

Present:

Panel

Members:

R. Drew, Chair
E. Kearns
M. Heeneey
S. MacRae
M. Cheung
M. Patterson

Guests:

Steve Watt, Architect AIBC, Integra Architecture
Yiwen Ruan, PMG Landscape Architects
Jessie Arora, Architect AIBC, DF Architecture Inc.
Zubin Billimoria, DF Architecture Inc.
Meredith Mitchell, M2 Landscape Architecture
Jaswinder Gabri, Architect AIBC, Flat Architecture
Caelan Griffiths, PMG Landscape Architects

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by M. Heeneey
Seconded by R. Drew
That the minutes of the Advisory Design
Panel meeting of August 18, 2022 be received.
Carried

B. NEW SUBMISSIONS

1. Time: 3:05 p.m.

File No.: 7921-0090-00
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from RF to CD (based on RM-70) and a
Development Permit to allow construction of a 6-storey
apartment building with a total of 100 units, and an
overall gross FAR of 2.5.
Address: 10055 and 10077 – 133 Street; 13277 – 100A Avenue
Developer: Derek Fenton, Zenterra City Centre Ltd.
Architect: Steve Watt, Architect AIBC, Integra Architecture
Landscape Architect: Yiwen Ruan, PMG Landscape Architects
Planner: Leita Martin
Urban Design Planner: Sam Maleknia

The Urban Design Planner advised that the proposal generally complies with the intent of the City Centre Plan and that staff generally support the form, expression, and public realm.

The Panel was asked to comment on the overall architectural expression, balcony expression, the use of materials, overall landscape concept, one more thing 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. Heeney
Seconded by M. 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.

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

Carried

Key Points

- Consider relocating the waste recycling staging area to the west side of the parking ramp, and increase the patio size for the adjacent unit.
- Shift the location of the gas meter.
- Consider relocating the parkade ramp and associated massing above to the north edge of the site to improve sunlight access for the outdoor amenity.
- Consider reducing the number of materials and colors.
- Consider reconfiguring the balconies on the south elevation and making it appear less horizontal and heavy.
- Consider locating the play area southward closer to the centre of the site.
- Consider adding more green buffer between the patio and the southeast corner plaza.
- Consider relocating the bike racks and adding some seating at the entry.
- Review the grading along the west edge of the site to determine if additional soil depth can be achieved and more trees planted.
- Consider accessible design measures to improve the lobby experience.

Site

- The site is generally well handled.
- Review the site edges on the north and west sides. Consider the privacy of the at grade units.
- Consider maximizing the natural light to the courtyard.

Form and Character

- Consider further celebrating the southeast corner feature and relocating the entry there.
- Review the layout for the northeast end unit at grade, as it has a bedroom window that looks out onto the walkway.

- Encourage further review and design development of the lobby. Review the mail room location, ped ramp, and stairs.
- While the overall massing is strong, review the northeast elevation. This could help reconcile the grade difference.
- The south elevation is well resolved, dramatic and well proportioned. On the northeast elevation, consider a similar treatment for the pop-outs as on the southwest elevation, such as boxing it out and bookending it.
- Suggest updating elevations to reflect the reality with trims and boxed out elements.
- Consider the elevation along 100A Avenue consider and how the three materials on that façade come together
- Suggest removing the column in the balcony corners on 100A Avenue and 133 Street to create a stronger gesture or consider shifting the column in the southeast corner northward so it aligns with the expression of the building, or consider slimming it down so it does not compete with the lightness of the balconies
- Review alternative ways to complete the frame and make it more important on the 133 Street elevation.
- Reconsider the heaviness of the roof and encourage reviewing how heavy the appearance of the roof has to be to achieve design goals.

Landscape

- The roof deck is a great feature.
- Recommend switching the door opening direction onto the patios to allow for better access.
- There is a grading relationship that needs to be further reviewed and resolved along the northeast corner of the site where walkway has to transition between 97.1 at the sidewalk and 96.1 at the building corridor exit.
- The planting seems a bit light with respect to number of trees on the west side. Consider opportunities to provide more trees to help buffer sunlight exposure through the summer months. This may require relooking at the grading along this west side to provide more soil volumes.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Accessibility comments are noted under Key Points.

2. 4:15 p.m.

File No.:	7921-0162-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD (Based on RM-70 and C-5), OCP Amendment from "Urban" to "Multi-Residential" and a Development Permit to allow construction for forty-seven (47) residential units, and 440 sq. m. of commercial space.
Address:	7112 – 128 Street
Developer:	M. Saini
Architect:	Jessie Arora, Architect AIBC, DF Architecture Inc
Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
Planner:	Keith Broersma
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner advised that staff generally support the project.

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

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 R. Drew
 Seconded by M. Cheung
 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

The Panel expressed concerns related to CPTED issues at the ground floor covered area and noted that this area should be addressed prior to being resubmitted for further review.

Key Points

- Recommend that the applicant works with the City to consider additional density to fill in the ground floor covered area due to the numerous CPTED concerns.
- Consider locating some of the outdoor amenity space near the indoor amenity space or working with the City to allow additional height to accommodate a consolidated roof-top amenity space.
- Consider shifting the PMT location to the south to improve the efficiency of the parkade.

- Consider further design development of material expression and how transitions between materials will be detailed.
- Consider reducing the number of materials used.
- Reconsider the use of red on the roof overhang.
- Coordinate the CRU entries with tree spacing.
- Consider further development of the outdoor amenity space and increase opportunities for social interactions.
- Consider specifying the use of artificial turf for the outdoor amenity space to address maintenance and irrigation concerns.
- Consider relocating accessible parking stalls to the north end of the commercial parkade.
- 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 how loading will work for both residential units and CRUs.
- If the amenity spaces are not consolidated into a single roof-top element as suggested under Key Points, consider relocating the indoor amenity space closer to the lobby.

Form and Character

- The form and character will be great addition to the area.
- Consider adding glazing or provide a lighter colour to the solid patio doors to allow for more natural light.
- Further to the comment noted under Key Points, the proposed brick cladding on the CRU entry appears domestic and warm, while the metal cladding on the residential entry is more industrial. Consider the rationale of both materials for each space.
- Consider articulating the bike storage near the residential entry as a showcase.

Landscape

- Ensure a continuous concrete slab is poured with recessed spaces for the inset pavers to avoid settling.
- Consider relocating trees on the east side of the rooftop to the westside to provide more shade.

CPTED

- Further to the CPTED comments provided under Key Points, the Panel recommended that CPTED-related concerns for the outdoor covered area be addressed through design, such as using a lighter coloured soffit and material and ensuring there is good lighting in the area.
- Consider deeper CRUs to reduce overhang depth.
- Consider providing a 3d render view of the overhang to better understand the space.

Sustainability

- Sustainability comments are noted under Key Points.

Accessibility

- Consider further design development to make the lobby ramp experience more enjoyable.

3. 5:25 p.m.

File No.:	7918-0001-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	NCP Amendment to amend the Wildlife Corridor/Green Density Transfer area and road network in the West Clayton NCP, Rezoning from RA to CD (based on RM-70), and Development Permit for Form and Character and Sensitive Ecosystems (Streamside and Green Infrastructure Areas) to permit the development of three apartment buildings, containing 322 units, 49 townhouses and a daycare facility.
Address:	18737 – 72 Avenue
Developer:	Mortise Construction
Architect:	Jaswinder Gabri, Architect AIBC, Flat Architecture
Landscape Architect:	Caelan Griffiths, PMG Landscape Architects
Planner:	Christopher Lumsden
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that the project generally complies with the intent in West Clayton and that staff generally support the project.

The Panel was asked to comment on the architectural expression, massing, overall design language and landscape concept, and public realm interfaces. The Panel was requested to focus on the apartment building portions, daycare and the site planning aspects of the development.

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 E. Kearns
Seconded by S. McRae
That the Advisory Design Panel (ADP) is in
NON-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.

Carried

Key Points

- Reconsider the site plan, such as by flipping the four-storey building and consolidating the outdoor space, or by relocating the amenity and childcare space to the centre of the site.
- Explore measures to improve sunlight access to the courtyard.
- Simplify the building form, materials and color palette.
- Consider reducing the hardscaping, increasing the softscaping and adding more trees.
- Consider stormwater management early on in the design process.
- Consider accessibility throughout the buildings and site with the aim of eliminating slopes over 5%.

Site

- Consider how the project could respond to the site context, including the riparian area to the south and the Clayton Community Centre across the street.
- Provide a more comprehensive understanding of site circulation and shadow impacts.
- Reconsider siting and Building Three's (centre, 4-storey) relationship to Buildings One (southwest) and Two (southeast), with an emphasis on creating more sunlight access to the outdoor amenity space.
- Suggest relocating the garbage staging/standby area near the entry.
- Consider reducing the need for retaining. Reconsider the ground floor elevations to improve handicap access across the site

Form and Character

- The four-storey building is well resolved. Consider what works in that form and integrate it into the six-storey building.
- Reconsider the "theme" coloring for each building and ensure the colors use compliment each other.
- Consider methods to provide more sunlight access to the outdoor areas, such as tapering down building heights or providing a larger gap between Buildings One and Two.
- Create a consistent language for the project. For example, the boxed-out frames should have a consistent width and depth and the corner entries should better relate to each other.
- Consider a consistent roof line for Building Three that matches the aesthetics of Buildings One and Two.

- Consider reducing the building height in the northwest elevations of Building Two, or consider redistributing the grading or use of ramps in this area to create a more human scale and engaging relationship between Building Two and the amenity space.

Landscape

- The edges of the building are well done and there is good buffering for the plaza and the buildings. The entries to the buildings are generous.
- Consider further design development of the daycare space and ensure the exterior amenity area is adequate.
- Provide further design development for the courtyard areas with more trees.

CPTED

- Provide a CPTED diagram that demonstrates how the buildings impact the central outdoor space.

Sustainability

- No specific comments were provided.

Accessibility

- Accessibility comments are noted under Key Points.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 8, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:15 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson