

Present:**Panel Members:**

R. Drew, Chair
B. Wieb
I. MacFadyen
L. Mickelson
M. Heeney
M. Patterson
N. Couttie
R. Dhall
R. Jenkins
W. Chong

Guests:

Caelan Griffiths, PMG Landscape Architects
Craig Marcyniuk, Porte Communities
Martin Liew, Architect AIBC, Martin Liew Architecture Inc.
Shoghig Tutunjian, Studio One Architecture
Will Wong, Cheer Real Estate Development
Yong Xu Yu, BCSLA, Point Landscape Studio Inc.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by R. Dhall
Seconded by L. Mickelson
That the minutes of the Advisory Design
Panel meeting of April 22, 2021 be received.
Carried

B. NEW SUBMISSIONS

1. Time 3:00 p.m.

File No.: 7919-0091-00
Address: 10458/76/90, 10508 - 138A Street, 10463/77/95, 10505 - 139 Street
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning, Development Permit and Subdivision (lot consolidation) in order to construct four, 6-storey apartment buildings consisting of 299 dwelling units.
Developer: Craig Marcyniuk, Porte Communities
Architect: Shoghig Tutunjian, Studio One Architecture
Landscape Architect: Caelan Griffiths, PMG Landscape Architects
Planner: Donald Nip
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 public realm interfaces, landscaping, and architectural expression of the building.

The Project Architect presented an overview of the site planning and building floor 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 R. Jenkins
That the Advisory Design Panel (ADP)
SUPPORT the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department; and

Recommend that the landscaping submission return to staff for further development.

Carried

In general, the Panel supported the project.

Key Points:

- Consider increasing the corner roof “tilt up” expression (3D views look more appropriate).
- Consider further development to reduce privacy issues between units in the courtyard and upper corner units.
- Consider adjusting phasing lines for further outdoor amenity at phase 1,2.
- Consider further development of courtyard and soil depths to accommodate more trees.
- Recommend reducing the amount of hardscape in the courtyard.
- Consider further development of parcel delivery, amazon room, etc.
- Consider relocation the central stair to the sides/ potentially having a stair at each end.
- Consider further simplifying the interlock expression above entry lobbies.

Site

- The ground public realm is well handled with good size planters for separation of patio and sidewalk.
- Reconsider the construction phasing to allow the courtyard to be built as part of phase 1 and 2 and further design development.
- Consider relocating the stairwell away from the centre site or break up the staircase into two.
- Consider test-fitting your assembly thicknesses through the outdoor amenity spaces.
- Consider further development to reconcile possible privacy issues between suite in the east/west mews (courtyard).
- Recommend further design development to the east-west corridor facing units and review privacy overlook issues (east side).

Form and Character

- The scheme is well thought out.
- The end elevations are well resolved.
- Consider strengthening the corner expression by bringing the masonry up on the architectural expression.
- Recommend further design development to tilt up roofs. The two elevators are supported.
- Consider adding transom glazing under the tilt up roof feature to take advantage of extra height and more natural light.
- Consider expanding parcel delivery room.
- Consider plumbing design as sinks are in the kitchen island.
- Consider other ways on venting so the exhaust fans do not impact the white panels.
- Consider further development of the material use, particularly the use of the metal panel at the interlock.

Landscape

- Consider corner plaza paving to try to blur the property line corner cut.
- Recommend the code consultant review for the private patios as a landing is likely required at the top of the stairs before the gate. This may affect the design and layout of the stairs or impact the size of patios.
- There is a lack of trees provided in the central court area, consider consolidating some planters.
- Consider further development of courtyard to increase the soil depths to accommodate more trees.
- Consider separation of dog run and lawn theatre area.
- Consider reducing the hardscape or changing the hardscape to soft area.
- Consider making the planter on the top level more substantial.
- Consider reducing the amount of hardscaping in the courtyard.
- The trellis elements are a prominent part of the street expression, encourage that these be included on the elevations and massing model.
- Consider a thoughtful lighting plan for the courtyard.
- Encourage simplification of the courtyard.
- Consider integrating the trellis with the overall architectural expression.
- Show the privacy screen details.

CPTED

- No specific issues were identified.

Sustainability

- Consider utilizing the energy model to inform design process and use future climate files to best understand the resiliency of the project.
- Consider shading strategies for the windows.
- The EV charging stations are appreciated.
- Consider cooling strategy for the mechanical system.

- Consider adding electrical bicycle infrastructure in the bicycle storage areas.
- Recommend engaging with other consultants for electrical room.
- Ensure the venting is well coordinated.
- Consider adding electrical bicycle charging facilities.
- Consider Low flow fixtures and fittings, consider LEED as a guideline, etc.

Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.
- Recommend emergency call button panel in the elevator and lobby.
- Recommend that the amenity restrooms be according to code.
- Recommend that the entrance door be power operated.
- Consider further development of the parcel pick-up and drop off facility.

2. **Time:** 5:00 p.m.

