
Present:**Panel Members:**

E. Kearns, Chair
N. Couttie
S. Macrae
M. Mitchell
J. Packer

Guests:

John Jurinak, 1115646 BC Ltd.
Matthew Cheng, Architect AIBC, Matthew Cheng
Architect Inc.
Patricia Campbell, PMG Landscape Architects Ltd.

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by N. Couttie
Seconded by M. Mitchell
That the minutes of the Advisory Design
Panel meeting of March 30, 2023 be received.
Carried

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

File No.:	7921-0230-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD (based on RM-70), consolidation of four lots into one lot and DP for a 6-storey apartment building consisting of 102 dwelling units with underground parking.
Address:	10275, 10289, 10299 – 150 Street and 14983 – 102A Avenue
Developer:	John Jurinak, 1115646 BC Ltd.
Architect:	Matthew Cheng, Architect AIBC, Matthew Cheng Architect Inc.
Landscape Architect:	Patricia Campbell, PMG Landscape Architects Ltd.
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff generally support the project. He reviewed the area context, the Stage 1 direction for the Guildford Town Centre 104 Avenue Plan, draft Stage 2 direction for building design character, and provided information on the OCP direction for upper level setbacks and townhouse expression. It was noted that, while the plans identified a “Micro Unit”, the unit does not meet the definition for that unit type.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall 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 J. Packer

Seconded by M. Mitchell

That the Advisory Design Panel (ADP)

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 considered support of the project overall but consider further design development of the townhouse expression. Good looking project with all the basic issues well handled.

Key Points

- Consider further design development of the 2/3 storey townhouse expression.
- Consider alternate layouts to enhance liveability in small units.
- As the project provides less than the required indoor amenity, consider additional rooftop outdoor amenity space and enhanced programming.
- At ground floor amenity, consider separating exterior patios to mirror programmed interior spaces.
- Consider using future climate files with energy modelling to ensure resiliency and liveability.

Site

- No specific issues were identified.

Form and Character

- Further explore/define the 2- to 3-storey townhouse expression as it is not effective.
- Alternately, reconsider the town house expression as it is over-used. It could be dropped for a 6-storey building unless the City sincerely want to see it.
- The heavy projecting brow at the 5th floor level is not a substitute for a set-back upper floor level that was the traditional way of reducing the bulk and massing at the upper levels.
- Consider more robust vertical framing elements, as a termination of the thick horizontal banding at Level 5.

- Consider simplifying the changes in plane & materials on the facades.
- The project meets 81% of the indoor amenity space requirements and 100% of the outdoor requirements. However, very little of the required outdoor space is at grade. Consequently, the rooftop outdoor space needs to be exceptional.
- Consider increasing the area of the rooftop outdoor space and increasing the programming and quality of this space.
- Consider increasing the covered outdoor space, in addition to being very useful in our climate, can help offset the deficiency in indoor amenity area.
- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the city obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.
- Consider more window area for the “micro” units.
- Consider alternative unit layouts as they are very tight or have poor circulation.
- Recommend checking the need for A/C and additional HVAC, which may require additional floor to floor heights for drop ceilings and light.
- Consider light within those deep 1BR units in the Living /Kitchen /Dining areas particularly.
- Overall handsome looking building and well controlled palette, the Architect has done a good job fulfilling the requirements.

Landscape

- Recommend looking at the large Douglas Fir #718 on 102A Ave in road dedication and cedar on 150th. The tree protection zone (TPZ) area for fir is large. The trees should be reviewed to see if it is possible to retain them with frontage improvements. The fir would be a good wayfinding associated with site.
- Provide clarification for retention of tree #733A on neighbouring property, text on sheet L1.
- Consider ground floor indoor amenity programming and recommend relating programming on exterior patio to interior use.
- Recommend separating the party room patio area from the potential gym area to allow multiple use. Consider alternate surfacing such as composite deck or rubber surfacing adjacent to the indoor gym for differentiation of use areas on the patio.
- Lighting will be important in the courtyard as this will be a dark space.
- Consider the minimum 10m³ per tree for the soil volume as it appears deficient for trees on west side of site.
- Provide a legend for the coloured hatch on the soil volume plan for clarity.
- Reconsider the tree and shrub species are appropriate to function, location, and sunlight exposure.
- A large amount of area on rooftop is used up in circulation; incorporate area next to elevator and stairs into use area.
- Provide alternative programming with activities rather than multiple locations for seating separated by walkways.
- Rooftop appears to be optimum locations for veggie gardens for sunlight access.

CPTED

- Recommend number signage with lighting for each street frontage unit entry.

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 the location of HRVs and heat pumps. With a little bit more space, you can get significantly better units. That means things like higher efficiency, lower noise, better filtration, and (critically) summer bypass.
- Consider high quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers. Consider incorporating a bike maintenance area that can also serve as a casual space for interaction. Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.
- Consider electric bike charging.
- 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.
- Consider opportunities to encourage the use of the stairs.
- Recommend considering light pollution and bird friendly design. Consider extending bird friendly features from the ground floor and for the full height of the building.
- Recommend reviewing the potential for bioswales at street frontages above slab.

Accessibility

- Consider 5% of units be wheelchair accessible including the balconies.
- Ensure all adaptable units allow for access to patios.
- Recommend reviewing grading to see if access to street frontage can be provided for accessible units.
- Recommend arm rests / skate stops on publicly accessible benches.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 27, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:10 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson