



Advisory Design Panel Minutes

Location: Virtual
THURSDAY, MAY 16, 2024
Time: 4:04 p.m.

Present:

Panel Members:
M. Cheung, Chair
D. Dilts
M. Krivolutskaya
J. Packer
R. Salcido

Guests:

Kunwarbir Singh, Alvair Group
Manpreet Singh, Paramorph Architecture Inc.
Manika Grover, Paramorph Architecture Inc.

Staff Present:

V. Goldgrub, Urban Design Planner
N. Chow, Urban Design Planner
A. Yahav, Legislative Services Assistant

M. Cheung left the meeting at 4:07pm

M. Cheung rejoined the meeting at 4:11pm

A. RECEIPT OF MINUTES

It was Moved by M. Krivolutskaya
Seconded by M. Cheung
That the minutes of the Advisory Design Panel
meeting of April 18, 2024, be received.

Carried

B. NEW SUBMISSIONS

1. 4:17p.m.

File No.:	7923-0090-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed Metro Vancouver Regional Growth Strategy (RGS) amendment from Industrial to Employment. Proposed Official Community Plan (OCP) Amendment from Industrial to Mixed Employment and to allow an FAR of 2.0 in the Mixed Employment designation. Local Area Plan Amendment to include the subject site in the Central Newton Cultural Commercial District. Rezoning from IL to CD and Development Permit to permit the development of two 5-storey commercial buildings and a 2-storey childcare building.
Address:	7880 – 128 Street
Developer:	Kunwarbir Singh – Alvair Group
Architect:	Manpreet Singh – Paramorph Architecture Inc.
	Presenter: Manika Grover – Paramorph Architecture Inc
Landscape Architect:	David Stoyko – David Stoyko Landscape Architect
Planner:	Keith Broersma
Urban Design Planner:	Vanessa Goldgrub

R. Salcido joined the meeting at 4:19pm

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 J. Packer

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

- Review the materials used on the façade and provide detailed drawings of how these materials connect and overlap each other on the facade.
- Consider altering the overall pedestrian circulation such that the site planning is not dictated from the parking lot.
- The parkade entry, garbage loading, and childcare drop-off area are all in conflict which each other; reconsider the circulation, paying special attention to cyclist, pedestrian, and vehicular movement.
- Consider the interior-exterior interaction of the amenity spaces, given that the larger building has the smaller outdoor amenity, and the smaller building has the larger outdoor amenity.
- Review the indoor-outdoor connections in the childcare facility. Consider revising the architecture of the daycare so that there is direct access to the exterior spaces without going through an interior hallway.
- Consider providing more bike amenities, such as lockers, bike repair stations, charging for e-bikes, and showers, both at grade for patrons as well as underground in P1 for office workers.
- Recommend energy modeling to future climate data to inform the design.
- Consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in the future.

Site

- Review the loading and garbage strategy for daily business and retail operations.
- Carefully consider how cyclists interact with pedestrians and drivers both on the ground plane and in the parkade.
- Reconsider the cyclist circulation diagram to be more realistic in terms of transitions between the sidewalk and the road.
- Consider reducing the number of parking spaces by approximately seventeen stalls to improve ground-level circulation issues.
- Review the electrical and mechanical requirements for the parkade.
- Consider relocating the underground gym and yoga facility to a space with more natural light.
- Consider strategies to integrate the yoga and gym amenities into the central plaza to improve overall site cohesiveness.

Form and Character

- Revisit the façade design at the pedestrian breezeway entry.
- Consider strategies to mitigate wind tunnel effects in the pedestrian breezeway.
- Consider strategies to further develop a relationship and maintain continuity between the interior and exterior spaces.
- Consider increasing the articulation, beginning at the third storey, to make the framed storefront elements more prominent.

Landscape

- Consider providing more planting on the larger amenity rooftop to offset the amount of hardscape in the overall project.
- Consider providing some covered spaces in the plaza for rainy seasons.
- Consider more planting overall throughout the site.

CPTED

- No specific issues were identified.

Sustainability

- Consider additional external shading, particularly for the south, to reduce unwanted solar heat gain.
- Consider high quality bike amenities including good wayfinding for cyclists, automatic door operators to ease entry and exit, ample room for cargo bikes and trailers, and electric bike charging.
- Consider strategies to encourage waste management most effectively, such as installing ample lighting in recycling rooms, providing sorting tables, and posting pictograms to address language barriers.
- Consider measures to reduce embodied carbon by including slag or fly ash in concrete mixes.

- Consider electrifying heating and hot water systems, particularly in light of upcoming British Columbia Provincial regulations that will make it challenging for buildings to replace fossil fuel technology like for like.
- Consider more localized garbage collection in the areas designated for restaurants and food establishments to reduce the spread of garbage in the public areas during transfer.

Accessibility

- Consider including electric charging stations in accessible parking stalls.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, May 30, 2024.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:28 p.m.

Jennifer Ficocelli,
City Clerk and
Director of Legislative Services

M. Cheung, Chairperson