File No.: 7919-0096-00
 Address: 13264 Old Yale Road, 10080 & 10090 – 132A Street and 10085 & 10095 – 133 Street
 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 228 residential units, and 2 levels of underground parking.
 Developer: Will Wong, Cheer Real Estate Development
 Architect: Martin Liew, Architect AIBC, Martin Liew Architecture Inc.
 Landscape Architect: Yong Xu Yu, BCSLA, Point Landscape Studio Inc.
 Planner: Leita Martin
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that, staff worked closely with the applicant to advance the concept and support the project. The proposal generally complies with the intent of City Centre Plan. The Panel was asked to comment 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 design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by N. Couttie
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:

- Recommend further consideration of accessibility throughout the project.
- Consider a reduction in the number of materials within the project.
- Consider further development of the townhouse expression.
- Consider further development of the courtyard design and grading.
- Consider incorporating roof-top outdoor amenity.
- Consider reducing FAR to scale down the project, enlarging the courtyard and reduce the 7th storey feel.

Site

- The shadow study should show adjacent future buildings and existing buildings to determine if they will cast shadows on the subject site.

Form and Character

- Consider reducing number of types of Hardie board.
- The townhouse expression is not working, it should look like a townhouse. Strengthen their expression.
- The townhouse floorplans do not recognize they are a ground-oriented unit.
- Consider further design development to incorporate courtyard elevations to match other elevations.
- Unit 1F should be reworked.
- Consider relocation of Accessible units from building A to C as it has easier access.
- Revisit rooftop connection for Accessibility.
- Consider a secondary elevator to Building C or at a minimum engaging with an elevator consultant.
- Consider revisions with mail room to comply with Canada Post.
- Recommend programming of outdoor and indoor amenity.
- Consider further design development for Building B and Building C for more natural light.
- Recommend further design development to south elevations. Consider revising south elevation for the units to “face” south and consider wrapping the balconies to continue the architectural language on the west and east elevations.

- The interior amenity requires design development to provide seamless connection to better resolve various grade conditions. The amenity could be raised.
- Consider further design development for the courtyard exit.
- Ensure the unit gates do not open up into bedroom window on the patios.
- Consider shrinking down the units to accommodate the reorganization of corridors and realignment of access to parkade.
- Consider moving lobby north to enlarge the courtyard.
- Give consideration into materials, specifically the longboard against Hardie panel.
- Consider flipping the corridor facing the courtyard and reconfiguring the storage lockers.
- Rework the Building C to allow for daylight into the corridor – north and south ends.
- Rework planning to enhance the expression of the south elevations of Buildings A and C.
- Rework the courtyard elevations to read more like the perimeter elevations and break down the scale of the measures framing the courtyard.
- Recommend consulting with electrical engineer to ensure services are adequate.

Landscape

- The connection of the interior amenity to the courtyard space requires design development to provide a more seamless connection.
- Consider reducing the amount of hardscaping at entry plaza and courtyard.
- Consider stronger connection between indoor amenity and active outdoor spaces.
- The irregular planter provided appears somewhat undersized and tentative. Design development to explore increasing the size of the planter.
- Further development of the tree and landscaping at the entry plaza.
- Consider increasing the amount of soft landscaping along the south edge of the property.
- Consider incorporating roof-top outdoor amenity.
- Consider further development of the courtyard grading.
- Consider landscape lighting.
- At the north end of the courtyard, consider putting the paved area in front of the amenity stair to allow for more space.
- A bench is provided by the pool room, reconsider the material selection to avoid the differential weathering that may occur.
- Consider a soft landscape buffer along the south edge.
- The courtyard design needs to be programmed with more than just furniture.
- The planting plan appears underplanted. Reconsider the cherry tree and adding more evergreen.
- Consider bicycle racks and show them on the site plan and landscape plan.

CPTED

- No specific issues were identified.

Sustainability

- Consider utilizing the energy model to inform your design process and use future climate files to best understand the resiliency of the project.
- Consider further design development of potential HVAC.
- Consider adding electrical bicycle charging facilities.
- Consider matching the post stormwater retention with the pre-condition
- Consider adding infrastructure for electrical bicycle charging.

Accessibility

- Consider the Accessibility connection between the rooftop amenity on L3 to Building C.
- The Accessibility access needs to be reworked to access proper corridors.
- Consider 5% of units be wheelchair accessible including the balconies.
- Recommend emergency call button panel in the elevator and lobby.
- Recommend that the amenity restrooms be Accessible.
- Consider ramping for the access from Building B to C.
- Recommend 6 designated disabled parking stalls close to the elevators.
- Consider providing handicap friendly seating.
- Consider relocating the adaptable suites from Building C to Building A.
- Consider deleting the solid wall between the lounge and the Accessible ramp, so it feels more inclusive.
- Further consideration of Accessibility throughout the project, try to remove the need to Building C lift.

L. Mickelson left the meeting at 6:39 p.m.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, May 27, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:12 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair