

Present:**Panel Members:**

R. Drew, Chair
T. Bunting
N. Couttie
W. Chong
M. Derksen
M. Heeney
J. Packer

Guests:

Matthew Cheng, Matthew Cheng Architect Inc.
Micole Wu, Van Der Zalm Associates
Zeeshan Wahla, EMEC Engineering Group
Martin Liew, Martin Liew Architecture Inc.
Caelan L Griffiths, PMG Landscape Architects

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
W. Lee, Recording Secretary

A. RECEIPT OF MINUTES

It was Moved by Winston Chong
Seconded by Michael Heeney
That the minutes of the Advisory Design
Panel meeting of August 26, 2021, be received.

Carried

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

File No.: 7918-0463-00
New or Resubmit: New
Last Submission Date: N/A
Description: Proposed OCP and CCP Amendment, Rezoning from RF to CD and a DP (Form and Character and DP3) to allow the development of one 6-storey apartment building and one 32-storey high-rise residential tower with a 6-storey podium with a total of 437 residential units and 4 levels of underground parking. A subdivision from 5 to 2 lots (one development lot and one lot to be conveyed to the City for the Green Infrastructure Network) is also proposed.
Address: 13866/76/84/96 - 100 Avenue and 9954/68 - 138A Street
Developer: Kam Pawar
Architect: Matthew Cheng, Matthew Cheng Architect Inc.
Landscape Architect: Micole Wu, Van Der Zalm Associates
Planner: Jennifer McLean
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that Staff supports the higher density at this location considering the proximity to King George SkyTrain Station.

The Panel was asked to comment on:

- Overall massing and height of the tower and podiums;
- Architectural expression, and use of materials;
- Relationship between the podiums and the tower;
- The courtyard, rooftops, and overall landscape approach;
- Amenity package; 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 Michael Heeney

Seconded by Tom 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

- Consider developing a phasing plan.
- Consider utilizing the energy and thermal comfort models to inform your design process – use future climate files to best understand the resiliency of the project.
- Develop larger contiguous space in the courtyard. Rooftops offer more intimate spaces.
- Consider a dedicated access from outside to the bike rooms.
- Consider further development of greenway and courtyard relationship. Balance security and porosity.
- Consider further development of the entrance sequence at the tower lobby to reduce the steps and not a sunken lobby.
- Consider further development of the suite kitchens to be more functional
- Consider more strongly integrating the expressions of the tower and the podium.
- Consider further development of the material palette (use and detailing) of the tower and podium.
- Consider a robust lighting plan in the courtyard.
- Consider daylighting the exit stairs where possible.

Site

- Undertake more design development to illustrate how the project could be phased and the individual phases operate independently before the full project is built out.
- Consider more design development to improve the relationship and transition from the courtyard to the greenway to the east. Consider a creative landscape device to allow for visual connection but securing the private area
- Encourage further design development to the sunken courtyard; could be bolder with level changes versus gradual; the “picket fence” that contains the courtyard can be playful and inviting.
- Strongly recommend further design development to entry sequence to the Tower lobby that can be a level (contiguous from street to lobby to corridor) and not a sunken lobby.

Form and Character

- Commend applicant for an overall attractive project. The fundamental form is well done and clear.
- Appreciate the higher density at this location.
- Suggest further clarity at the podium level on form and materials; further simplify the expression.
- Strongly recommend further design development to the tower elevations; i.e., window to wall ratio to be further investigated therefore an exploration of a more robust solid wall assembly. Encourage further design development to the detailing of the materials at windows, edges, interfaces, etc. so that there is more clarity to material use and strengthens the datums.
- Strongly recommend further design development to minimize the material application to the podium level; rationalize the brick selection, provide a clearer entry portal with single material use, organize the hierarchy of the material use i.e., frames within frames.
- Recommend that the typical kitchen design provides a functional kitchen with under-counter cupboards, reasonable useable counter space, and no interference between fried and oven doors, etc.
- Encourage to continue developing the southeast corner of the building and to avoid sunken condition.
- Consider creating a larger indoor amenity space that would support larger outdoor amenities.

Landscape

- Commend applicant on the landscape design. Consider a robust lighting plan around the perimeter of the building at the east north-south path on the east and within the courtyard.
- Consider creating a larger contiguous space that would support larger amenities. No need for too many intimate spaces in the courtyard.
- Encourage more integration with courtyard and public greenway.
- Engage a civil engineer sooner than later for surface water management strategy.
- Consider incorporating native species to go along the greenway.

CPTED

- To improve CPTED, consider reversing plans for ground level single story townhouse units so the living area is forward overlooking the street and patio and the bedroom is set back for more privacy.

Sustainability

- Commend applicant on electric vehicle and bike charging.
- Encourage prioritizing energy modeling as soon as possible to further inform the design process. Suggest looking at future climate files to better understand how the project will perform into the future both from energy and thermal comfort perspective.
- Consider daylighting the south podium stairwell and provide other measures to make that stairwell attractive for residents to take the stairs.
- Consider a bicycle maintenance room and other measures to make it easy for bikes to get in and out of the building.
- Consider consolidating all bike parking on the upper level or have special elevator for bikes for people to use their bikes more likely.
- Encourage locating organics and recycling at the closes to the recycling room and the garbage disposal at the furthest point of the room.
- Consider Energy Star appliances.
- If the overall building does not have air condition, consider adding AC to the amenity rooms.

Accessibility

- Ensure that there is an Accessible path from the tower units to amenity rooms in Building 1.

RESUBMISSIONS

2.	Time:	4:35 p.m.
	File No.:	7919-0096-00
	New or Resubmit:	Resubmit
	Last Submission Date:	May 13, 2021
	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.
	Address:	13264 Old Yale Road, 10080 & 10090 – 132A Street and 10085 & 10095 – 133 Street
	Developer:	Cheer Real Estate Development – Will Wong
	Architect:	Martin Liew Architecture Inc – Martin Liew, Architect AIBC
	Landscape Architect:	Caelan L. Griffiths, PMG Landscape Architects
	Planner:	Leita Martin
	Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that this is a return item and the staff worked with the applicant regarding the comments that were made in the past ADP meeting. The Panel was asked to only comment on the proposed changes and the previous ADP comments and concerns.

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 Norm Coultie
Seconded by Jason Packer
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;
Carried

Key Points

- Consider further refinement of the south elevations.
- Consider applying a more robust material on the lower floors, similar to the original submission.

Site

- Excellent presentation of “before and after”. Very good response to all previous panel comments. A much-improved project.

Form and Character

- Commend the applicant for diligently addressing previous ADP concerns.
- Consider reintroducing brick or similar quality material to lower levels of the facades.
- Encourage further design development to the south elevation refinements, reconsider how the detail works for the townhouse column wrap as this is just applied and not structural.

Landscape

- Appreciate the landscape design choices made and the improvement made to courtyard and front entrance.
- Roof deck can use more softening and less hardscape

CPTED

- No specific issues were identified.

Sustainability

- Commend applicant on addressing comments with respect to sustainability, engaging with an energy modeller, adding bike infrastructure, bike service room, and electric bike charging.
- Reiterate recommendation to carefully thinking about the climate of the future with respect to cooling.
- Consider increasing the openable area with glazing; fewer bigger windows are better than several small windows.
- Consider opportunity to daylight the stairwell in building C and other ways that the use of stairs can be encouraged for residents.

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

This section has no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 23, 2021.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:46 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair