



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, OCTOBER 26, 2023
Time: 3:00 p.m.

Present:

Panel Members:
G. Brumpton, Chair
M. Cheung
M. Mitchell
J. Packer
Y. Popovska
B. Ransford
R. Salcido

Guests:

Emily Kearns, Ankenman Associates Architects Inc.
Cam Woodruff, PMG Landscape Architects
Foad Raffii, Raffii Architects Inc
Stephen Vincent, Durante Kreuk Ltd.
Rajinder Warraich, Flat Architecture
Caelan Griffiths, PMG Landscape Architects

Staff Present:

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

A. RECEIPT OF MINUTES

It was Moved by B. Ransford
Seconded by R. Salcido
That the minutes of the Advisory Design Panel
meeting of October 12, 2023, be received.
Carried

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.:	7922-0307-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP and NCP amendment, rezoning from RF to CD and detailed Development Permit to permit the development of a 6-storey residential apartment building. The proposal consists of 128 residential dwelling units, a child care facility for 20 children and two levels of underground parking.
Address:	15316 – 88 Avenue
Developer:	Hardeep & Amrik Sahota Amson Group
Architect:	Emily Kearns Ankenman Associates Architects Inc.
Landscape Architect:	Cam Woodruff PMG Landscape Architects
Planner:	Leita Martin
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 and character of the development and the interfaces with the public realm and landscape treatment.

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. Mitchell
Seconded by B. Ransford
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

Key Points

- Commend the team for proposing zero emissions building.
- Consider more hardscaping at the Daycare entry to accommodate bike parking and minimize lawn.
- Reconsider the functionality for vehicles and pedestrians at the daycare pick-up and drop-off area. Reviewing the distance and the accessibility from the daycare drop-off to the daycare entrance.
- Reconsider some of the design elements of colour and material on the building façade, specifically the columns at the parkade entrance
- Review the retaining wall at the south-east corner and create a more sensitive interface, some walls are higher than 1.2m.

Site

- Consider shifting the parking security gate to allow easier access to the underground visitor parking.
- Recommend including storage spaces for large items, such as kayaks and tires.
- Reconsider the layout of bike parking, as the bike racks appear to obstruct movement from lobby entrance.
- Consider coordinating amenity programming interior rooms to exterior spaces.

Form and Character

- Reconsider the use of accent colour on the façade; consider incorporating the three orange columns around the daycare drop-off into the walls so that they do not distract from the red entry columns.
- Consider lightening the colour of the firewall on the elevations.

- Reconsider the proportion and the size of the columns supporting the main entry and consider marginally increasing its diameter to make them more robust and proportional to emphasize “support” of the large canopy.
- Consider the addition of a canopy or feature roof cover for the entry of the daycare for both identifiability and weather purposes.

Landscape

- Ensure there is adequate soil volume and depth for the trees.
- Ensure effective diversity in the tree and shrub species to provide four season interest and optimum wildlife habitat.
- Consider the addition of adequate covered space in amenity area for multi-season use.
- Consider adding a planting screen between the garbage pad and units to the east of it for smell and noise attenuation.
- Reconsider the implications of turf materials on L6 and ensure it has barrier free access.
- Reconsider the use of grass in the front seating area and replace this with a more durable material.
- Consider coordinating the height of the east-side fencing with neighbouring buildings.

CPTED

- Consider landscape lighting to address CPTED concerns and increase sightlines for public walkways.

Sustainability

- Supportive of the zero-emissions and bike repair area.
- Consider providing both indoor and outdoor parking for electric bicycles.

Accessibility

- Ensure that the artificial turf on the rooftop will be barrier free and flush with the walkway.

M. Cheung joined the meeting.

2. 4:15 p.m.

File No.:	7921-0153-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed Development Permit for one 20-storey apartment building consisting of 175 dwelling units with underground parking.
Address:	15200 Guildford Drive (Guildford)
Developer:	Alex Putrenko, Solterra (Guildford 2) Development Corp
Architect:	Foad Raffii, Raffii Architects Inc
Landscape Architect:	Stephen Vincent, Durante Kreuk Ltd.
Planner:	Misty Jorgensen
Urban Design Planner:	Nathan Chow

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

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 B. Ransford
 Seconded by M. Cheung
 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

Key Points

- Consider options to better integrate the three architectural elements of the project -podium, tower and off-set balconies.
- Reconsider some design elements on the façade, such as the overall white colour and varied glazing colours.
- Consider options to mitigate effects of overlook and other privacy concerns with the adjacent buildings.

- Consider reorganizing the loading ramp for optimal functionality.
- Consider options to mitigate noise and smell (pet area) in the amenity areas.
- Reconsider the use of gas as an energy source.

Site

- Consider relocating the amenity areas from street frontage to southern side to provide more comfortable and usable areas.
- Consider other possible location options for the kids' play area, currently located on the second-floor podium, to account for any safety concerns.
- Consider instituting a more official lobby entry and pedestrian circulation route that is separate from the loading bay.
- Consider reviewing the pick-up and drop-off loading areas to ensure parking is sufficient for deliveries, mail, and Uber pickup.
- Consider conducting a new traffic impact study to ensure the outcome of all new conditions.
- Reconsider the volume of the parkade to reduce the number of levels.

Form and Character

- Consider incorporating some elements within the façade to connect the three buildings elements vertically and to unify them.
- Reconsider the articulation of the townhouse exterior column.
- Consider implementing further privacy measures at the front entry near the townhouse.
- Consider incorporating an accent colour or texture to the façade to serve as an identifiable landmark on the approach to the intersection.
- Reconsider the white painted concrete.
- Reconsider the varied colours of the glass elements.
- Consider using brick for the townhouse cladding.

Landscape

- Consider reviewing supplementary berming or noise mitigation on the property line periphery to reduce noise and traffic.
- Consider additional tree planting at the dog area and at the golf putting green to provide a substantial buffer.
- Recommend reviewing traffic headlights and screening for residential areas at intersection.
- Consider providing additional buffer between neighbouring buildings and the walkway on south.
- Consider supplementary planting and screening between the rooftop patios and the neighbouring existing buildings to reduce overlook and mitigate privacy issues.
- Consider the addition of seating pods in the outdoor kitchen area to provide more space for small groups and individuals.
- Consider the addition of a barbecue in the outdoor kitchen area, and similarly, a counter tops and functional cooking spaces.

- Recommend relocating the bike racks to an area in a closer line of sight.
- Ensure effective diversity in tree and shrub species for 4 season interest and optimum wildlife habitat.
- Ensure all trees have adequate soil volume and depth.

CPTED

- No specific issues were identified.

Sustainability

- Consider the location of HRVs and heat pumps, accounting for enough physical space to benefit from higher efficiency, lower noise, better filtration, and (critically) summer bypass.
- Consider electrification of the hot water system.
- Consider alternatives to gas for the outdoor fireplace.
- Consider moving air intakes away from the busy street, including the parkade.
- Consider options to ensure safe entry and exit from the bike maintenance room.
- Recommend providing both internal and exterior E-bike parking.
- Consider details of the central recycling room to encourage proper disposal of waste, such as being well-lit, having sorting tables, and having pictograms to address language barriers.
- Consider alternatives to turf grass.
- Consider stormwater management.
- Consider implementing a car wash system that recycles water.

Accessibility

- Consider options to create barrier-free access to all areas on the ground floor, dog park, kids' play area, and outdoor amenity spaces, especially to areas only accessed with steps.

3. 5:25 p.m.

File No.:	7921-0357-00
New or Resubmit:	Resubmit
Last Submission Date:	10 August 2023
Description:	Rezoning from RM-45 to CD (based on RM-30 and RM70); Detailed Development Permit for Form and Character; Development Variance Permit (Lot 1) and Subdivision for one (1) existing 3.5-storey building with 45 dwelling units, one (1) proposed 5-storey building with 46 dwelling units and underground parking and seven (7) townhouse units.
Address:	9952 – 149 Street
Developer:	CJ Grewal
Architect:	Rajinder Warraich, Flat Architecture
Landscape Architect:	Caelan Griffiths, PMG Landscape Architects
Planner:	Christopher Lumsden
Urban Design Planner:	Vanessa Goldgrub

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

The Panel was asked to comment on the previous key issues noted by the Panel on August 10, 2023: this included reviewing the overall building massing and materials, but particularly by re-evaluating the exterior finishes and detailing; further celebrating the building's main entrance; and reconsidering the corner element at the northeast and its integration with the overall design.

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

The Landscape Architect presented an overview of the general concept and described the changes to the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by M. Mitchell

Seconded by B. Ransford

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

Key Points

- Consider the addition of seating around the amenity space, as well as review the planter and pedestrian circulation movements.
- Ensure that all trees initially proposed in the project are executed by the final stages of the development.
- Review the west elevation to avoid any conflicts that may arise due to the projecting elements adjacent to the garage.
- Reconsider the size and positioning of the corner windows; mullions are needed.
- Consider the addition of a retractable partition or large door between the two amenity rooms to provide more functionality and visibility to both the outdoor amenity area and the kids play area.

Site

- No specific issues were identified.

Form and Character

- Consider resolving the conflict around the projections on the west elevation around the parking entry by eliminating the one around the window above.
- Consider reviewing the size of the window panel on corner tower, bearing in mind constructability and safety; additionally, consider the use of additional mullions for better management of window size.

- Recommend shifting the window positions and aligning the top and bottom of the framed bay at the corner, so that the three different sizes of wood spandrels are rationalized.
- Further consider amenity area programming.
- Consider assigning function and uses of the lobby space, including package delivery, mail lockers, and seating areas.

Landscape

- Consider revising the square paved patio at the north double doors to be complimentary to the curvilinear form of the path.
- Consider including a tree screen at the amenity area.
- Consider stepping back the raised planter at the southeast corner from the road (driveway) frontage to allow for pedestrian to jump off road if necessary.

CPTED

- No specific issues were identified.

Sustainability

- No specific issues were identified.

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

1. Roundtable


A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, November 9, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:57 p.m.



Jennifer Ficocelli, City Clerk



G. Brumpton, Chairperson