
Present:

Panel Members:
W. Chong, Chair
R. Dhall
M. Heeney
R. Jenkins
B. McGinn
J. Packer
M. Pasqua
M. Patterson
B. Wiebe

Guests:

Lance Barnett, Barnett Dembek Architects
Rebecca Krebs, PMG Landscape Architects
Chander Puri, A6 Karma Construction Ltd.

Staff Present:

Sam Maleknia, Urban Design Planner
Chris Lumsden, Planner
Wendy Lee, Recording Secretary

A. RECEIPT OF MINUTES

It was

Moved by R. Dhall
Seconded by R. Jenkins
That the minutes of the Advisory Design

Panel meeting of July 22, 2021, be received.

Carried

B. NEW SUBMISSIONS**1. Time: 4:00 p.m.**

File No.: 7920-0223-00
Address: 17697/17707/17719/17725/17739 – 56A Ave
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from C-15 to CD (based on RM-70), Consolidation from 5 lots to 1 lot and Development Permit for Form and Character, to permit the development of a 5-storey, 72-unit residential building over one (1) level of underground parking in Cloverdale Town Centre. The proposal also includes a Heritage Revitalization Agreement (HRA) for the relocation, adaptive re-use, and maintenance of two heritage buildings (Mooring House and Mooring Cottage).
Developer: A6 Karma Construction Ltd. – Chander Puri
Architect: Barnett Dembek Architects – Lance Barnett, Architect
AIBC
Landscape Architect: PMB Landscape Architects – Mary Chan Yip, BCLSA
Planner: Christopher Lumsden
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that staff support the retention of the two houses, the proposed use, form, density, and amendments to the plan and have no specific concerns. The Panel was asked to comment on the overall site planning, building character, heritage components, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, floor plans, 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. Dhall
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

Key Points:

- Recommend sawn cedar shingling to the roof for heritage buildings for a more sympathetic alteration.
- Consider further consideration to material cladding choices that entail a more substantive detailing around the archways of the ground floor units.
- Consider refining the siding cladding detail dimension to a 2x5 vs 2x6.
- Consider a consistent, rational height for the chimney stack, which appears high.
- Recommend raising the outdoor deck for an easier transition to the outdoor amenity; avoid steps.
- Recommend weather protection for part of the outdoor amenity and to the indoor amenity spaces.
- Consider adjusting the ramp run at heritage amenity buildings to as long as possible, approaching a 1:20 (5%) slope.
- Give further design development to the southeast corner plaza for better integration to the overall development and to the south heritage building.
- Consider material cladding choices that entail a more substantive detailing around the archways of the ground floor units.
- Recommend mechanical cooling for the building and for the unit.
- Consider heat pump/ HRV systems that incorporate heating and cooling.
- Recommend further daylighting of stairs and bike storage.
- Consider the size of operable windows (frame divisions) for better passive venting and cooling.
- Recommend not using Ipe as decking; consider thermally modified ash.
- Recommend at least 1 unit accessible on the ground floor.
- Recommend at least 4 Accessible parking stalls in underground parking.

- Recommend Accessible power and call buttons at doors and elevators.
- Recommend 40 – 50 square feet of bike maintenance area in bike storage.
- Reconsider the heritage building cladding colours, explore differentiating with different colours.
- Recommend further design development to the east entry from the new building to the outdoor amenity as it appears underwhelming.
- Consider a robust lighting plan around the perimeter of the building at the north-south path on the west end of the building.

Site

- Consider weather protected connection between building/s and outdoor amenities.
- Recommend getting people involved more with the heritage buildings by having more interaction both visually and pedestrian movement around the side.
- Recommend having wider steps and enlarging the plaza from the sidewalk to the courtyard.
- Suggest more visual connectivity from the main/new building to plaza with glazing.
- Consider stronger connectivity to the main entrance and plaza.

Form and Character

- Commend applicant for a good scheme. The project including retention of the heritage buildings will be a great addition to the city. Commend good levels of transition from ground to upper floor, and how roof sits on top of building
- Commend applicant for executing a good project despite poor soil conditions.
- Consider orientating the north heritage building so that the entrance faces the east lane, so that this building engages the lane and the development to the east.
- Consider exchanging the ground floor townhouse bedroom and living room locations so that the living room is more prominent providing better overlook of the patios (and the bedroom has more privacy from the street).
- Consider that the archway is well detailed and substantive (consider a high concrete base).
- Consider reducing the size of the meeting space; can use more active programming.
- Consider addressing lighting and windows with anticipation of development to the west.
- Suggest more modern colour scheme for the main building, separate from the heritage buildings.
- Consider adding a small bike maintenance and cleanup area within the bike storage room.

Landscape

- Commend the comprehensive landscape and architecture package and providing a thorough presentation on what appears to be a very good project.
- The landscape has been well considered and provides a strong grounding for the building with ample planted separation between private and public spaces.
- Consider a flat 2% slope for landing at the lobby door just for accessibility and an easier transition.
- Consider raising the deck off the north side of the amenity gym area to provide level connection between the inside and outdoor amenity – stairs seem inconvenient.
- Consider better integration of the corner plaza with the overall development.

CPTED

- No specific issues were identified.

Sustainability

- Recommend incorporating cooling into the amenity spaces including the heritage homes. Consider cooling for the residential suites as well to accommodate end user demands.
- For heating and cooling equipment, consider paying attention to supply chain issues and timing, and to start the planning process early.
- Consider future climate files for energy and thermal comfort modelling to ensure livability in the future.
- Consider heat pump hot water – specifically CO₂ heat pumps.
- Consider mechanical cooling – use of heat pumps would allow for heating and cooling.
- Consider lower flow lavatories for bathrooms.
- Consider daylighting of bike storage area and stairwells.
- Consider alternative window designs to promote passive cooling. Those frame elements within the glazing are thermal bridges reducing the window performance.
- Suggest getting energy modeling sooner than later.
- Urge not to use Ipe. Consider thermally modified ash.
- Commend connection on bike parking to street.
- Commend on full EV infrastructure and EV bike charging.
- Commend on Energy Star appliances.
- Commend soil depths to help manage rainwater on site.

Accessibility

- Appreciate that four adaptable 2-bedroom units have been proposed for this project.
- Recommended moving one of the adaptable units to the ground floor.
- Appreciate flush thresholds to access the deck/balcony.

- Recommend the installation of visual fire alarms.
- Recommend increasing the number of Accessible stalls for residents to at least 4 (2 per 50).
- Recommend that residential Accessible stalls are assigned to adaptable unit owners.
- Appreciate that there are 2 elevators.
- Recommend audible floor callouts and other Accessibility considerations (circular handrails, braille/tactile buttons etc.).
- Consider adjusting the ramp run at heritage amenity buildings to as long as possible, approaching a 1:20 (5%) slope for ease of entry into reconstructed front porch.
- Appreciate Accessible washrooms in interior amenity rooms.
- Appreciate the poured resilient play surface.

Heritage

- Commend positioning of the heritage buildings and siting and clustering around the courtyard.
- Commend heritage building being set off from the new building. The cottage fronts on a courtyard which lends a fair amount of mentality to the whole scheme and works well.
- Commend on heritage colour scheme. Accents that are being picked up in the contemporary buildings work well.
- Consider a sawn cedar shingle roof surface instead of asphalt roof surfaces.
- Consider getting sprinklers passed as an alternative code compliance measure.
- Review detailing bell-cast bottoms; typically, there is no bell-cast bottom on wood siding.
- Consider 1x5 casing instead of 1x6.
- Consider drop down of the chimney extension.
- Suggest having different colour schemes for each heritage building.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 9, 2021

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:15 p.m.

Jennifer Ficocelli, City Clerk

Winston Chong, Chair