
Present:**Panel Members:**

N. Couttie, Chair
E. Aghsaei
M. Cheung
S. Macrae
M. Mitchell
J. Packer
R. Salcido

Guests:

Alexander Wright, Anthem Properties Group Ltd.
Rob Blackwell, Anthem Properties Group Ltd.
Sheima Rezai, Anthem Properties Group Ltd.
Gwyn Vose, Architect AIBC, Arcadis
David Jerke, van der Zalm + Associates
Phoenix Chan, van der Zalm + Associates

Staff Present:

S. Maleknia, Senior Urban Design Planner
N. Chow, Urban Design Planner
A. Yahav, Clerk 2

A. RECEIPT OF MINUTES

It was

Moved by S. Macrae

Seconded by M. Cheung

That the minutes of the Advisory Design Panel

meeting of June 15, 2023 be received.

Carried

R. Salcido joined the meeting at 4:04 p.m.

J. Packer joined the meeting at 4:08 p.m.

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

File No.: 7922-0319-00

New or Resubmit: New

Last Submission Date: N/A

Description: Proposed Phase 2 of Anthem's Georgetown project for a Detailed Development Permit to allow for one 39-storey mixed-use tower with 694 square metres of ground floor CRUs and 456 residential dwelling units and one stand-alone 6-storey apartment building with 42 dwelling units for a total of 498 dwelling units and a gross FAR of 5.5. (Rezoning, GDP and Detailed Development Permit for Phase 1 approved under File No. 7919-0258-00).

Address: 10244 Whalley Boulevard

Developer: Alexander Wright, Anthem Properties Group Ltd.

Architect: Gwyn Vose, Architect AIBC, Arcadis

Landscape Architect: David Jerke, van der Zalm + Associates

Planner: Jennifer McLean

Urban Design Planner: Nathan Chow

The Urban Design Planner provided an overview of the overall master planning for the multi-phased development of George Town. They further elaborated on the General DP for the three-phased development of the subject site. The General DP already establishes design parameters in a CD Bylaw, which can only be modified through a DP Amendment process. He also advised that the staff generally supports the project.

The Panel was specifically asked to comment on the Detailed DP for the phase 2 development.

The Project Architect presented an overview of the site planning, streetscapes, building concepts, floorplan an overview of the site planning, streetscapes, building concept, 3D Views, and an animation.

The Landscape Architect presented an overview of the general concept for the Landscape design.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by S. Macrae

Seconded by M. Mitchell

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

- Consider refining the strong, elegant, tower design in response to the unique tower location within the neighbourhood.
- Consider exploring strategies to harmonize the architectural expression of the low-rise apartments and the tower, creating a cohesive design that visually connects the two components.
- Conduct a thorough review of the elevations of the lower floors on the low-rise building with the aim of introducing design elements that add a sense of lightness and brightness to the façade.
- Meet the tower separation requirements as per the City Centre guidelines.
- Consider adding some covered outdoor space.
- Consider incorporating additional planting along the front edge of Whalley Boulevard to soften and enhance the site's aesthetics. This will contribute to a more inviting and environmentally friendly atmosphere.

Site

- Confirm if there is any Emergency generator is required and where will exhaust/intake vents be located.

Form and Character

- The tower and podium appear elegant, and the simplicity is celebrated.
- Reconsider the materials used on the podium buildings. To add more visual interest and vibrancy, consider incorporating a broader range of colors or utilizing materials that offer more dynamic textures. This will help create a visually appealing and engaging façades.
- Consider adding materials to the low-rise apartment to better form a relationship with the palette of the other building.
- Consider design strategies to mitigate unwanted solar heat gain, including maximizing passive ventilation, removing restrictors from windows when appropriate, and tuning the heat gain produced from the glass windows.
- Consider widening the copper strip materials on north elevation, making it more cohesive with the fins on the south side at the base of the project.
- Consider placing greater emphasis on the main lobbies of the building. This can be achieved by increasing the size of the entry lobby canopies and utilizing special materials or architectural projections that enhance the visibility of the lobbies, aiding in wayfinding for visitors.
- Consider including screening between individual units for the patios on the second floor of the tower.
- Review the exit width of corridor and door swing in the project for code compliancy.
- Review the loading and recycling in the project for residential and commercial components.
- Review the entry to the site from 102a Ave. to create a stronger entry to the private development.
- Consider a more subtle low-rise roof.
- Review the balcony privacy and overlook issues.

Landscape

- Ensure all proposed onsite trees meet the necessary soil volume and depth as per the BCSLA standards.
- Consider reviewing the height of the planter and how the railings transition from top of planter to the hard surface area.
- Recommend diversifying the tree species on site and including both deciduous and conifer species where permitted.
- Consider increasing programmed children's play, potentially on the common green lot.
- Consider catenary lighting and weather protection for rain and shade in the small amenity space on the southeast corner of the north side of the low-rise building.
- Consider adding a covered area to the amenity space to allow for year-round use.
- Consider sharing the use of the amenity areas for all buildings.

CPTED

- No specific issues were identified.

Sustainability

- Consider alternative methods to outdoor heating that do not rely on gas.
- Consider including electric bicycle chargers and storage in addition to bike maintenance infrastructure.
- Consider covering rooftop amenity space with solar panels to support cooling in conjunction with vegetation below.
- Consider structural implications of solar power strategies for future use.
- Recommend reviewing the common green areas for potential rain gardens or bioswales.

Accessibility

- Consider labeling handicap access and providing accessible units, including in the 3-bedroom units.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

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

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:49 p.m.

Jennifer Ficocelli, City Clerk

N. Couttie, Chairperson