
Present:

Panel Members:

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

Guests:

Luc Gosselin, Whitetail Homes Ltd.
Andressa Linhares, Keystone Architecture
Meredith Mitchell, M2 Landscape Architecture
Eric Poxleitner, Keystone Architecture

Staff Present:

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

A. RECEIPT OF MINUTES

It was

Moved by R. Dhall

Seconded by M. Pasqua

That the minutes of the Advisory Design

Panel meeting of November 18, 2021, be received.

Carried

B. NEW SUBMISSIONS

1. 4:00 p.m.

File No.: 20-0206

New or Resubmit: New

Last Submission Date: N/A

Description: The site is designated 'Multiple Residential' in the OCP and 'Residential Low to Mid Rise up to 2.5 FAR' in the City Centre Plan. The applicant proposes a 6-storey apartment building with 131 units and underground parking. The proposed FAR is 2.47 gross. The proposal requires a Rezoning (from RF to CD based on RM-70), a detailed Development Permit and a subdivision (lot consolidation)

Address: 13452/54, 13460, 13475 - 95 Avenue

Developer: Luc Gosselin (Whitetail Homes Ltd.)

Architect: Eric Poxleitner (Keystone Architecture)

Landscape Architect: Meredith Mitchell (M2 Landscape Architecture)

Planner: Donald Nip

Urban Design Planner: Sam Maleknia

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

The Panel was asked to comment on overall site planning, the architectural expression of the building and materials, landscape concept, Accessibility issues, 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 J. Packer

Seconded by N. Couttie

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

Several Panel members expressed that Conditional Support was marginal, and that they would like to see the project again after revisions had been made.

Key Points

- Consider more direct connectivity between interior circulation/spaces to the outdoor amenities.
- Consider further design development of the exterior elevations including the refining the material palette, especially the use of colour and developing a clearer vocabulary of vertical and horizontal alignment.
- Consider exploring introducing a clerestory window at 6th storey eyebrow features.
- Consider reconfiguring the NW corner, reconsider the use of the chamfer geometry; consider a configuration that is more consistent with the remainder of the project.
- Consider minimizing the number of mullions not only for sustainability reasons but also for composition.
- Consider removing the cornice on the west elevation.
- Consider dropping the height of the lid (top roof) over the northeast corner.
- Consider specifying a darker anodized colour for the curtainwall system.
- Further refinement of the arrangement or zoning of uses in the courtyard and entry plaza.
- Consider decreasing the amount of hardscaping in the courtyard – particularly in the SW corner.
- Consider providing 5% of the suites as adaptable and providing an adaptable suite on the first level.
- Consider enhanced features for cyclists like push buttons, maintenance facility and consider consolidating bikes on the P1 parking level.

- Consider means to enhance the use of stairs, for example daylighting, attractive lighting.
- 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 avoiding the use of IPE wood.

Site

- Plaza at the corner entry is awkward. Recommend further design development to better indicate a sense of entry and create a viable and thriving piece of public realm.
- Consider relocating the PMT away from exit path.

Form and Character

- Encourage mixing the unit types on the ground floor level instead of keeping the north as only lofts and the west being a variety; possibly bring some lofts to the west. The north townhome elevation is more resolved.
- Recommend further design development to maximize glazing on the upper floor ‘pop’ ups for double-height space or clerestory space; may need to re-plan for the living space for the use (Interior- Exterior relationship).
- Recommend further design development to the building entry chamfer language in planning and the double height space usage, more glazing into building vs the heavy brick entry.
- Recommend further design development to lobby; it has a very confusing sequence of spaces leading to the elevator.
- Recommend further design development to the indoor amenity space and its relationship internally and with the outdoor amenity; with this building deficient in indoor amenity, it is key for the layout to fully work to understand if the shortfall is satisfactory.
- Consider moving all the bicycle parking to the P1 level to make it more accessible and easier to use (having to ride a bicycle up two levels of ramps are not optimal).

Landscape

- Patios do not have good separation with the pathway on the west, consider having larger shrubs for separation from path going to units.
- Consider further design development to the plaza
- Consider reducing the hardscape in the plaza and the courtyard
- Review the courtyard landscape design and arrangement of the spaces to better benefit and use the space.

CPTED

- No specific issues were identified.

Sustainability

- Engage with a good energy modeler to inform design development and consider using future climate files to analyze resilience and performance.
- Think about future climate with ventilation design: maximize the potential for passive ventilation while making spaces work without any passive ventilation at all. Consider the experience of occupants in a heat wave with wildfire smoke.
- Consider means to encourage the use of stairs to support active lifestyles: transparency in or adjacent to doors, thermal comfort, painting, lighting, signage/art. Bicyclists might benefit from these measures.
- Considers enhancements to bike infrastructure:
 - Electric bike charging.
 - Push button door operators anywhere a bicyclist will go.
 - Bike maintenance room.

Accessibility

- Appreciate that there are 4 adaptable units. Consider adding one to the first floor in case of elevator outage.
- Consider the installation of visual fire alarms for Deaf or hard of hearing residents.
- Appreciate flush thresholds to access the deck/balcony.
- Appreciate that accessible parking has been provided on both the P-1 and P-2 levels.
- Recommend increasing the number of Accessible stalls for residents to at least 4 residential stalls (2 per 50) and changing location to accommodate van accessibility.
- Recommend that residential Accessible stalls are assigned to accessible/adaptable unit owners.
- Recommend increasing Accessible stalls for 2 for every 50.
- Appreciate that the main doors to the residential lobby and the amenity areas will be provided with power operated buttons. Consider wave / motion activated sensors to avoid the need to touch buttons.
- Recommend audible floor callouts and other Accessibility considerations (circular handrails, braille/tactile buttons etc.).
- Appreciate that interior walkways have adequate space and utilizing the 2m wide broom finish sidewalk on the exterior.
- Recommend opting for Accessible Maglin picnic tables and benches, or seating with back support for outdoor amenity
- Consider benches with back support in the plaza.

C. OTHER BUSINESS

1. **Motion to amend agenda to add one more item to adopt the 2022 ADP schedule**

It was Moved by T. Bunting
Seconded by R. Dhall
That the agenda be revised to adopt the 2022
Advisory Design Panel schedule.

2. 2022 Advisory Design Panel Meeting Schedule

It was Moved by J. Packer
Seconded by R. Dhall
That the proposed 2022 Advisory Design
Panel meeting schedule be adopted as presented.

Carried

D. NEXT MEETING

The next Advisory Design Panel is scheduled for December 16, 2021

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:53 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson