



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, SEPTEMBER 14, 2023
Time: 4:00 p.m.

Present:

Panel Members:
E. Kearns, Chair
J. Azizi
G. Brumpton
M. Cheung
B. Ransford

Guests:

Ingrid Libera, Quarry Rock Developments
Shelley Craig, Urban Arts Architecture Inc.
Meghan Froehlich, Urban Arts Architecture Inc
Kristin Defer, eta landscape architecture.
Jessie Arora, Atelier Pacific Architecture

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
A. Yahav, Clerk 3

A. RECEIPT OF MINUTES

It was Moved by J. Azizi
Seconded by M. Cheung
That the minutes of the Advisory Design Panel
meeting of August 24, 2023 be received.
Carried

B. NEW SUBMISSIONS

1. 4:05 p.m.

File No.:	7923-0009-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD; Proposed General Development Permit to allow for three 12-storey mixed use buildings containing apartment units, commercial space, medical office and short stay rental units.
Address:	14 lots at 16 Avenue and 156/156A/157 Street.
Developer:	Ingrid Libera, Quarry Rock Developments
Architect:	Shelley Craig, Urban Arts Architecture Inc. Meghan Froehlich, Urban Arts Architecture Inc.
Landscape Architect:	Kristin Defer, ETA Landscape Architecture.
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support density, building heights, land uses, transferring medical land use to one lot, roads, and bus facilities.

The Panel was asked to comment on form and massing, character, street interface, building materiality, grading strategies, public realm strategies, setbacks, and pedestrian permeability.

As this is a General Development Permit, the Panel was advised that the buildings would come back for review by the Panel at the Detailed Development Permit.

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. Azizi
Seconded by B. Ransford
That the Advisory Design Panel (ADP) is in
SUPPORT of the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

Key Points

- The massing and height transition from 12 storeys to 6 storeys is well handled.
- Consider including a childcare as an additional or supplementary use to round out the project.
- Consider more soft planting landscape elements in the central north-south plaza.
- Consider including landscape elements to promote healing for hospital patients.

Site

- Consider repurposing a portion of the designated gym space to develop a childcare facility.
- Consider changing the Level 2 amenity area to become an indoor rather than outdoor area to improve its useability and functionality.

Form and Character

- Consider relocating the Parcel A-1 Tower to the north to create a south-facing podium rooftop, allowing for south sun exposure to the amenity area.
- Reconsider the development of Parcel A-2 and refine the design of the tower to better express how the tower form lands at the southwest corner; further, ensure that the parcel reads as a tower at street-level.
- Recommend strengthening the relationship between Towers B1 and B2, paying specific attention to material and form.
- Reconsider the design of the parapet guardrail to ensure that it is completely coordinated with the landscape design.

Landscape

- Consider mitigating the inconsistencies between the architectural and landscape sections of the project.
- Consider raking the landscape area facing 16 Avenue to increase visual permeability.
- Consider including additional landscape elements in the central plaza between Phase One and Phase Two, such as planting shrubs, to mediate wind tunnel effects.
- Consider a vertical element or another feature such as paving treatments, lighting, water feature, or public art located at the knuckle (SW corner) of the plaza.
- Consider diversifying the plant palette to include planting that can be used for healing purposes, either through texture, fragrance, or other means, to further compliment other biophilic elements.
- Recommend ensuring soil volumes for all trees meet their minimum volume requirements.
- Ensure that the amount of soft landscape initially projected is not reduced during later phases of development.

CPTED

- Consider lower shrub and ground cover and planting trees with higher standards to allow an eye level view for pedestrians and motorists entering and exiting the courtyard.

Sustainability

- No specific issues were identified.

Accessibility

- Recommend avoiding or limiting disappearing stair risers, especially at high traffic locations, in consideration of individuals with mobility or sight impairments.

2. 5:40 p.m.

File No.:	7923-0009-01
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RF to CD; Proposed Detailed Development Permit for a 6-storey apartment building in the northeast portion of the site.
Address:	1633/1643 – 157 Street.
Developer:	Ingrid Libera, Quarry Rock Developments
Architect:	Jessie Arora, Atelier Pacific Architecture.
Landscape Architect:	Kristin Defer, ETA Landscape Architecture.
Planner:	Keith Broersma
Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support density, form, building heights, and land uses.

The Panel was asked to comment on public accessibility to corner plaza, tree soil volumes, minimum area requirements for the corner plaza amenity space, and age-related accessibility measures.

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 B. Ransford
Seconded by J. Azizi
That the Advisory Design Panel (ADP) is in
SUPPORT of the project and recommends that the applicant address the following
issues to the satisfaction of the Planning & Development Department.
Carried

Key Points

- Building proposes clear massing and material expression.
- Consider more accessibility through increased space in the corner plaza.
 - Consider opening and widening the lower amenity area.
- Consider including more programming space on the rooftop amenity area for children.
- Consider a lower-profile or lighter roof overhang.

Site

- Consider widening the seating in the corner plaza to provide ample space for users.

Form and Character

- Consider widening the two-story townhouses on the north.
- Consider pulling the layout of levels two through six to the south, to allow for more natural light.
- Consider reducing the overhang of the roof to minimize the heaviness of its appearance.

Landscape

- Consider better defining the seating area in the corner plaza through use of trellises or partial containment.
- Consider expanding the upper landscape deck by maximizing its potential useable space.
- Consider including one programming element for children to improve overall use for residents living in family-oriented units.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- Reconsider the design of seating in the corner plaza, ensuring that it is accessible to individuals with mobility constraints.

C. OTHER BUSINESS

1. Verbal Updates

Verbal updates were presented.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 28, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:26 p.m.



Jennifer Ficocelli, City Clerk



E. Kearns, Chairperson