
Present:

Panel Members:
R. Drew, Chair
J. Azizi
N. Couttie
M. Derksen
J. Packer
B. Wiebe

Guests:

Jimmy Hansra, Isle of Mann
Jessie Arora, DF Architecture
Zubin Billioria, DF Architecture
Negin Naghshin, DF Architecture
Dave Jerke, Van Der Zalm+Associates

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by N. Couttie
Seconded by R. Drew
That the minutes of the Advisory Design
Panel meeting of January 13, 2022, be received.
Carried

B. NEW SUBMISSIONS

- 4:05 p.m.
File No.: 21-0182
New or Resubmit: New
Last Submission Date: N/A
Description: Development proposal to subdivide the land into 4 single family lots (RF-13) and one multi-family lot. The multi-family lot is proposed with 12 market townhouse units (south), and 65 market rental apartment units (north). The apartment units are proposed in a 5-storey building.
Address: 15624 24 Avenue
Developer: Jimmy Hansra, Isle of Mann
Architect: Jessie Arora, Zubin Billioria and Negin Naghshin, DF Architecture
Landscape Architect: Dave Jerke, Van Der Zalm+Associates
Planner: Luci Moraes
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that the use, form, and density are generally supported by staff with some limited concerns with regards to the building height as there is no precedence for this building massing.

The Panel was asked to comment on the overall site planning, architectural expression, 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 B. Wiebe
Seconded by R. Drew
That the Advisory Design Panel (ADP) is in
SUPPORT the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.

Recommend that the landscaping submission return to staff for further development.
Carried

Key Points:

- Consider providing more articulation on the façade above the third-floor datum/frame.
- Work to ensure the black windows frames survive any value engineering.
- Consider a new use for the bay above the building lobby.
- Consider measure to dissuade bird from perching on the canopy.
- Consider providing a similar material palette (wood soffit) for the western wrap feature.
- Consider simplifying the colour scheme among all three buildings. Consider, for example, given Building 3 the same colour/material palate as Building 2.
- Shift location of visitor bicycle racks to increase free area at main lobby.
- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files to best understand the resiliency of the project.
- Consider reducing the amount of paving in the courtyard. Reassign area to programmed outdoor amenity or to help increase the depth of the ground floor unit patios.
- Consider providing larger patio space at the ground floor units.
- Consider specifying native plant species.
- Avoid specifying tropical woods including Ipe for landscape furniture.
- Consider providing 5% of your suites as adaptable suites.
- Consider electric charging stations for electric bike charging.

Site

- Recommend ensuring the south sides of Buildings 2 and 3 do not encroach on to the setback.
- Consider enlarging the breezeway in between Buildings 2 and 3.
- Consider that there is only one connection from Highway 99 to the other side. This is a busy street and will get busier. Hence, patios on the north side of project may not be used as often. Rethink patio depth on the north side of project.

- Consider giving the outdoor amenity on east side of the building on level 4 to the residents. An outdoor space of that size without an indoor amenity will not function and it will be abandoned with poor maintenance. Adding it to the rental units would make the space more functional. Therefore, you might need to provide the outdoor amenity somewhere else to meet City's criteria or simply remove it from amenity calculation if the overall outdoor amenity meets City's requirements.
- Suggest that the uses in the interior amenity spaces be programmed and show what intentions are for the space.

Form and Character

- Recommend continuing the black wrap feature towards main façade which will give more articulation to the design.
- The ground level entry design is very attractive, but the recessed space does not add any value. Maintenance will be an issue and will negatively impact the entry. Consider extending the door and avoid the unprotected recessed space.
- The main entry seems crowded, with bike parking and seating. Consider taking advantage of the angled geometry of the building entry to add some space and dynamism to the entry.
- Recommend eliminating the 3 vertical features in brown not in favor of the elevation and do not match with the rest. Recommend keeping the brown color for horizontal surfaces like soffit.
- Suggest that the black window frames are a key element of the attractive exterior elevations. However, these are often dropped later due to cost issues. It is important that the City obtain some form of firm commitment that they will be retained. Alternatively, suggest the applicant should provide alternative elevations showing white frames, so the actual design can be assessed.
- There is good effort on a "townhouse-entry look" and complements the scale of project.
- The overall design of the project in all three buildings seem great; building forms and characters are not too simple nor too busy. Commend applicant for a very wise and thoughtful design. The project design responds well to the neighbours in context.

Landscape

- The courtyard rendering is missing which is a very important piece to design. Appreciate public interfaces that we see. Suggest that the courtyard would be a great rendering to have seen.
- Consider increasing the ground floor patio space so it has enough space to add furniture on patio. Recommend reworking the courtyard to have less hard space and increase for more green space.
- Consider deleting planter in front of indoor amenity area.
- Consider feasibility of lawn area at its current size; either deletion or expansion, depending on desired program. Reckon that it is currently a maintenance concern.

- Consider the outdoor amenity program and layout in relationship to indoor amenity: take advantage of adjacencies by establishing relationship between the indoor amenity and outdoor kitchen or sitting areas and expanding usable space.
- Consider more diverse native plant palettes.
- Commend applicant on considering pollinators with landscaping and windows that open wide.
- Recommend providing minimum 1 metre growing medium for tree planting, particularly where sloped finish grades pose a challenge.

CPTED

- Suggest that there is a potential CPTED issue having outdoor amenity on Level 1 especially because of its connection to the main roads. Ensure it is addressed in the CPTED study.

Sustainability

- Recommend getting the energy modeller involved early; it will inform the design development.
- Recommend using future climate files for both energy and thermal comfort analysis. Imagine the experience of occupants in a heat dome with prolonged smoke events.
- Recommend to insulate building with a continuous layer on the exterior for better energy performance, thermal comfort, and durability.
- Continue to consider opportunities for passive airflow.
- Consider mechanical cooling. Heat pumps are a good solution for both heating and cooling.
- Recommend ensuring that HRVs are equipped with a summer bypass mode to allow fresh air without adding heat in high temperatures. These may require a little more space. If using individual suite level HRVs, locate them as close to the exterior walls as possible.
- Advise using LED lighting throughout.
- Suggest specifying energy star appliances.
- Consider a bike maintenance area.

Accessibility

- Consider push button door operators from outside to bike storage areas to easily navigate doorways with a bike.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, February 10, 2022.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:25 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson