
Present:**Panel Members:**

E. Kearns, Chair
G. Brumpton
N. Couttie
K. Deol
R. Drew
S. MacRae
J. Packer

Guests:

Maciej Dembeck, Architect AIBC, Barnett
Dembeck Architects Group
Mary Chan-Yip, PMG

Staff Present:

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

A. RECEIPT OF MINUTES

The Panel was advised that the minutes of October 20, 2022 were not ready for adoption.

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

File No.:	21-0193-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning and Development Permit to allow for a 6-storey residential building with an FAR of 3.01 and 132 residential units, proposed to be secured as rental units with a housing agreement.
Address:	10628 & 10620 138A Street, and 10631 & 10619 139 Street
Developer:	1185259 BC Ltd.
Architect:	Maciej Dembeck, Architect AIBC, Barnett Dembeck Architects Group
Landscape Architect:	Mary Chan-Yip PMG
Planner:	Ingrid Matthews
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff generally support the project's use, form and density.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape concept, and public realm interfaces. Comment was also requested on the proposed building height and massing transition to the adjacent single-family houses.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D perspective 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. Drews
Seconded by G. Brumpton
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

The Panel supported the project in general and found it to be a very attractive project that is clean, simple, and with effective elevations.

Key Points

- Consider emphasizing the building entry more.
- Recommend redesigning the lobby and ramp orientation for a more inviting space.
- Reconsider contrasting colours for the balcony railings from level to level or consider applying a darker fascia in areas where black railings are proposed within the framed elements, to simplify treatment.
- Consider design measures in the north (D & A1) units to allow light into the inset corner (C) units.
- Consider alternative to grass in the ground level Outdoor Amenity areas, due to the lack of sun in those areas. Hard surface may be more appropriate.
- Consider adding covered outdoor space that is useful in our climate and can help offset the deficiency in indoor amenity area.
- Consider additional programming of the Outdoor Amenity space on the roof.
- Consider more soil volume in roof-top locations to incorporate small trees in planters to add vertical structure and shade.
- Consider using future climate files for thermal comfort modelling and resiliency.
- Consider incorporating Adaptable units.

Site

- No specific issues were identified.

Form and Character

- Consider making the main entrance lobby a more celebrated space, using additional floor area and design development for a space that will be servicing 132 apartments.
- Consider reorganizing the lobby to better incorporate the ramp into the space.

- Consider emphasizing the building entry more, using the double height space to its advantage.
- Reconsider the Level 3 railing across the entrance element as it detracts from the prominence of this feature.
- Consider extending the brick further along the north/south elevations on 138A and 139 Street.
- Consider providing a consistent brick base at Levels 1 & 2 to simplify the architectural character.
- The 2-storey “townhouse” expression is lost with the presence of the lighter balcony colour. Reconsider the colour strategy applied to the balconies. Consider applying the darker guardrail colour to the darker colour fields at the townhouses.
- Consider thicker, more robust frames on the frame elements to put more significance on these features.
- Consider applying the same colour strategy to all the elevation frame elements. Consider revising the larger frame along 166th Avenue
- Consider design development of the wood-look material and its terminations. Consider ending this material on the wall returns (where the frame meets the wall to the unit) rather than the balcony frame leading edge. Review the transitions of these materials at the inset corners above the main entrance.
- Consider an alternative strategy to connect the guardrails to the balcony. The fascia connections compete with the clean lines on the elevations. Consider a darker finish for the balconies within the frames.
- Consider simplifying your railing treatment—currently the vertical pickets are overwhelming and differing black and white railings provide too much contrast on the elevations.
- The project should be mindful of its adjacency to its neighbours. Consider that the north side (east wing) looks less designed than the rest of the building. Suggest doing more about the pop-up elements of the roof.
- Consider applying a darker colour at the balcony privacy screens.
- The corner units of the typical floors C & C₁ are rather compromised and shadowed by the D & A₁ units side walls at either end (between Gridline B & C). Consider a design development to set back the end units and allow more of an aspect and light.
- Consider simplifying the detail at the roof overhang. Consider a single deeper fascia.

Landscape

- Lower amenity is well programmed and organized. Suggest that weather protection would be beneficial here.
- Roof level exterior amenity is very positive but requires design development.
- Street level patios and entry to units is working well with well-defined semiprivate and semi-public areas.
- Small metal planters will be hard to maintain and will have limited plant palette. Good to hear automatic irrigation will be provided at this level.
- Consider relocating the tree at the northern prow northward.
- Adding structures for shade, weather protection and spatial definition would be positive.

- Consider that artificial turf has sustainability issues and can be problematic if used for pet relief. Pre-grown tray green roof systems will reduce the amount of roof ballast visible from the patio and have sustainability benefits such as increased biodiversity, storm water management and protection of the roofing membranes.
- Consider reducing area for the putting green in exchange for more seating groups or other community building elements like urban agriculture.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modelling sooner than later to inform design process and consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Consider mechanical cooling.
- Consider location of HRVs. For a little bit more space, you can get significantly better units which provide higher efficiency, lower noise, better filtration, and (critically) summer bypass.
- The drawing package notes “Electric outlets will be installed in the bicycle storage for the purpose of charging e-bikes”. Please ensure this is included.
- Consider lavatory faucets that have lower flow rates than the 8.3 LPM noted in the drawing package.
- Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers.
- Avoid Ipe or other tropical wood products for outdoor furniture.

Accessibility

- Consider providing adaptable units that are universally accessible in addition to the guest suite.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

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

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:20 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson