



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, NOVEMBER 9, 2023
Time: 3:00 p.m.

Present:

Panel Members:
E. Kearns, Chair
R. Amies
J. Azizi
N. Couttie
D. Dilts
N. Funk
R. Salcido

Guests:

John Rempel, RDG Management
Colin Hogan, Focus Architecture
David Stoyko, David Stoyko Landscape Architect
Hesam Deihimi, Placemaker Communities Inc.
Joey Stevens, GBL Architects
Mike Enns, Loci Landscape Architecture
Nirvair Bagri
Ruchir Dhall, Architecture Panel Inc

Staff Present:

A. McLean, City Architect
V. Goldgrub, Urban Design Planner
S. Maleknia, Urban Design Planner
A. Yahav, Clerk 3

A. RECEIPT OF MINUTES

It was Moved by N. Couttie
Seconded by R. Amies
That the minutes of the Advisory Design Panel
meeting of October 26, 2023, be received.

Carried

R. Salcido joined the meeting at 3:03

B. NEW SUBMISSIONS

1. 3:05 p.m.

File No.:	7923-0200-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed TCP Amendment to "Low to Mid Rise Apartment", rezoning from C-35 to CD (based on RM-70) and Development Permit for two 6-storey apartment buildings consisting of 192 dwelling units with underground parking.
Address:	14723-104 Avenue (Guilford)
Developer:	John Rempel, RDG Management
Architect:	Colin Hogan, Focus Architecture
Landscape Architect:	David Stoyko, David Stoyko Landscape Architect
Planner:	Misty Jorgensen
Urban Design Planner:	Sam Maleknia

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 E. Kearns

Seconded by J. Azizi

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

- Well-conceived project.
- Consider adding covered outdoor spaces for year-round useability.
- Consider providing a more identifiable canopy and entrance at pedestrian scale.
- Consider further articulation of south elevation of Building B (south), to reduce apparent massing.

Site

- Consider providing better direct access to the outdoor amenity space.
- Consider relocating the underground parking to improve sight lines and functionality.

Form and Character

- 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 better articulating the south elevation of the rectangular (south) building by varying the height of different segments of the brick portion.
- Reconsider the north elevation to make it feel more balanced and better define the areas clad in red and black materials.

- On the ground floor of the Building A (north), recommend swapping the guest suite and unit 107 to make the common spaces centralized and give more privacy to unit 107.
- Consider using plantings to minimize long exposed concrete retaining walls and soften the overall experience along building edges.
- Consider providing a more noticeable shape and visible canopy to the entrances.
- Improve weather protection over doors to back of the building and amenity space.
- Explore ways to minimize the number of interior grade changes, particularly in Building A (north).

Landscape

- Consider adding some covered outdoor space that allow for year-round use and that help offset the deficiency in indoor amenity area.
- Consider relocating some lounging chairs in the amenity space to areas where users can experience afternoon sunlight.

CPTED

- Consider rotating the freestanding stairwell along the east property line to increase visibility along the adjacent walkway.

Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider establishing targets for project performance goals which exceed BC Step Code minimums for aspects like energy use and/or air tightness.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider ways to approach elimination/significant reduction of toxic and/or high-VOC materials.
- Appreciate that work to date has included early-stage energy modeling to inform assemblies and consideration for HVAC solutions.

Accessibility

- Consider replacing the stairs in the Building B (south) lobby with a ramp to reduce mobility barriers.
- The proposed Adaptable units are commended.

2. 4:15 p.m.

File No.:	7922-0218-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed OCP Amendment and NCP Amendment to “Multiple Residential”, rezoning to CD (based on RM-70), Detailed DP for one 6-storey market rental apartment building consisting of 112 dwelling units and 595 square metres of child care space on a consolidated site.
Address:	11138 – 128 Street and 12835 – 111 Avenue (South Westminster)
Developer:	Hesam Deihimi, Placemaker Communities Inc.
Architect:	Joey Stevens, GBL Architects
Landscape Architect:	Mike Enns, Loci Landscape Architecture
Planner:	Misty Jorgensen
Urban Design Planner:	Sam Maleknia

The Urban Design Planner provided an overview of the area context, including the floodplain requirements, and 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 N. Funk
 Seconded by D. Dilts
 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

- Overall, well presented, designed and organized project.
- Consider additional design development to resolve vehicular entries flanking residential entry.
- Consider further emphasis of the residential entry.
- Consider a lighter/brighter or more vibrant colour palette to reinforce the programme, potentially with accent colour for vertical fins.
- Consider methods for sound attenuation on units adjacent to the SkyTrain guideway.

