

Present:**Panel Members:**

R. Drew, Chair
A. Kenyon
A. Llanos
I. MacFadyen
M. Derksen
M. Heeney
R. Jenkins
T. Bunting
W. Chong

Guests:

Colin Hogan , Focus Architecture Inc.
Mary Chan Yip, PMG Landscape
Michael Patterson, Perry and Associates
Rhys Leitch, Integra Architecture Inc.
Rochelle Wallis, Focus Architecture Inc.
Ross Moore, Townline
Shamus Sachs, Integra Architecture Inc.
Sonny Janda, Janda Group Holdings

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by M. Heeney
Seconded by R. Jenkins
That the minutes of the Advisory Design
Panel meeting of January 28, 2021 be received.
Carried

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

File No.: 7918-0141-00
Address: 10342 – 136A Street
New or Resubmit: New
Last Submission Date: N/A
Description: The applicant proposes a Rezoning from C-35 to CD (based on RMC-150) and Development Permit to construct a 36-storey tower with podium with a total of 332 residential units, approximately 1,170 sq.m. ground floor retail/commercial and 2,315 sq.m. of office space. A Subdivision from one (1) to two (2) lots is also proposed, as well as a Development Variance Permit to vary the lot size and lot width of the remnant lot to the north across the new east/west lane.
Developer: Sonny Janda, Janda Group Holdings
Architect: Colin Hogan and Rochelle Wallis, Focus Architecture Inc.
Landscape Architect: Mary Chan Yip, PMG Landscape
Planner: Donald Nip
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that Staff have concerns with future development of neighbouring triangular-shape lot to the south of the subject site.

Staff worked closely with the applicant to advance the concept. The Panel was asked to comment on the overall site planning, landscape treatment, massing and form, 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 design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by M. Heeney

Seconded by T. Bunting

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:

- The podium expression needs to be more cohesive. Reconcile the interface of the podium forms and simplify the number of shapes, styles, detailing, and use of colour. Consider calming down or increasing the discipline or refinement around material and colour use.
- Reconsider the architectural expression of the NW corner with the goal of giving it an expression more consistent with rest of the building.
- Consider providing a more significant public realm at grade including a variety of spaces.
- Recommend wrapping the south patio around the corner on to Whalley Boulevard.
- Recommend recessing Stair D at the northwest to create a consistent parapet height. Consider shifting its location eastward.
- Reconsider door location at the Commercial access lobby on the east to distinguish the residential lobby and keeping the purity of the material intact.
- Reconsider the window pattern at the residential lobby to be more consistent with the typical podium expressions.
- Consider neutralizing the colour of the piers under the white frame
- Recommend a greater level of brick and concrete detailing.
- Be more deliberate with the use of red to have more impact.
- Consider providing operable windows at the office spaces
- Consider reconciling the commercial window and door patterning with the landscape.
- Recommend relocating the roof top mechanical away from the daycare outdoor space.
- Increase the solar access to the daycare outdoor space.

- Consider providing access to the upper podium roof and adding soft landscape.
- Consider additional native plant types for the shrubs and ground covers.
- Recommend a play area on the L2 courtyard.
- Ensure Energy Step Code requirements are met.
- Recommend electric bicycle charging facilities.
- Recommend relocating the bicycle parking to P1.
- Consider additional washrooms at the indoor amenity.
- Recommend daycare operator or consultant onboard as early as possible.

Site

- Refer to Key Points.

Form and Character

- The form of the development is supported.
- Engage with City legal team on air space parcelling early on.
- The integration and group hub at the courtyard is appreciated.
- Ensure the childcare design requirements for the intended use, access, outdoor space and other requirements is considered early on.
- Consider using fewer material types, and colours.
- The use of Janda group corporate colours is appreciated.
- Consider revisiting the sign and application of the brick to be harmonious with the tower.
- Consider extending canopy for office entry.
- There are many canopy styles at the pedestrian level; consider unifying the expression.
- Consider brew pub and daycare interface relationship.
- Consider additional washrooms in the outdoor amenity space.
- Consider expanding parcel storage for deliveries.
- Consider having the café facing Whalley boulevard.

Landscape

- Consider screening between courtyard and childcare.
- Consider interface of the unit entrances on amenity level.
- Further study the amenity courtyard uses and interfaces.
- Consider providing more access to all podium roofs.
- The central patio orientation is supported.
- Consider relationship/privacy between office and residential courtyard.
- The outdoor daycare space seems to be in shadow for most of the year; Increase solar access to the daycare outdoor space.
- Consider additional landscape screening at ground floor interior corner patios which currently have only fencing.
- Consider waste and odour control at the proposed dog park on the L4 podium.
- Parapet step at daycare roof mechanical is unfortunate. Consider different forms of screening rather than raising the parapet.
- Review the outdoor kitchen, access, guardrail, etc.

CPTED

- No specific issues were identified.

Sustainability

- Consider vertically stacking heat pumps in units, if proposing cooling.
- Evaluate future heating/cooling needs.

Accessibility

- Consider completing podium courtyard walking path with hardscape materials.

2. Time: 4:35 p.m.

File No.: 7920-0126-00
 Address: 14509/29/47/77/85/95 - 104 Avenue
 New or Resubmit: New
 Last Submission Date: N/A
 Description: The applicant is proposing to rezone from C-35 to CD (based on RM-70) and a DP for two 6-storey apartment buildings consisting of approximately 288 market rental dwelling units with underground parking on a consolidated site.
 Developer: Ross Moore, Townline
 Architect: Shamus Sachs, Integra Architecture Inc.
 Landscape Architect: Michael Patterson, Perry and Associates
 Planner: Misty Jorgensen
 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. The Panel was asked to comment on the overall site planning, landscape treatment massing and form, 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 design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by T. Bunting
Seconded by A. Kenyon
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 a more consistent use of materials and colours in the vertical rhythm.
- Recommend further design of the entry canopy more strongly respond to the bay expression.
- Consider relocating the guest suite to allow for a purer two-storey lobby expression.
- Recommend keeping vertical fins width consistent across the project.
- Consider a less visible connection of the balcony guard to the balcony.
- Review interface between semi-public and private space on the south courtyard.
- Consider providing public access to the outdoor amenity space that bypasses the exit stair.
- Use exit stairs to introduce daylight into the corridors.
- Consider providing rooftop outdoor amenity space.
- Consider a more robust fence expression at grade.
- Consider stepping grade at the fence line and pony-wall fence expression and remove landscaping outside the fence.
- Consider breaking the expression of the fence along 104 Avenue and removing the extent of the picket guard in the south courtyard.
- There is a concern regarding solar access to the outdoor amenity spaces.
- Recommend expanding the amount of native planting along the north edge of the site.
- Consider a different, less impactful location for the parkade exit stair at the south courtyard.
- Recommend additional landscaping between the inside corner suite patios and between the patio and outdoor amenity.
- Consult with energy and thermal comfort modelers to ensure the project is meeting Energy Step Code requirements.
- Consider electric bicycle charging.
- Recommend enhancing the loading facilities for the rental unit purpose.

Site

- The amount of amenity space is supported.
- Consider design development of front walkway and fencing along the ground plane.
- There is a challenge having the exit stair in the middle of the south courtyard. Consider a different, less impactful location for the parkade exit stair, and consider an amount of south outdoor space given to the overall community.
- Consider a dedicated play area.
- Consider a better transition from public to private open spaces.

Form and Character

- The architectural treatment is supported.
- The bicycle charging and expanded parcel delivery area is supported.
- Review the indoor amenity corridor.
- The cement board is handled well.
- Consider bringing down the material at the vertical elements to grade giving a highlight to the stone framed elements breaking the street wall.
- Recommend a shadow study from June.

Landscape

- Consider reviewing the roof deck amenity location.
- Reconsider the south side townhome fencing as it feels harsh.
- The ground-oriented patios are separated from the streetscape, consider resolving this issue.
- Reconsider landscaping between corner units.
- Review dog waste sanitation and management in the amenity area.

CPTED

- No specific issues were identified.

Sustainability

- Refer to Key Points.

Accessibility

- Encourage adaptable suites.
- Consider exceeding accessibility requirements.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, February 25, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:05 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair