

Present:PanelMembers:

R. Drew, Chair
N. Couttie
M. Cheung
Y. Popovska
M. Patterson
S. Slot
K. Deol

Guests:

Maciej Dembek, Barnett Dembek Architects
Majd Makdissy, Barnett Dembek Architects
Clark Kavolinas, C. Kavolinas & Associates
Rajinder Warraich, Flat Architecture
Yiwen Ruan, PMG Landscape Architects
Nadia Said, CDA Architects
Micole Wu, Van Der Zalm & Associates
Mark Van Der Zalm, Van Der Zalm & Associates

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
V. Goldgrub, Urban Design Planner
S. Lee, Administrative Assistant
L. Blake, Assistant City Clerk

A. RECEIPT OF MINUTES

It was

Moved by N. Couttie

Seconded by Y. Popovska

That the minutes of the Advisory Design

Panel meeting of August 11, 2022 be received.

Carried

B. NEW SUBMISSIONS**1. Time: 3:05 p.m.**

File No.: 7916-0493-00

New or Resubmit: New

Last Submission Date: N/A

Description: OCP Amendment of a portion of the site. Rezoning and DP for industrial and commercial buildings and a remnant RF lot. Two proposed two-storey commercial buildings on 76 Avenue, with commercial/retail space on the ground floor and office on the second floor. Two additional industrial buildings are proposed to the north (no ADP review).

Address: 12725, 12741, 12749 and 12759 – 76 Avenue

Developer: Oviedo Properties

Architect: Majd Makdissy, Architect AIBC, Barnett Dembek Architects

Landscape Architect: Clark Kavolinas, C. Kavolinas & Associates

Planner: Heather Kamitakahara/ Melissa Johnson

Urban Design Planner: Vanessa Goldgrub

The Urban Design Planner presented an overview of the area and policy context and advised that staff generally support the project.

The Panel was asked to comment on the general form of development, the interfaces with the public realm and neighboring sites including CPTED considerations, and the character of the building in the neighbourhood context.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by K. Deol
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; and

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

Carried

Key Points

- Confirm all functional aspects of the project work such as mail delivery, PMT, etc.
- Bring more prominence to the walkway (or activate the walkway) between the buildings. Provide more design development to read more as a commercial plaza rather than residential mews.
- Consider reducing the amount of vegetation in the mews and increase measures to activate that space.
- Consider relocating the gas meters away from the mews.
- Consider spanning the paving from lobby to lobby before transitioning into softer landscaping.
- Consider finding a location for a larger outdoor amenity space.
- Consider energy modelling to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.

Site

- Consider bringing more prominence and design celebration to the walkway between the two buildings.

Form and Character

- Scale, materials and architectural elements is a good transition to the context.
- Consider adding details and elements on the elevations of the lobbies that would help break up the scale to the lobby glazing to help connect the scale to the residential surrounding buildings and residence in the building on the one side.

Landscape

- Consider reconciling or rationalizing the placement of trees in the parking lot.
- Consider shifting the group of four trees on 76 Avenue to the east to open up views to building lobby entrance.
- Consider extending the paver treatment along 76 Avenue into the open space between the two lobbies to create a more open shared hard scape space between the lobbies and transition to the concrete sidewalk at that point.
- Consider changing hedge along the west side from Thuja occidentalis to a smaller hedge form of Cedar that requires less maintenance and pruning.
- Consider measures to activate the space between the buildings with benches, bike racks for visitors, etc.
- Consider weather protection for one or more exterior amenity spaces.

CPTED

- No specific issues were identified.

Sustainability

- Provide structural soil volumes to ensure adequate volumes for mature growth of trees.
- Consider providing separated cyclist pathway away from vehicular movement.
- Give priority to transit users, pedestrians and cyclists that will come from surrounding areas considering there is a park, single family homes, transit nearby, etc.

Accessibility

- Consider creating a wider pathway between the buildings that is more accessible.
- Ensure that the central walkway through parking is coordinated with civil consultant to provide curb drops to ensure HC access. It is an important asset to the site.
- Provide more dedicated parking space for people with disabilities (handicap parking) or even having family friendly spaces by using larger spaces that are shown on the plans and adjacent to the walkways.