Site

- Consider adding additional interior amenity or rooftop outdoor amenity with some covered space.
- Further consider vehicular entries flanking residential entries with particular attention to softening the transition.
- Consider creating a central entrance to outdoor amenity space.
- The proposed rental tenure is appreciated.

Form and Character

- 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 design development to better resolve the challenging adjacency of the parking entry, building entry, and PMT, perhaps through the addition of an interest feature on the parking ramp sidewall or solid garage doors.
- Consider further emphasis of the residential entry.
- Consider methods for sound attenuation on units adjacent to the SkyTrain guideway.
- Consider balancing the verticality of the building by introducing some horizontal elements.
- Consider the use of more vibrant colors, especially near the childcare centre.
- Recommend that the applicant explore with the City reducing the six-meter residential setback along the north PL to increase the floor plan depth to allow for a double loaded corridor to improve building efficiency and potentially increase the number of rental units without compromising the size of the courtyard, nor limiting the development rights of the adjacent property.
- Recommend that the applicant explore increasing the floor plate size within the setbacks, including considering flipping the C-shape plan to increase residential floor area and the number of rental units.
- Consider increasing the amount of glazing into living spaces, particularly at building corners.
- Consider changing the material or adding colour to the vertical elements on the balconies.
- Consider a bold design by integrating colour in the mural proposed on the north side of the building.
- Consider incorporating more white panelling at the front of the building to reduce the use of grey and brighten the appearance.

Landscape

- No specific issues were identified.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider inclusion of active cooling for residential units.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider including renewable energy on available roof surfaces.
- Appreciate the enhanced approach to insulating the building envelope through inclusion of continuous exterior insulation to reduce thermal bridging.

Accessibility

- The proposed Adaptable units are appreciated.

3. 5:25 p.m.

File No.: 20-0040
 New or Resubmit: New
 Last Submission Date: N/A
 Description: Rezoning from A-1 to CD based on C-5, with height of 11.3m, east 4.0m, FAR at 0.87, and a Development Permit to allow for the construction of 3,092 sq. m. of commercial space.
 Address: 19585 32 Avenue
 Developer: Nirvair Bagri
 Architect: Ruchir Dhall, Architecture Panel Inc
 Landscape Architect: Ruchir Dhall, Architecture Panel Inc
 Planner: Luci Moraes
 Urban Design Planner: Vanessa Goldgrub

The Urban Design Planner reviewed the area context and 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 R. Amies
Seconded by N. Couttie
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
Opposed by N. Funk

Key Points

- Consider additional design development on east elevation to respond better to residential lots to the east.
- Consider more pedestrian-scaled entries to lobbies.
- Consider simplification of massing for cohesiveness of all elevations.
- Further review planting under canopy for irrigation requirements.

Site

- No specific issues were identified.

Form and Character

- Consider including more sun shading or protection on the west façade to avoid overheating office spaces and to increase energy consumption.
- Consider a design development to pick up some residential cues without attempting to be “residential”; perhaps through the arrangement of the “frames”, the pattern of window mullions, or the use of some residential materials such as wood longboard instead of coloured longboard.
- Suggest simplification of massing and window treatment for more cohesiveness on the elevations and between the two buildings.
- Consider potential exiting/travel distance issue with underground parkade stalls at the far south-west as this may alter the form and character of the building if an additional exit staircase is required.
- Consider adding or improving canopy coverage at entrances doors for improved weather protection.
- Consider revising main entrance and canopy.
- Consider developing a more similar language between the building volumes.

Landscape

- Great overall tree retention
- Consider tree species selection together with tenant signage plan so commercial frontages are not obscured.
- Reconsider the placement of new plant materials and root zones of existing trees.

CPTED

- No specific issues were identified.

Sustainability

- Appreciate that energy modeling to future climate data (2050 – 2080) has been included to anticipate shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.
- Consider establishing specific targets for project performance goals which exceed BC Step Code minimums for aspects like insulation values and/or air tightness.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Appreciate inclusion of rainwater harvesting for re-use as irrigation or amenity onsite.
- Consider addition of end of trip facilities for bike users within the base building.
- Consider identifying specific sustainability certifications to enhance access to broad range of future tenants while committing to high performance goals.

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 23, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:12 p.m.



Jennifer Ficocelli, City Clerk



E. Kearns, Chairperson