

Present:

Panel Members:
G. Brumpton, Chair
R. Amies
J. Azizi
M. Cheung
R. Salcido

Guests:

Riaz Virani, Avani Investment Group
Richard Bernstein, Architect AIBC, Chris Dikeakos Architects Inc.
Martin Peter, Chris Dikeakos Architects Inc.
Mark Van der Zalm, Van der Zalm and Associates Inc.
1150119 BC Ltd. (Agent is Manveer Taggar), Common Ground Consulting Ltd.
Rajinder Warraich, Architect AIBC, Flat Architecture
Mary Chan Yip, PMG Landscape
Harman Dhillon, Genaris Properties
Rebecca Krebs, PMG Landscape Architects

Staff Present:

A. McLean, City Architect
N. Chow, Urban Design Planner
V. Goldgrub, Urban Design Planner
S. Maleknia, Senior Urban Design Planner
S. Meng, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by R. Amies

Seconded by J. Azizi

meeting of May 11, 2023 be received.

That the minutes of the Advisory Design Panel

Carried

B. NEW SUBMISSIONS**1. 3:05 p.m.**

File No.: 7923-0041-00

New or Resubmit: New

Last Submission Date: N/A

Description: Proposed Rezoning from CD to CD based on RM-135 and C-8 and a Development Permit to allow for one 34-storey mixed-use tower with ground floor commercial retail units, office on Levels 2 to 4 and 297 market residential dwelling units above and one stand-alone 6-storey purpose-built rental apartment building consisting of 69 rental dwelling units with an overall gross FAR of 6.8.

Address: 13588 - 98 Avenue

Developer: Riaz Virani, Avani Investment Group

Architect: Richard Bernstein, Architect AIBC, Chris Dikeakos Architects Inc.

Landscape Architect: Mark Van der Zalm, Van der Zalm and Associates Inc.

Planner: Jennifer McLean

Urban Design Planner: Sam Maleknia

The Urban Design Planner presented a brief policy and location context about the project, and advised that staff generally support the overall site planning, architecture, and use in this project.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, architectural expression, overall landscape and plaza concept, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and showcased a 3D flyover video.

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 R. Salcido

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 opportunity to integrate the appearance, and expression of the two buildings.
- Consider placing additional emphasis on the entrance to the rental building.
- Consider loading and understanding the circulation more clearly in relation to the division for office and residential buildings.
- Consider reviewing the design concept for the outdoor amenity at grade (basketball court) next to the rental building to enhance usability, increase privacy, and ensure clear spatial definitions within the amenity space. Additionally, aim to create a welcoming environment that caters to all user groups.
- Consider energy modeling to future climate data.

Site

- Consider integrating privacy screen strategy for on grade patios, creating individual spaces for residents instead of one long platform as shown on renderings and elevation.

Form and Character

- Consider integrating the two buildings on some elements or materials to create a cohesive architecture language between the two buildings. Currently the character of rental building and tower building differ significantly from each other that make it look like two separate developments.

Landscape

- Consider adding planters on the parapets on upper levels and make sure there is an appropriate guard around those areas and to coordinate with the architect.
- Reconsider the decorative gravel roof to incorporate tile and thin extensive green roof systems which might handle the weight of water.
- Consider design development to both ground level amenity areas at the rental building to provide a greater sense of separation from the driveway and the public circulation. Also, consider adding a trellis or other vertical features to improve human scale and intimacy of the spaces.
- Consider finding ways to have the edges blurred and add some taller vegetation such as trellis to build into it to allow more privacy for resident units at grade.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling to future climate data to help protect and to account for shock events of hot and cold.
- Consider inclusion of fly ash or slag within structural concrete to help mitigate and offset carbon footprint.
- Consider adding active cooling for the rental building.
- Consider providing extensive green roof on the rental building to reduce storm water run-off and provide additional beautification for tower overlook. Or, if wood frame limitations related to green roof cannot be overcome, consider addition of renewable energy integration to the rental roof.

Accessibility

- Consider providing clear path and wayfinding, clarifying access for commercial loading and residential loading.

M. Cheung joined the meeting at 4:55 p.m.

2. 4:45 p.m.

File No.:	7918-0284-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from C-8 to CD. Development Permit to permit the construction of a 5-storey mixed use building. The proposed building contains approximately 876 sq.m. of ground floor commercial space and 85 rental units, consisting of 66 market rental units and 19 below-market rental units.
Address:	3550 King George Boulevard
Developer:	1150119 BC Ltd. (Agent is Manveer Taggar), Common Ground Consulting Ltd.

Architect: Rajinder Warraich, Architect AIBC, Flat Architecture
Landscape Architect: Mary Chan Yip, PMG Landscape
Planner: Keith Broersma
Urban Design Planner: Nathan Chow

The Urban Design Planner provided an overview of the area policy and adjacent context, and advised that staff generally support the land use change and density of the project.

The Panel was asked to comment on the public realm interfaces, massing, architecture design, form and development of the building.

The Project Architect presented an overview of the site planning, streetscapes, and building concept.

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 R. Amies
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

Key Points

- Consider enhancing open space at the residential entry.
- Consider incorporating breaks to the elongated south roof line.
- Consider a corner plaza on the south-east corner to create a stopping moment for residents.
- Consider enhancing open space at the residential entry.
- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.

Site

- Refer to Key Points.

Form and Character

- Consider bringing solid sections of materials to support and anchor the entire building to grade.
- Consider incorporating similar stepping levels following grade levels as the signage band and apply to the roof line to break long straight line of roof and make the development show response to grade levels by stepping as the grade levels increase.
- Consider recessing the CRU on south-west corner of ground floor plan rather than commercial lobby.
- Consider incorporating breaks on the west elevation white frames. The solution on the south elevation, incorporating darker sections of wall and sectioning frames, creates a good proportion, while the west elevation white frame seems too elongated. Consider breaking it into sections and incorporating grey sections of solid wall to follow a similar rhythm.
- Consider flipping the courtyard to the south which enhances the outdoor amenity, provides better daylight, and keeps more units away from King George Boulevard. Consider that this arrangement may increase noise in the courtyard.
- Consider rethinking the unit plans regarding privacy screens between balcony and neighbouring units, as that takes away the function of balconies.

Landscape

- Consider coordinating tree placement with CRU frontages at dividing lines to maximize visibility for signs and entries.
- Appreciate the attention to soil volume considerations.

CPTED

- No specific issues were identified.

Sustainability

- Consider working with your structural engineers to add slag or fly ash into the structural concrete to reduce carbon footprint.
- Consider inclusion of renewable energy on roof surfaces. Or consider providing extensive green roof to help reduce storm water run-off and heat island effect.
- Consider adding end-of-trip and maintenance facilities for bike users.

Accessibility

- No specific issues were identified.

J. Azizi left the meeting at 6:05 p.m.

3. 5:55 p.m.

File No.:	7920-0110-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Rezoning from RA to CD (based on RM-70). DP for Form & Character, Hazard Lands (Steep Slopes) and Sensitive Ecosystems). NCP Amendment from "Multiple Residential 30-45 upa" and "Drainage Corridor" to "Multiple Residential 1.5 FAR" and to eliminate the land consolidation requirement to permit an apartment building with 86 units.
Address:	16485 - 18 Avenue (Sunnyside Heights)
Developer:	Harman Dhillon, Genaris Properties
Architect:	Rajinder Warraich, Architect AIBC, Flat Architecture
Landscape Architect:	Rebecca Krebs, PMG Landscape Architects
Planner:	Heather Kamitakahara
Urban Design Planner:	Vanessa Goldgrub

The Urban Design Planner provided an overview of the area policy and adjacent context, and advised that staff generally support the project.

The Panel was asked to comment on the general form and character of the development noting the increase in density and density location on site, interfaces with the public realm and the new Grandview Ridge Trail, the overall grading treatment, and the landscape design.

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 M. Cheung

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

Key Points

- Lighten and open the materials and elements of the main entry as the current design is reading too dark and does not have enough importance to emphasize main entrance of the development.
- Resolve the sunken unit and patios along west elevation.
- Consider the reveals for facade treatments on the north elevation to break down the massing and the current blank wall.
- Review the building floor structural elements to locate windows, specifically the corner windows to ensure the design is achievable.
- Resolve the separation between the L3 upper-level patios along the west edge.
- Ensure maneuvering within the parkade is possible by consulting a Traffic Consultant.
- Consider energy modeling to future climate data to account for shock events (hot and cold), and to inform fenestration layouts, natural ventilation, and passive cooling strategies on different facades.

Site

- Consider moving the PMT to southeast site corner beside the parkade entry, so it is less prominent on the site.

Form and Character

- Consider building floor structural elements to locate windows which seem to have very high headers. If elements are to remain, consider spandrel panels or solid materials to cover structure.
- Consider softening interconnection between patios and sidewalk by integrating landscape and reviewing materials and colours in all patios at grade level.
- Coordinate the renders, architectural drawings, and landscape drawings.

Landscape

- Explore opportunities for a connection from the Grandview Ridge Trail to the outdoor amenity. Work with City staff to clarify rationale for not having pedestrian access from the shared but gated exterior amenity to the multi-use path. With an active path, it will bring more local traffic and be easier for residents to access the path by skipping a large steep section.

CPTED

- Consider resolving the sunken unit and patios along west elevation.

Sustainability

- Consider inclusion of renewable energy on roof surfaces or a green roof.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.

Accessibility

- No specific issues were identified.

C. OTHER BUSINESS

This section had no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 8, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:58 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson