

Advisory Design Panel Minutes

Location: Virtual
Thursday, May 27, 2021
Time: 3:00 pm

Present:**Panel Members:**

R. Drew, Chair
J. Packer
L. Mickelson
M. Derksen
M. Heeney
M. Tashakor
N. Couttie

Guests:

Adrien Pratlong, Perkins & Will
Andrew Emmerson, Architect AIBC, GBL Architects
David Dove, Perkins & Will
Fabio Facchini, GBL Architects
Greg Mitchell, Primex Investments Ltd.
Katya Yushmanova, PWL
Nathaniel Funk, Bosa Properties
Travis Martin, BCSLA, van der Zalm + Associates

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. Drew

That the minutes of the Advisory Design

Panel meeting of May 13, 2021 be received.

Carried

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

File No.:	7921-0072-00
Address:	13583 - 104 Avenue and 13550 - 105 Avenue
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Development Permit to allow one 51-storey residential apartment building with 562 units (363 market units and 199 rental units) and one free-standing amenity building (will be accessible to all future residents of the 4-phase Bosa Brightside development).
Developer:	Nathaniel Funk, Bosa Properties
Architect:	David Dove, Perkins & Will
Landscape Architect:	Katya Yushmanova, PWL
Planner:	Jennifer McLean
Urban Design Planner:	Ann McLean

The City Architect advised that staff have no specific issues. The General DP Phase 1 was reviewed by the Panel on January 14, 2021 and Phase 2 was reviewed by the Panel in November, 2020. There are no specific guidelines for this part of City Centre. The tower is subject to general quality and urban design standards. The Panel was asked to comment on the response to the previous comments on the overall site, the public realm interfaces, material expression of the tower and amenity building, and the design of the mews.

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 L. Mickelson

Seconded by M. Heeney

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.

Site

- The public realm space between the two low-rise “barns” buildings has been simplified.
- Consider integrating ideas from Phase 3 into Phase 4.
- Consider the temporary conditions created as the project is phased to ensure continuity of site circulation and appearance.

Form and Character

- Consider further integration of the exterior expression of the mid-rise rental podium and the tower.
- The “mews/grove” at the north of the site is tight but can work as a counterpoint to the open area in the centre of the site.

Landscape

- Review the tree choices to ensure their scale is balanced with the space.
- Consider an alternative if trees do not grow as planned within the mews.

CPTED

- No specific issues were identified.

Sustainability

- Recommend alternatives to gas for the fireplaces.
- Consider modelling daylight access to determine the impact of the continuous balconies.
- Consider utilizing the energy modeling and using future climate files to best understand the resiliency of the project.

- Consider adding electrical bicycle charging facilities.

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 Accessible.
- Recommend that the entrance door be power operated.
- Recommend an emergency area for accessibility purposes.
- Consider placing the elevator and entrance call panel horizontal.
- Recommend the required amount of designated disabled parking stalls.

2. Time: 4:35 p.m.

File No.: 7920-0146-00
 Address: 10272 – 127A Street, 12750 – 103 Avenue & 10235 – 128 Street
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Partial OCP Amendment, Rezoning, Subdivision, and Development Permit to allow three (3) infill rental apartment buildings of 5 to 6-storeys with 242 units. Three (3) existing rental buildings to be retained.
 Developer: Greg Mitchell, Primex Investments Ltd.
 Architect: Andrew Emmerson, Architect AIBC, GBL Architects
 Landscape Architect: Travis Martin, BCSLA, van der Zalm + Associates
 Planner: Christa Brown
 Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff have no specific issues. Staff worked closely with the applicant on the site planning, architecture of the buildings and support the project. The Panel was asked to comment on the interfaces, architectural expression, and landscape concept.

The Project Architect presented an overview of the site and building layouts, 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 M. Derksen
 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

N. Couttie left the meeting at 6:01 p.m.

Key Points:

- Consider further development of how the materials and colours turn the corners. Use a mass or plane change to make the transition.
- Consider further differentiation between the north/south streets and the east/west pedestrian oriented street.
- Consider developing the end elevations facing the existing buildings with the intent of making them more interesting to look at.
- Consider weather projection for outdoor amenity.

Site

- Shadow study should show adjacent future buildings, as well as existing buildings, if they will cast shadows on the subject site.
- All PMT's should be shown on the drawings.

Form and Character

- The overall expression of the mews is that they are dark.
- The dark colour palette is a bit too dark, reconsider alternative/lighter colors.
- Consider a more friendly townhouse expression. Consider developing the end elevations. Consider special treatment of end façade facing other buildings such as planting vines. Consider exit corridors at building A with better treatments as they are the main indoor connection to outdoor amenity.
- Consider create better indoor-outdoor amenity connection.

Landscape

- Consider further integrating the landscaping and mews.
- Avoid the use of tropical woods in the landscape furnishings.
- Consider more at-grade plantings.
- Consider further development of the interface between the existing and new landscapes. The landscape plan should show the existing landscaping that will be retained, and any new planting/features that will supplement the existing. The landscaping should be seamless once the new buildings are completed.
- Consider privacy issues between outdoor amenities and private patios.
- Consider taking advantage of weather protections of balconies above for private patios at ground level.
- Consider providing weather protected outdoor amenity spaces.
- Consider fine-tuning the location of the outdoor play area using the shadow studies to provide additional daylight.
- Landscape planting considers birds and bees.

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 adding electrical bicycle charging facilities.
- Great to see design that encourages use of the stairs.
- Great to see bike maintenance and electric bike charging included.
- Consider high albedo (light coloured) roof to mitigate urban heat island.

Accessibility

- Consider the slope in the site and Accessibility.
- Consider 5% of units be accessible including the balconies.
- Recommend emergency call button panel in the elevator and lobby.
- Recommend the slope stay as is and not reconfigured to stairs.
- Recommend that the amenity restrooms be Accessible.
- Recommend that the entrance door be power operated.
- Consider placing the elevator and entrance call panel horizontal.
- Recommend designated disabled parking stalls per building code.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 10, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:18 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair