
Present:**Panel Members:**

E. Kearns, Chair
E. Aghsaei
J. Azizi
M. Cheung
M. Mitchell
B. Ransford
R. Salcido

Guests:

Abhishek Sinha, Architect AIBC, Barnett Dembek Architects
Mary Chan-Yip, PMG Landscape Architects
Rajinder Warraich, Architect AIBC, Flat Architecture
Caelan Griffiths, PMG Landscape Architects

Staff Present:

A. McLean, City Architect
V. Goldgrub, Urban Design Planner
S. Lee, Administrative Assistant
A. Sodha, Administrative Assistant

A. RECEIPT OF MINUTES

It was

Moved by M. Mitchell

Seconded by R. Salcido

meeting of July 27, 2023 be received.

That the minutes of the Advisory Design Panel

Carried

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

File No.:	7923-0080-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed Development Permit for one 6-storey apartment building consisting of 116 dwelling units with underground parking.
Address:	15730 Fraser Highway
Developer:	Matt Reid, Dawson & Sawyer
Architect:	Abhishek Sinha, Architect AIBC, Barnett Dembek Architects
Landscape Architect:	Mary Chan-Yip, PMG Landscape Architects
Planner:	Misty Jorgensen
Urban Design Planner:	Vanessa Goldgrub

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

The Panel was asked to comment on the detailed form and character of the development, in terms of detailed form, fenestration, materials, colours and details, the interfaces with the public realm and future SkyTrain, 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 M. Cheung

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.

Recommend that the landscaping submission return to staff for further development.

Carried

Key Points

- Further articulate the two-storey townhouse expression on Fraser Highway façade. Consider the following comments:
 - alternate the expression of the townhouses to further define them.
 - define the two-storey townhouse expression with a projection at the top of the second floor of each townhouse module in a form similar to that of the skirt-roof between the fifth and sixth floor.
- Provide further design development of the north-east and north-west corners on the Fraser Highway façade. Open up the corner balconies on the Fraser Highway to reduce the massing of these ends and provide brighter balconies for residents.
- Consider returning materials at the east and west corners, and not creating false façade that does not have actual volume expression. Return the material by a couple of feet to create a volume.
- Incorporate some of the northern and southern material colours or features on the east and west elevations so that all the elevations are more related.
- Provide more visible signage at entry, coordinate the tree placement with the entry signage.
- Provide a covered outdoor space for year-round resident useability of amenity space.

Site

- Consider adding noise separation on the side of the building that faces Fraser Highway by incorporating more vegetation into the upper floors and evergreen trees on the ground floor.
- Provide further privacy and delineation of their private space for the units along the south. The architecture site plan differs from landscape plan showing more paved area. Coordination is required.

Form and Character

- The panel joints on Level 5/6 are not cohesive with the vertical siding from Levels 1-4. Consider revisiting how these two materials interfaces with each other.
- Continue the brick base at the north-east, as provided on the north-west, to break up the 4 storeys of vertical siding and create bookends for this large building.
- Revisit the window location on level 6, north elevation. The windows look out of place and require more consistency with the rest of the window placement.
- Consider revisiting the north façade's cladding materials by taking reference from the south façade articulations, breaking up the building into smaller masses.
- The overall colour palette is too gray. Consider a more vibrant colour palette that is inspired by local context using locally sustainable resource material such as wood. For example, the incorporation of red doors seems random without any design intention.
- Consider increasing the contrast of the building on the eastern side facing the mews.
- Consider giving more value to the building entrance. There is no difference between the façade above the entry and the portion on the other end of the project.
- Consider reviewing the overhang on the fifth level to ensure required thickness of insulation and roofing materials is considered over habitable units below.

Landscape

- Ensure all trees have adequate soil volume and depth.
- Considering adding some berming in the buffer planting between Fraser Highway and patios.
- Ensure there is an effective diversity in tree and shrub species for four season interest and optimum habitat. It seems successful on site.
- Recommend removing strip of sod and provide planting along the Fraser Highway sidewalk edge.
- Consider coordinating the indoor amenity programming to the exterior. For example, inside gym to outside yoga area. The yoga area is in the middle of the exit door walkway.
- Trees on west PL may require structural soil in narrow planting beds; section A L4.
- Amenity area with checkerboard seems like large, paved area unprogrammed. Consider providing relationship between southern phase and subject property amenity area in programming associated with interior amenity room space.
- Recommend reviewing feature lighting into the urban plaza for further focal point.

CPTED

- No specific issues were identified.

Sustainability

- Consider reviewing opportunities for rain gardens or bioswales.
- Recommend providing bike parking for E-bikes for both internal and exterior bike parking. Victorian Garden area seems to be a good place for bike parking.
- Consider reviewing the path of movement of bicycles to and from the storage to the exterior of the building to ensure ease of access egress.

Accessibility

- Recommend providing 1-2 barrier-free/wheelchair accessible urban agriculture plots for universal access.

Interior Programming

- In these large developments, amenity space is very important to create a liveable environment for its residents. Consider creating additional indoor amenity space to meet the City's required minimums.
- Review the layout of storage spaces and see if storage can be provided in additional areas for large items such as tires and kayaks on P2 level.
- Consider moving the indoor amenity space close to the lobby elevators rather than the centre of the floor plan to avoid disturbance for the ground floor residents.
- Consider reviewing the location of P1 and P2 car parkade ramp connection. Having the ramp parallel to the drive isle may not be feasible for car maneuvering.

2. 5:55 p.m.

File No.:	7921-0357-00
New or Resubmit:	New
Last Submission Date:	N/A
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, Architect AIBC, 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 general form and character of the development, the interfaces with the public realm and landscape design, and the sensitivity and scale of the development to its neighbours as an infill.

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. Aghsaei

Seconded by M. Mitchell

That the Advisory Design Panel (ADP) is

NOT IN SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Carried with J. Azizi, R. Salcido, and E. Kearns
opposed.

Key Points

- Simplify overall building massing and materials.
- The Panel emphasizes the importance of reviewing and refining the building massing and character by reevaluating exterior finishes and detailing for greater coherence.
- Provide further emphasis and celebration of the building's main entry.
- Reconsider the corner element at northeast to better integrate with the overall building design.
- Consider relocating the L1 bike storage to allow for a larger, more inviting entry. Consider bike storage with direct access to the exterior.
- Consider further development of exterior space with more organic pathways and planting scheme.
- For further submissions to the ADP, provide a fully coordinated set of plans for review. The Panel noted discrepancies between the plans, elevations, and renderings. It is strongly advised that the applicant provides a more cohesive design package for improved coordination. One notable discrepancy is between the window elements in rendering and plan.

Site

- Address the site plan concerns including the main entry location and traffic flow.
- Recommend exploring a floor plan redesign by mirroring/inverting the plan or by providing a new entry point.
- Provide a strategic fire truck access placement.
- Relocate the parkade ramp entry and PMT to the east for a better layout.
- Consider highlighting the potential role of the trees in offering separation and aesthetics.
- Provide detailed explanation on privacy throughout the project.

- Provide more privacy measures for the ground floor patios, including screening from common areas and neighboring balconies.
- Include covered outdoor space to the development.
- The siting of the multipurpose room is an example of coordination issues.

Form and Character

- The building height considered appropriate, however, the detailed design and materials may need refinement.
- Provide more justification for the material choices.
- Suggest strategies to accentuate the entryway as the current entrance lacks identification and appeal.
- Seek clarity on the purpose of specific design features and lines.

Landscape

- Reconsider the placement of the amenity area. Locate within an area where there is not a shallow root systems.
- Provide further development with a specific emphasis on enhancing outdoor amenity spaces.
- The ADP recognizes the complexity of the landscape due to the presence of existing trees. Special planting design is required in these retained tree areas.
- Provide a comprehensive plan outlining preservation of protected trees and the measures for their safeguard during construction.
- Group trees and vegetation to create a more natural environment.
- Use native materials and native plant species for landscaping.
- Consider the inclusion of landscape lighting for safety and improved visibility.
- Consider proposing a dedicated access to the bike storage area to prevent interference.
- Consider the idea of alternative programming for the fire lane, such as unique paving or artificial turf.
- Recommend implementing vegetative screening between ground floor patios to enhance privacy.

CPTED

- No specific issues were identified.

Sustainability

- Consider enhancing entrance visibility through projections, water features, and architectural structures.

Accessibility

- Consider improvements for the entrance lobby design to enhance visibility and appeal.
- Reconsider the current bike storage location and its accessibility.

Interior Programing

- Reconsider the corridor design and the programing of the development .
- Review the storage spaces for accommodating larger items such as winter tires or kayaks.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, August 24, 2023.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:56 p.m.

Jennifer Ficocelli, City Clerk

E. Kearns, Chairperson