2. 4:12 p.m.

File No.:	7921-0268-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD and a Development Permit to allow construction of a 6-storey rental apartment building with a total of 60 units, and an overall gross FAR of 2.4.
Address:	13412, 13414 and 13420 – 96 Avenue
Developer:	Harman Dhillon, Genaris Properties
Architect:	Rajinder Warraich, Architect AIBC, Flat Architecture
Landscape Architect:	Yiwen Ruan, PMG Landscape Architects
Planner:	Sarah Robertson
Urban Design Planner:	Sam Maleknia

The Urban Design Planner noted that while the project is meeting the outdoor amenity requirements, it is short by about 40 square metres for indoor amenity. In the future, four to six storey apartment typology is expected in the east, north, and south vicinity of the site.

The staff worked closely with the applicant on general site planning, massing, architectural expression, interfaces, road dedications, and landscape concept. The proposal generally complies with the intent of City Center Plan and the staff support the project.

The Panel was asked to comment on the overall site planning, architectural expression, number of proposed elevators, landscape concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by M. Cheung
Seconded by N. Couttie
That the Advisory Design Panel (ADP) is NOT in support of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Defeated

With M. Patterson, S. Slot, K. Deol, and R. Drew opposed.

It was Moved by S. Slot
Seconded by M. 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

With M. Cheung opposed.

Key Points

- Confirm 60% site coverage with the City.
- Consider working with BC Hydro to identify the acceptable location of the PMT.
- Consider the ground floor level elevation to reduce the need for ramps.
- Consider locating the indoor and outdoor amenities together. At the very least, consider providing some outdoor amenity adjacent to the indoor amenity.
- Reconsider the location of the rooftop outdoor amenity to benefit from greater sun access.
- Consider providing a second elevator to better service the adaptable units on each floor.
- The black window frames are a key element of the 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.
- Consider reducing the visual heaviness of or delete the grey frames at the 5 and 6 floor.
- Review and make sure the exiting strategy meets BCBC.
- Consider increasing the patio area and reduce the lawn area at the ground floor suites.
- Consider providing greater sense of privacy between public realm and ground floor units.
- Consider providing weather protection areas at roof top outdoor amenity.

- Consider relocating the at grade southerly pathway to the property line to provide better privacy and perhaps some outdoor amenity space.
- Confirm the adaptable/Accessible requirements that is inherent with CMHC funding.
- Consider increasing the number of Accessible stalls to align with the number of adaptable units.
- Consider providing activities and furnishing for peoples of all abilities at the roof-top unit.
- Consider energy modelling to inform design process and consider using future climate files (2050/2080) for energy modelling to test resiliency and ensure livability in future.

Site

- Consider a raised entry, residential lobby to reduce the internal ramp and stairs.

Form and Character

- The clear rationale on the massing of the building is good.
- Separate the exit through the lobby from residential access.
- Provide vestibule at parkade lobbies.
- Reconsider the architectural treatment of the building northwest corner (glazing issues of master bedrooms at this corner).
- Consider the locations of the guards on the roof and setting them further back to make the canopy appear lighter or consider a thinner canopy edge profile.
- Review Units B3 and B4 interior layouts, they may be possible to qualify as two-bedroom units with one unit being without the closet.
- Illustrate the uses/programing for the interior amenity space.

Landscape

- Consider removing lawn at ground floor patio units, particularly on the north side and replacing with useable hard surface and additional planting. Alternatively consider artificial grass.
- Consider wrapping and stepping the concrete planter walls around the corner of 96 Avenue and 134 Street.
- Review grading to remove/reduce the steps on south side of building.
- Consider providing greater sense of privacy between public realm and ground floor units.
- Replace play equipment with a less confronting piece of equipment at rooftop outdoor amenity.

CPTED

No specific issues were identified.

Sustainability

- Sustainability comments are noted under Key Points.

