

Present:Panel Members:

M. Cheung, Chair
R. Amies
N. Couttie
C. Cuthbert
N. Funk
S. MacRae
M. Mitchell
R. Salcido

Guests:

Genaris Properties, Harman Dhillon
Rajinder Warraich, Flat Architecture
Rebecca Krebs, PMG Landscape Architects
Bob Dharni
Ruchir Dhall, Landscape Architect BCSLA,
Architecture Panel Inc.

Staff Present:

A. McLean, City Architect
V. Goldgrub, Urban Design Planner
A. Yahav, Legislative Services Assistant

A. RECEIPT OF MINUTES

It was Moved by R. Salcido
Seconded by N. Couttie
That the minutes of the Advisory Design Panel
meeting of May 16, 2024 be received.

Carried

S. MacRae joined the committee meeting at 4:02pm

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

File No.:	7923-0157-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP, City Centre Plan amendments, Rezoning and detailed DP to allow for a phased development consisting of two residential buildings including a 36-storey tower and a 6-storey low-rise building with a total of 481 residential dwelling units.
Address:	10748 132A St, 10749 133 St, 10739 133 St, 10738 132A St, 10730 132A St, 10731 133 St
Developer:	Genaris Properties, Harman Dhillon
Architect:	Rajinder Warraich, Flat Architecture
Landscape Architect:	Rebecca Krebs, PMG Landscape Architects
Planner:	Ingrid Matthews
Urban Design Planner:	Ann McLean for Sam Maleknia

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

The Panel was asked to comment on form and massing, coordination of the architectural character proposed for the tower, and the public spaces.

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 S. MacRae
Seconded by N. Couttie
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 refining the elevation design.
- Consider further developing the design on the north elevation.
- Consider further developing the design of the corner plaza.
- Consider more family-oriented units.
- Ensure adequate soil volume and depth for landscape elements.
- Further consider the stormwater management system.
- Consider providing electric bicycle facilities.
- Consider energy modelling to future climate files (2050-2080).
- Consider implementing active cooling for units.

Site

- Consider subsuming the area currently intended as a patio for the SE corner residential unit into the public landscape design.
- Consider recessing upper levels in the north podium volume to have a better transition between the proposed building and adjacent buildings, which are generally lower-density and lower-height.

Form and Character

- Consider simplifying the elevation treatment.
- Consider refining the building elevation design, specifically by reducing the number of materials and colours used.
- Consider alternative strategies to the boxes in order to break-up the massing on the elevation.
- Consider terminating the yellow linear finials on the east elevation of B2 earlier to avoid bending.

- Consider revisiting the design for the north elevation lower levels facing the pedestrian walkway by breaking the dark, solid masonry elevation into smaller surfaces.
- Consider design opportunities to make the north walkway elevations more pedestrian-friendly.
- Consider the proximity of the building's blue and yellow colour scheme to that of IKEA's; review design strategies to move away from this resemblance.
- Ensure all colours have ultraviolet (UV) stable longevity.
- Consider additional design opportunities in the corner plaza.
- Consider modifying the details of all trellises and pergolas to reflect character of the architectural feature banding.
- Consider giving each townhouse unit a more distinct entrance door and canopy expression for an increased sense of individual dwellings.
- Consider including units oriented towards families.
- Recommend amending the current drawings to include all programming for indoor amenity areas to allow for an assessment of indoor and outdoor opportunities.
- Consider the impact of the linear finials on the balcony of unit 8o6B, and others in its trajectory.
- Consider design developments for several units:
 - D5- Consider giving access to the bathroom from the hallway,
 - F14 – Consider turning bathrooms 90 degrees to make a more usable living space,
 - F5 – Consider further design development to expose the unit to more natural light, and
 - Corner Units – Consider switching the locations of the bedroom and living rooms so that the living room is not tucked into the recess of the building and are exposed to more natural light.

Landscape

- Reconsider the public programming and overall ground floor design to include more seating and better circulation plans to ensure pedestrian safety.
- Reconsider the relationship between the indoor and outdoor amenity spaces and consider developing transitions between adjacent amenities.
- Consider public programming at the ground floor associated with public spaces to provide transition and active space.
- Recommend incorporating weather protection on the ground level for multi-season outdoor comfort.
- Consider adding planting in front of the walls on 132A Street to greenify the residential area.
- Consider a sloping wall for the ramp at the exterior courtyard.
- Consider the addition of a green roof or elements of a green roof, if permitted.
- Recommend adding a landscape buffer around the perimeter of the site, particularly in front of south-facing, ground-oriented units to create layering between public sidewalks and private ground level patios and entrances to improve visual expression and privacy.
- Consider refining the pedestrian access to the public realm.
- Ensure all trees have adequate soil volume and depth.
- Ensure effective tree and shrub diversity in the landscape.

CPTED

- No specific issues were identified.

Sustainability

- Consider providing parking and charging stations for electric bicycles, both internally and externally.
- Consider energy modeling to future climate data (2050 – 2080) to anticipate shock events of hot and cold.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider expanding the stormwater management strategies to include rain planters, rain harvesting, and rain reuse to offset reliance on municipal water for irrigation and other building uses.
- Consider inclusion of active cooling for all residential units.
- Consider setting goals for certifications such as “Salmon Safe”.

Accessibility

- No specific issues were identified.

The Advisory Design Panel recessed for five (5) minutes at 5:40pm and returned at 5:45pm

2. 5:45 p.m.

File No.:	7921-0290-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP amendment from Urban to Commercial, Rezoning from CTA to CD (based on CTA), and Development Permit to allow a 4-storey, 80-room hotel with a restaurant.
Address:	2160 King George Boulevard
Developer:	Bob Dharni
Architect:	Rajinder Warraich, Architect AIBC Flat Architecture Inc
Landscape Architect:	Ruchir Dhall, Landscape Architect BCSLA Architecture Panel Inc.
Planner:	Erin MacGregor
Urban Design Planner:	Vanessa Goldgrub

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 R. Amies

Seconded by R. Salcido

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. Couttie, S. MacRae, and
M. Cheung

Key Points

- Consider relocating the hotel entrance closer to the fronting street to improve visibility and wayfinding.
- Consider providing a more direct access to the restaurant.
- Review the pick-up/drop-off strategy, how will a car turn around, consider a rational and clear solution. Ensure comprehensive signage at the pick-up/drop-off area to assist drivers in navigating the roads.
- Review the parapet articulation to break up the long massing and provide visual interest, play with the levels of the roof Consider integrating mechanical equipment within the roof line.
- Review pad-mounted transformer (PMT) location with BC Hydro, as relocating this to the King George Boulevard will significantly alter the design of the site plan.
- Reconsider the signage strategy.
- Review the placement of energy equipment on the roof.
- Limit the number of materials and colours on the building.
- Review the use of the east ground floor patio. Consider reallocating a portion of the back patio to the restaurant space.
- Ensure all trees have adequate soil volume and depth.
- Ensure all existing trees are protected.
- Consider a more robust storm water management strategy.
- Consider including electric bicycle facilities within the site.
- Consider energy modelling to future climate data (2050-2080).

Site

- Consider a more direct and universally accessible pathing from vehicle approach to restaurant entrance.
- Reconsider the position of the exit stair located in the setback.
- Resolve various internal operational issues:
 - access to various public facilities,
 - loading, deliveries, for hotel and the restaurant and
 - garbage handling for both the hotel and restaurant
- Consider including bike parking for visitors.
- Ensure the second-floor amenity planters are coordinated with fall heights and railing locations.
- Consider reviewing the winter shadow studies and ensure there are no major issues with shadowing on the neighbouring lots.

Form and Character

- Consider developing a more thoughtful building elevation design.
- Reconsider the use of white material at the porte-cochère main entrance.
- Consider selecting a single colour or distinctive design element for the elevation on King George Boulevard.
- Refine the building façade, material use, and colour palette.
- Consider how signage can be incorporated into the architecture of the project in a realistic location with visual prominence. A franchise hotel likely will not accept a vertical orientation of brand identity and will want the signage to be well-integrated into the architecture.
- Consider increasing building efficiency to improve feasibility by
 - adding an additional hotel room on each floor by reducing the size of the elevator lobby, and
 - using single slab elevation for both the hotel and restaurant.
- Consider reviewing the design of the parapet over the rooms on level four to ensure that an internal height is achieved, ensuring that enough space remains for structure, insulation, and roof.
- Revisit the building top outline and consider breaking the length of the building by emphasizing the different heights of the frame over the main entrance, the corner element height, and the overall building volume.
- Confirm the window design, size, and mullions.
- Confirm openable window sections in all rooms to ensure the intent is to have fixed windows.
- Review the placement of energy equipment on the roof.

Landscape

- Ensure all trees have adequate soil volume and depth.
- Ensure diversity in the landscape with effective tree and shrub species.
- Ensure proposed plant material is drought-tolerant to plan for future environmental resiliency.

- Ensure all existing trees are protected.
- Ensure second-floor amenity planters and furniture are coordinated with the fall height and railing locations.

CPTED

- No specific issues were identified.

Sustainability

- Consider energy modeling to future climate data (2050 – 2080) to anticipate shock events of hot and cold.
- Consider including slag or fly ash into the structural concrete to reduce embodied carbon due to cement content.
- Consider stormwater management strategies including rain planters, harvesting, and re-use to offset reliance on municipal water for irrigation and other building uses and enhance awareness of natural processes.
- Consider integrating renewable energy production on the roof to offset operational electrical loads.
- Encourage further design development of the exterior to integrate passive design strategies for shading to enhance energy performance while articulating the façade.
- Consider including electric bicycle parking.

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, June 13, 2024.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 7:18 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

M. Cheung, Chairperson