobbies.
- Consider shifting the exterior wall to keep window glazing units on corner equal.
- Consider thickness of canopy on the corner to balance the feature exterior wall.

Landscape

- No specific issues were identified.

CPTED

- No specific issues were identified.

Sustainability

- Consider minimizing heat gain.

Accessibility

- Consider accessible washroom in office units.
- Ensure there is adequate accessible parking.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, February 11, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:09 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair

Due to COVID-19 pandemic, these minutes were adopted but not physically signed.