Accessibility

- Consider providing a second Accessible entry to the building.
- Consider diversifying the types of the proposed adaptable units
- Provide a washroom facility for the rooftop amenities space.
- Consider providing activities and furnishing for peoples of all abilities at the roof-top amenity.

3. 5:55 p.m.

File No.:	7921-0313-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Rezoning, OCP and City Centre Plan Amendments, and Development Permit to allow for a mixed-used development. The proposed development consists of a 66-storey tower, including a 7-storey commercial/office podium and a 7-storey residential podium. The proposed combined FAR is 10.7 and the commercial/office FAR is 2.95.
Address:	10227 King George Boulevard
Developer:	Westland Living
Architect:	Nadia Said, Architect AIBC, CDA Architects
Landscape Architect:	Micole Wu & Mark Van Der Zalm
Planner:	Ingrid Matthews
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff worked with the applicant to coordinate with the remnant lot (located at the large urban plaza designed on northwest of the subject site) to create a larger and integrated public space and to provide enough setbacks for a larger and integrated urban plaza.

The Urban Design Planner advised that staff generally support the overall site planning, massing, architecture, and the uses of the project.

The Panel was asked to comment on the urban plaza design, general site planning, pedestrian and vehicular movement, overall massing, architectural concept, setbacks, landscape design, wayfinding, accessibility, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

Carried

Key Points

- Consider providing greater differentiation between the residential and office lobbies.
- Create stronger connections between the indoor and outdoor amenities.
- Consider providing sliding doors in lieu of swing doors to optimize the usable space of smaller balconies for more usability.
- Consider reconciling the geometry between the podium arc and the centerline of the tower above.
- Consider extending the copper façade treatment along south façade eastward, replacing the treatment of the middle volume, reducing three volumes to two.
- Consider terminating the vertical white feature at the base of the tower top taper. Consider toning down the contrast of the mid-tower columns.
- Consider specifying more transparent glass at the office podium façade.
- Consider removing the bump out and recessing the lobby along King George; liberate the triangle column feature from the façade at grade.
- Consider replacing opaque material adjacent to King George Boulevard lobby with continuity of the glazing system and maintain the flow of the façade in lieu of flattening the geometry.
- Consider further development of the white volumes along the lane; simplify the volumes.
- Give further design consideration to the 'second' plaza on the northwest corner.
- Consider using energy and thermal comfort modelling to inform your design development. Use future climate files (2050/2080) to best understand the impact of shock events and overall resiliency of the project.
- Consider specifying curtain wall for the entire building.
- Consider providing passive ventilation for the office spaces.
- Consider engaging your mechanical engineer as early as possible.
- Consider specifying thermally broken balcony connections.

Site

- The proposed setbacks appear appropriate
- Further review King George public realm, the pavement, lighting, public art, and landscaping.

Form and Character

- The treatment of lower retail or office floors is good. The tower is simple yet striking. It will make a significant contribution to City Centre skyline.
- Reconsider the tower location to the corner of the site to enhance gateway junctions.
- Reconsider the white vertical strip fin in the middle of tower facades on the top and bottom
- Consider the changes to the exterior elevations as the proportions of glazed to insulated panel wall changes to conform to code requirements from 70% currently proposed.

Landscape

- Consider providing multiple accesses from indoor amenity space to outdoor amenity space.
- Consider further design development of the secondary plaza on the northwest to better integrate the plaza space for both buildings. Grading will need to be carefully reviewed to ensure that minimum slopes of 2% are able to be maintained between the two buildings.

CPTED

- No specific issues were identified.

Sustainability

- Provide sustainable strategy for this 'Super Highrise' tower, which has more stringent energy requirements. A heat pump system may be required for heating and cooling each unit which will require the unit layout to further develop and will change the facade side of the building.
- Consider engaging your mechanical engineer as early as possible for cooling and heating for this significant project.
- Recommend reducing window to wall ratio to reach energy performance codes.

Accessibility

- Consider accessible facilities in amenities spaces such as accessible playground structures.
- Provide adaptable units within the project.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 1, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 8:00 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson