

Present:**Panel Members:**

R. Drew, Chair
J. Azizi
N. Couttie
M. Heeney
E. Kearns
I. MacFadyen
M. Patterson

Guests:

Phil Magistrale, Dawson & Sawyer
Maciej Dembek, Architect AIBC, Barnett Dembek
Mary Chan Yip, PMG Landscape Architects
Emily Kearns, Ankenman Associates Architects
Meredith Mitchell, M2 Landscape Architecture
Qing Li, M2 Landscape Architecture

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
S. Gill, Recording Secretary

A. RECEIPT OF MINUTES

It was

Moved by

Seconded by

That the minutes of the Advisory Design

Panel meeting of May 26, 2022, be received.

Carried

B. NEW SUBMISSIONS**1. 4:05 p.m.**

File No.:	7921-0259-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP/TCP Amendment, Rezoning from RF to CD (based on RM-70) and DP for a 6-storey apartment building consisting of 114 dwelling units with underground parking on a consolidated site.
Address:	14744, 14754, 14764, 14774 – 106 Avenue (Guildford)
Developer:	Phil Magistrale, Dawson & Sawyer
Architect:	Maciej Dembek, Architect AIBC, Barnett Dembek
Landscape Architect:	Mary Chan Yip, PMG Landscape Architects
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner provided policy background and the current status of the applicable town centre plan with respect to the proposal, surrounding land uses and building heights. It was advised that staff generally support the project.

The Panel was asked to comment on the site planning, pedestrian and vehicular movements (lane system), architectural expression, six-storey form and overall massing concept relative to the context, density, proposed setbacks, proposed amenity concept, overall landscape concept, wayfinding, 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 N. Couttie

Seconded by J. Azizi

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 changing the location of the entry lobby to improve the relationship with grading and the elevator location
- Rationalize the window locations with the exterior elevations, rather than the interior
- Commit to the proposed black window frames.
- Expand use of brick cladding to the courtyard elevations
- Consider lowering the top of the brick at the second-floor balconies to provide glazed guards.
- Consider providing a darker material for the balcony dividers, on the recessed balconies
- Consider larger patio area for the main floor units
- Consider providing a connection between the corridor and outside amenity
- Consider providing another elevator
- Consider reducing the width of the perimeter walkway on the south and east edges of the site
- Consider deleting the west patios at grade and increasing the amount of softscaping and trees.
- Reconsider the grading around the site with intention to reduce the number of outdoor risers
- Consider reducing the size of the dry creek feature in the outdoor amenity to create more connection to the lawn and the play area
- Consider using energy and thermal comfort modeling to inform the continued design development with future climate files to best understand the impact of shock events.

Site

- Consider providing access from workout room and outdoor amenity which also functions as the second connection
- Correct the winter shadows which is causing an issue of misrepresentation
- Review the driveway slopes to confirm headroom.

Form and Character

- Consider further design development to the lobby to reduce the length of the interior ramp. Alternatively, relocate the lobby to the centre of the building which will assist with proximity to the elevator.
- The black window frames are a key element of the attractive exterior elevations. However, these are often dropped later due to cost issues, and this would drastically change the look of the buildings. It is important that the City obtain some form of firm commitment that they will be retained. Alternatively, the applicant should provide alternative elevations showing white or beige frames, so the actual design can be properly assessed.

Landscape

- Consider increased planting area and revising the type of tree at the entry.
- Reduce the use of lawn in the north patios.

CPTED

- No specific issues were identified

Sustainability

- Refer to Key Points

Accessibility

- No specific issues were identified

M. Heeney left the meeting.

2. 5:10 p.m.

File No.:	7920-0041-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment from Urban and Industrial to Commercial for the development portion of the site. Rezoning from C-4 and RF to CD (based on C-5 and RM-70), and Development Permit for Form and Character in order to permit the development of a five-storey mixed use building with ground floor commercial and rental apartments.
Address:	12767 76 Avenue, 7615 128 Street and 7631 128 Street
Developer:	L&J Binning Enterprises
Architect:	Emily Kearns, Ankenman Associates Architects
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Heather Kamitakahara
Urban Design Planner:	Ann McLean for Vanessa Goldgrub

E. Kearns declared a conflict of interest as the Architect for the project and did not participate in discussion of this item.

The City Architect advised that staff generally support the project.

The Panel was asked to comment on the general form of development, including its proposed form, height, and landscape treatment; the interfaces with the public realm and neighbouring sites including CPTED considerations; as well as the character of the building in the neighbourhood context.

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. Azizi
Seconded by N. Couttie
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

- Further develop the curved corner considering horizontal features such as a sunshade and utilizing curved, rather than segmented panels.
- Consider increasing the porosity of the balcony guards
- Provide further emphasis on the residential entry; consider using columns
- Commit to the black window frames proposed
- Consider further developing the project at grade with the intent of increase the amount of soft scaping and reducing the amount of hardscaping
- Consider maximizing the useable programming area on the rooftop
- Consider changing the tree planters to reduce weight on the 4th floor amenity
- Consider providing some sort of shading at the rooftop amenity
- Consider using energy and thermal comforting modeling to inform your continued design development and using feature climate false to best understand the impact of shock events under project

Site

- Reconsider the location and approach of the driveway access to improve efficiency.
- Consider looking to provide more opportunities for soft scaping at grade and reducing the dedication to the car

Form and Character

- Consider increasing the proximity of the balcony guard
- Consider further design consideration to the corner feature
- Consider increasing the number of segments in your paint material and/or horizontal sunshades to help you manage smaller heat gain
- Consider enhancing the residential entry
- The black window frames are a key element of the attractive exterior elevations. However, these are often dropped later due to cost issues, and this would drastically change the look of the buildings. It is important that the City obtain some form of firm commitment that they will be retained. Alternatively, the applicant should provide alternative elevations showing white or beige frames, so the actual design can be properly assessed.

Landscape

- Consider widening the contrasted pavement feature of the residential lobby
- Consider providing taller trees to help up with context of the building
- Consider increasing the diversity of the planting
- Consider increasing the amount of habitable area of the rooftop amenity and variety of potential uses at the outdoor amenity

CPTED

- No specific issues were identified.

Sustainability

- Consider providing the storm water retention on site by expanding green space at grade.
- Review potential overheating issue at SE corner and amenity area.

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 23, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:28 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson