
Present:

Panel Members:
R. Drew, Chair
W. Chong
R. Jenkins
I. MacFadyen
M. Patterson
M. Tashakor
B. Wiebe

Guests:

Shannon Seefeldt, Ciccozzi Architecture
Dave Jerke, VDZ + A
Jessie Arora, DF Architecture
Meredith Mitchell, M2 Landscape Architecture
Sukhi Rai, 192nd Street Development LP
Joe Minten, JM Architecture Inc.
Mark Van Der Zalm, VDZ+A

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by Winston Chong

Seconded by Ryan Jenkins

That the minutes of the Advisory Design

Panel meeting of October 28, 2021, be received.

Carried

B. NEW SUBMISSIONS

1. Time: 3:00 p.m.

File No.: 7921-0149-00
New or Resubmit: New
Last Submission Date: General DP was reviewed by ADP on October 12, 2017.
Description: Detailed DP for a 3-storey senior's care facility, consisting of 125 units, ground floor accessory uses, and 1 level of underground parking.
Address: 6471 175A Street
Developer: Progressive Intercultural Community Services Society (PICS)
Architect: Shannon Seefeldt, Ciccozzi Architecture
Landscape Architect: Dave Jerke, VDZ + A
Planner: Sarah Cranston
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that city staff worked closely with the applicant to advance the concept and staff generally support the project.

The Panel was asked to comment on overall site plan, architectural expressions of the building and materials, landscape concept, 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 Ryan Jenkins
Seconded by Michael Patterson
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 more direct connectivity between interior circulation/spaces to the outdoor amenities.
- Consider further design development of the material palette, especially the use of colour.
- Consider further design development of the stair glazing, maximizing the amount of glazing/daylight access on north and south elevations.
- Consider further design development of the third level window eyebrow, and the spandrel treatment.
- Consider further design development of parkade stair exits.
- Consider providing glazing into elevator core.
- Consider reducing the number of western red cedars or finding an alternate.
- Consider further development of the entry court to provide more space at the entry, and outdoor seating.
- Consider full electrification of the energy systems.
- Engage an acoustic consultant to inform attenuation strategies along 64th.
- Commend applicant for working on a project which is a necessity in our community.

Site

- Consider reviewing the pedestrian movement to the site from outside.
- Consider reviewing the fence heights, and locations to reduce the prominence of it.

Form and Character

- Recommend further design development to the material design rationale; review the combination of colour choices and material choices; encourage

- a physical mock-up study to see under 'real world' conditions.
- Recommend further design development to the stair spandrel location; review the 'dark' colour to be more in the family of the field.
- Recommend further design development to maximizing glazing on the south and north ends; encourage full glazing since there is a generous overhang that can protect/ shade.
- Recommend further design development to the L3 window overhang; more articulation required to help emphasize the verticality ie. shape, overhang dimension, colour; encourage a colour to match window frames.
- Recommend further design development to glazing the elevator in lieu of the orange opaque cladding; encourage bringing in light as much as possible. Recommend further design development to daylight studies to understand the natural light access on the deep and long interiors.
- Recommend changing the color and/or material of middle proud portion of west façade to create a visual break Like what has been done for east façade.
- Recommend toning down the orangish color of saffron cementitious panel to more of a brownish tone.
- Consider an option of using double story or triple story window wall system with metal spandrel panel to emphasise more on the verticality of the facades.
- Recommend changing the mullion to a darker color to be more consistent with the overhang and railing.
- Consider strategies to increase daylighting to inside public spaces.
- Consider creating some functionality for the high-pitched roof empty spaces e.g. as service spaces.
- Recommend engaging with an acoustical engineer to ensure that neighboring traffic and industrial noise are taken into consideration as part of the design based on the proposed seniors care home use.
- Recommend engaging with building envelope consultant to review weather protection to windows, especially along the large open faces on the East & West elevation.

Landscape

- The landscape package submitted for a Development Permit application is lacking in detail including site lighting plan and fixtures, planting plan with detailed plant list, landscape sections, materials, details.
- Consider providing a more random placement of trees along the SE and NW courtyard where there is currently a line of cedars which can become dark and imposing in the winter.
- Consider reducing the number of Western Red Cedars or finding an alternate.
- Consider providing covered exterior rain protected space located adjacent to building entry/exit for residents to be able to enjoy the outdoors through the seasons while still being in view of the care stations.
- There is an area of unprogrammed hardscape at the at the main entry. Consider addition clustered seating for resident use, preferably protected from the weather.

- The courtyard at the SW and SE seems to be somewhat isolated from the building interior and overlook from the nursery stations. Additionally, these exterior spaces are adjacent bedrooms creating potential privacy conflict. Consider larger planters between bedrooms and courtyard areas and consider more direct connections from interior building common space to the exterior spaces.
- Recommend installing oversized trees or some other form of enhanced landscaping along the East property line adjacent to the industrial building to screen the large blank concrete wall from the residents of the care home.
- Consider providing a variety of evergreen with less reliance on Western Red Cedars, a variety of native tree that it is struggling with changing climate conditions.
- Recommend further design development to the transition of wood fence to metal fence on the south elevation which is against the residential neighbourhood.
- Recommend installing oversized trees or some other form of enhanced landscaping along the East property line adjacent to the industrial building to screen the large blank concrete wall from the residents of the care home

CPTED

- Encourage a robust lighting rationale for the uncovered area and landscaping buffers that is conducive to coverage but not affect CPTED requirements.
- Recommend further design development to the underground parking stair treatment at grade to avoid CPTED issues.

Sustainability

- Commend applicant for already looking at energy side of things.
- Reduce overall consumption of hot water.
- Consider going beyond Code – thermal comfort of users / look at operational energy / future carbon / BC Hydro funding electrification.
- Consider future weather files in energy modelling process.
- Consider low flow fixtures and fittings.
- Consider efficient laundry – water efficiency / ozone.
- Consider electrifying the kitchen.
- Consider window analysis, evaluating increasing window area for amenity space and stair and balancing with patient room.
- Encourage as much EV charging infrastructure as possible for future use and consideration.

Accessibility

- No specific issues were identified.

M. Tashakor left the meeting.

1. **Time:** 4:45 p.m.
- File No.: 7919-0347-00
 New or Resubmit: New
 Last Submission Date: N/A
 Description: OCP Amendment to allow for an increased FAR in the Mixed Employment designation from 1.0 to 1.3, Rezoning from CD (Bylaw No. 17404) to a new CD Zone (based on IB-3) to increase the density from 0.75 FAR to 1.3 FAR and a Development Permit to permit the construction of a 3,918.6 sq. m. mixed-employment building.
- Address: 6611 – 152A Street
 Developer: Empire Park Inc.
 Architect: Jessie Arora
 Landscape Architect: Meredith Mitchell
 Planner: Kevin Shackles
 Urban Design Planner: Nathan Chow

The Urban Design Planner advised that the staff support use, form, and density of the proposal.

The Panel was asked to comment on use and form, column expression, undercroft parkade, and the corner plaza on the southeast corner which is a publicly accessible open space.

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 Winston Chong
 Seconded by Iain MacFadyen
 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

- Reconsider the form of the three columns along the east façade on the north end.
- Recommend further development of the exterior material palette.
- Recommend further design development of the exterior wall assembly.
- Consider providing operable windows.

- Considering moving the outdoor amenity to the roof top.
- Consider strengthening the connection from Multipurpose Pathway to the building entrance.
- Reconsider planting strategy along 152 Street - explore a less static arrangement of trees along 152 Street, to respond to the building façade more strongly.
- Consider adding bike racks at west entry.
- Consider the number of elevators.
- 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.
- Consider planning for or providing rooftop photovoltaic (PV) infrastructure.
- Consider providing as much electric vehicle (EV) charging for both bike and vehicles as possible.

Site

- Consider enlarging the walkway to the main entrance from the Multipurpose Pathway to provide a more generous sense of entry.
- Consider providing some bike racks at this entry location adjacent the Multipurpose Pathway.
- Consider relocating bike racks adjacent parking stall 15 to the area currently used for exterior amenity or reducing the number of bikes at this location to prevent conflict with parking car in stall 15.
- Consider the addition of a roof top exterior amenity. A roof top amenity would be much preferred over a plaza at the street sidewalk edge.
- Recommend further review to the occupant load for a single elevator; may be deficient pending on size.

Form and Character

- Recommend further design development to the columns at grade; encourage not to be proud and be place underneath the soffit like the others.
- Recommend further design development of the exterior wall assembly. Encourage a physical mock-up to study these conditions; make sure rendering doesn't betray what is being constructed.
- Recommend further design development to daylight studies to understand the natural light access to the deep and long interiors.
- Recommend further design development to maximizing glazing on the east projection; encourage opening up for glazing bringing in natural light.
- Recommend further design development to roof access; encourage providing amenity for the users.

Landscape

- Explore alternate tree spacing to provide less repetitive tree layout along the west side.
- Appreciate stormwater drainage and coordination with civil.

- Consider alternate plant species for *Scirpus lacustris* which gets to 2.5 m in height and can get out of control. Suggest finding an aquatic plant that is more easily controlled and maintained.
- Ensure that there is a slab step along the south edge to allow for $\pm 3'$ soil depth for planting of trees shown on landscape plans. Provide root barrier adjacent the walkway to prevent roots lifting the pavers.

CPTED

- No specific issues were identified.

Sustainability

- Encourage energy modelling as part of design process.
- Recommend further review to having operable windows strategically located.
- If considering renewable, suggest that photovoltaic (PV) aligns with electrification of building/ domestic hot water (DHW) is very small for this typology.
- Consider adding solar infrastructure at the roof level if not used for amenity.
- Consider adding electrical bike charging infrastructure in the end of trip facilities and bike storage areas.
- Encourage providing as much electric vehicle (EV) Charging infrastructure as possible for both underground parking stalls and surface parking visitor stalls for futureproofing.

Accessibility

- Consider the number of elevators.

3.	Time:	4:45 p.m.
	File No.:	7921-0005-00
	New or Resubmit:	New
	Last Submission Date:	A General DP was reviewed by ADP on May 28, 2020.
	Description:	Detailed DP for four apartment buildings (two 4-storey and two 5-storey) consisting of 390 dwelling units with underground parking.
	Address:	19310 Fraser Highway & 6312 – 192 Street
	Developer:	192 nd Street Development LP, Sukhi Rai
	Architect:	Joe Minten, JM Architecture Inc.
	Landscape Architect:	Mark Van Der Zalm, VDZ+A
	Planner:	Misty Jorgensen
	Urban Design Planner:	Sam Maleknia

B. Wiebe joined the meeting.

The Urban Design Planner advised that city staff worked closely with the applicant to advance the concept through general DP and detail DP, and staff generally support the project.

The Panel was asked to comment on the overall site plan, landscape concept, architectural expression, building materials, 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 Ryan Jenkins
Seconded by Michael Patterson
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 relocating parkade entrance between building 6,7 and remove visitor parking stall in front of the parking ramp, and replace it with landscaping
- Consider removing visitor parking stalls at triangle open space feature.
- Consider further design development of the south (end) elevations facing the Fairway Drive.
- Consider further design development to ensure the entry canopy's wood column finish is protected.
- Give further consideration to the colour palette – particularly at the stair tower, and the use of white at the Hardie-panel.
- Give further consideration to the overlook and privacy issues on the eastern end units in buildings 4,5
- Consider a softer perimeter edge condition facing the neighbours, fencing and landscaping.
- Consider more robust street tree strategy, earlier flowering.
- Consider allocating 5% of your suites as adaptable.
- Consider working with your elevator consultant to review number of elevators in each building, in the context of move-in move out demand and maintenance.
- Consider providing electric charging stations for E-bicycles.
- Work with City to reducing number of parking stalls required for the project, due to the proximity to the frequent transit network

Site

- Consider signing or marking a couple of parking stalls adjacent the lobby entries for service/short term parking from drop off/deliveries.
- Consider the parking access/exit from between building 6/7 and the impact of headlights on units across the street.
- Consider removing the parking stalls adjacent the courtyard space between bldg. 4,5 and using for landscape planting to help buffer/screen units from headlights.
- Give equal consideration to all pedestrian crossings at the roadway.
- Review the pedestrian access across the driveways particularly on the north of building 4,6

Form and Character

- Recommend further design development to the visible south elevation of Building 5 and Building 7 that faces the open south and amenity building; encourage a more diverse elevation with windows sizes, form, and material selections.
- Caution on the exposed wood column at the entrance canopies against weather; encourage a robust canopy overhang to protect if left exposed.
- Consider adding 3 bedroom and/or studio units to the overall unit mix
- Recommend adding a window to the living room to Plan A3.
- Consider adding more glazing to the living room area of the B6 plan to bring more natural light into the unit.
- Recommend adding a window to the bedroom #1 on Plan D6
- Use of contemporary materials brings a level of darkness and heaviness to the ground floor, which is not necessary. Consider bringing the white decks above down to the ground floor but keep the brick.
- Consider tying the colours into something such as local nature, or art installations that are applied to the stair towers or add more glazing to the stair corner.
- White composite board tends to get dirty quite quickly. Recommend selecting a light gray instead of pure white.
- Consider adding a window on building 5 within corridor on the NE corner, beside unit B6.
- Consider orienting the easterly end units in building 4,5 overlooking each other to look in a different direction.
- Consider reviewing the parking arrangement to reduce the overall number of parking stalls, and potentially delete P3 as this project is within walking distance of a future rapid transit node.
- Consider privacy issues of the very public side of north elevations facing the highway.

Landscape

- Consider a more robust street tree planting. Gleditsia tends to be late to leaf out and early to drop leaves.

- There is a consider perimeter edge condition which could result in a considerable amount of fencing. Consider a softer edge transition around the perimeter of the project to a metal picket fence with hedge to provide separation or perhaps look at providing some variation of fence types.
- The toddler play area appears to be quite close to the road with the seating placed further away. Consider some type of containment for the play area or flip play and seating.

CPTED

- No specific issues were identified.

Sustainability

- Commend the approach to energy modelling and the consideration on full
- Commend applicant for putting window in stairwell – active use.
- Consider low flow fixtures and fittings.
- Consider electrification – heating and cooling.
- Encourage adding electric bicycle charging infrastructure in the bike parking & storage areas.

Accessibility

- Encourage providing more than 2 adaptable units to the overall unit mix.
- Recommend undertaking an elevator study to consider the potential for residents on upper floors which may not be able to take stairs on the regular basis when a single elevator is being used for move in/move out, is down for maintenance or is required for emergency services.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for December 2, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:30 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson