
Present:

Panel Members:
N. Couttie, Chair
R. Amies
G. Brumpton
C. Cuthbert
D. Dirscherl
M. Krivolutskaya
R. Salcido

Guests:

Kevin Anderson, Zenterra West Clayton Ltd.
Ryan Sekhon, Zenterra West Clayton Ltd.
Steve Watt, Integra Architecture Inc.
Timor Yusupov, Integra Architecture Inc.
Mark van der Zalm, VDZ + Associates
Phoenix Chan, VDZ + Associates

Staff Present:

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

A. ELECTION OF THE CHAIR

Upon the conclusion of M. Cheung's appointment to the Advisory Design Panel (ADP), a new Chair must be elected to serve for the remainder of the term, pursuant to the ADP Terms of Reference, section 5.6:

- 5.6 The Panel members present shall, at the first meeting of each calendar year, elect one (1) of the members to act as Chairperson, and one (1) of the members to act as an alternate Chairperson. The terms for both the Chairperson and Alternate Chairperson shall be for one (1) year. These positions may be renewed. Should the term of either Chairperson conclude before the end of the year, or should either Chairperson step down from the role, another Panel member may be elected.

In advance of the July 11, 2024 meeting, the following members put forth their name to serve as the Chair for the term of July 11, 2024 to December 31, 2024:

- R. Salcido

Panel members were given another opportunity to put forward nominations for Chair during the meeting. No additional nominations were made.

It was

Moved by R. Amies
Seconded by M. Krivolutskaya
That the Advisory Design Panel (ADP)

1. Elect R. Salcido as Chair for the term of July 11, 2024 to December 31, 2024, pursuant to the Terms of Reference, section 5.6, and
2. Appoint the Alternate Chair, C. Couttie, as the Chair for this Advisory Design Panel Meeting held on July 11, 2024.

Carried

D. Dirscherl joined the meeting at 4:05pm.

B. RECEIPT OF MINUTES

It was Moved by R. Salcido
Seconded by R. Amies
That the minutes from the June 27, 2024
Advisory Design Panel (ADP) be received.
Carried

C. NEW SUBMISSIONS**1. 4:10 p.m.**

File No.: 7923-0255-00
New or Resubmit: New
Last Submission Date: N/A
Description: The applicant is proposing an OCP amendment from Urban to Multiple Residential, NCP Amendment to the West Clayton Plan from Townhouse to Low Rise Apartment, rezoning from RA to CD (based on RM-70) and a General DP for seven 6-storey apartment buildings with approximately 713 units and underground parking on a consolidate site.
Address: 18003 – Fraser Hwy, 13036/74/88 – 72 Avenue
Developer: Zenterra West Clayton Ltd.
Kevin Anderson
Ryan Sekhon
Architect: Integra Architecture Inc.
Steve Watt
Timor Yusupov
Landscape Architect: VDZ + Associates
Mark van der Zalm
Phoenix Chan
Planner: Sarah Robertson
Urban Design Planner: Vanessa Goldgrub

The Urban Design Planner provided an overview of the neighbourhood and transit-oriented plans and policies applicable to the project.

The Project Architect and Landscape Architect presented a comprehensive project overview to the Panel.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Salcido
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

The Panel made the following recommendations to the applicant team:

Key Points

- Consider subtle changes in colour and/or materiality variation between buildings to help break down the apparent mass of development.
- Consider either increasing building separations or designing for increased privacy where buildings are facing each other at nine metres.
- Consider removing the two-storey townhome “frames” and simplifying the façade to reflect the actual use.
- Consider providing some commercial uses to assist and support the development of that scale to be self-sufficient and not just rely on the future community to be built up.
- Considering removing the large overhangs.
- Create barrier free access to the site.
- Reconsider the indoor amenity strategy.
- Consider what is the big idea, what makes this place unique? Consider ways to produce a “Big Idea” to unify the project and give meaning to the myriad small decisions that will be made on a building-by-building basis. It needs to claim it’s apace in the overall neighbourhood.

Site

- Reconsider the location and design of the parking ramp:
 - Consider additional access points, and
 - Consider strategies to simplify its access and usability.
- Ensure that the architectural drawings show the construction phase lines to ensure that there is adequate outdoor open space in Phase 1.
- Review the site serving, loading, resident movement, access to garbage, etc.

Form and Character

- Consider the acoustics and privacy for the buildings facing the future SkyTrain line.
- Review the view from the top of the SkyTrain and show the building from the SkyTrain level, considering that this view is how the development will be most frequently perceived.
- Consider incorporating variation through parapets.

- Consider higher volumes and variable roof elements to make the rooflines of buildings E, F and G seem more dynamic and non-linear.
- Consider the potential to tie-in principal rooflines with the elevator shafts to reduce their visual pronunciation.
- Consider further integrating shafts with roof-top landscaping features.
- Consider revising the extended roof canopy on the northwest building to vary the heights of the top of the building.
- Consider adding some more colour to the design to create vibrancy.
- The black window frames are a key element of the attractive exterior elevations. However, these are sometimes dropped later due to cost issues, and this would drastically change the look of the building. It is important that the City obtain some form of firm commitment that they will be retained. Otherwise, the applicant should provide alternative elevations to the ADP, so the actual design can be assessed.

Landscape

- Recommend that the central pedestrian path intersection be more nodal in form with character elements such as public art, vertical structures, and water features, that will help foster the identity of the project amongst its residents.
- Consider realigning the north-south promenade to increase its functionality and legibility as a circulation spine; the path seems to end abruptly when it reaches the public realm.
- Consider developing the design further to minimize the costs required to void certain sections while maintaining best-practice growing medium volumes for planting over structure.

Crime Prevention Through Environmental Design (CPTED)

- Reconsider dead end paths towards 72 Ave and extend to the adjacent streets for better CPTED conditions.
- Consider opportunities for off-slab tree planting.

Sustainability

- Consider early design stage energy modeling to future climate data (2050 – 2080) to further inform massing, orientation, and passive design strategies to anticipate and protect against 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 providing covered, impervious outdoor space to enhance year-round livability.
- Consider commitment to achieving a sustainability certification such as “Salmon Safe”.
- Ensure that a comprehensive and proper garbage/recycling strategy is developed.

Accessibility

- Consider development opportunities to ensure barrier free access throughout the project and to the adjacent public realm.
- Recommend providing diagrams with future applications confirming how barrier-free access will work for people with mobility challenges, strollers, bike access, etc.

Amenity Space and Programming

- Consider developing the design of the green space west of the driveway into more useable amenity space.
- Reconsider the indoor amenity strategy as the current proposal only meets 25 per cent of the required indoor amenity space.
- Reconsider the design of the exterior amenity spaces to develop more placemaking.
- Consider developing some family-oriented amenity spaces.
- Ensure that the drawings show programming for all the indoor amenity areas to allow for assessment of indoor/outdoor opportunities.

D. OTHER BUSINESS

1. Verbal Updates

Verbal Updates were provided.

E. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, July 25, 2024.

F. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:48 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

N. Couttie, Chairperson