

MEETING MINUTES

PRESENT:	J. Muego, Vice Chairperson P. Byer N. Waissbluth R. Dhall
ABSENT:	K. Hammersley, Chairperson P. Rust
NON-VOTING MEMBERS:	S. Greysen, BIA Representative
GUESTS:	B. Singh, Owner (15496 Thrift Avenue) K. Blank, Graphic Designer (15177 Thrift Avenue) B. Marshall, Architect (15177 Thrift Avenue) N. Chang, Designer (15177 Thrift Avenue) T. Ankenman, Architect (Russell & Maple, various addresses) R. Gurm, Owner (Russell & Maple, various addresses)
STAFF:	G. Newman, Manager of Planning A. von Hausen, Planner C. Isaak, Director of Planning & Development Services

1. CALL TO ORDER

The meeting was called to order at 3:33pm.

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the September 15, 2020 agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the August 18, 2020 meeting as circulated.

CARRIED

4. SUBMISSIONS TO THE ADVISORY DESIGN PANEL

4.1. Application: 15496 Thrift Avenue

Note: the subject application was reviewed by the ADP on July 7, 2020. The Panel recommended that the application be returned to the ADP once the applicant had resolved a number of comments (recommended changes) as outlined during the meeting.

The owner provided an overview of the changes made based on the feedback from the ADP.

The following issues were discussed by the Panel:

- vinyl paneling on the sides not supported by the Guideline (22.9.1.f) – black asphalt shingle also used (not supported by Guideline) – to be addressed by staff moving forward;
- need for applicants to submit material boards moving forward per the submission requirements;
- a number of drafting errors will need to be addressed at the building permit stage pertaining to Drawings A4 & A5; and
- the applicant needs to take a higher level of care – more rigor – would benefit future applications.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that staff work with the applicant to ensure the project aligns with the DPA Guidelines as it relates specifically to the use of vinyl siding and that the applicant consider an alternative roofing choice prior to moving the project forward to Council.

CARRIED

4.2. Application: 15177 Thrift Avenue

City staff provided an introduction to the proposal including reference to the: OCP land use designation, Development Permit Area Guidelines. The Graphic Designer for the project then provided an overview of the proposal and the variances sought from the City's Sign Bylaw.

The following questions were raised by the Panel:

- clarification requested regarding type of canopy signs - confirmed they would be hanging signs;
- question raised about the use of a dimmer – part of the variance or the permit - staff provided that dimmer would be required through the development permit;
- clarification about size of canopy signs and which signs were tied to specific variances requested and why the directional sign was part of the variances sought – staff provided that the directional signs were exempt but incorporated into the application for transparency as the Bylaw is unclear;
- does any of the existing signage tied to Buildings 1 & 2 in the Miramar development need to change for cohesiveness;
- request for clarification of how the directional (parking) signs would be mounted;
- question of whether another Freestanding Tenant Directory sign (Ref. No. 11.1) was looked at along Thrift Avenue. Applicant noted that space along Thrift Avenue is limited; and
- letter size relative to motorist visibility and the graph included in the application package suggest a smaller size supportable. Applicant clarified intention of sign height being to provide design flexibility, particularly regarding business logos (e.g., Starbucks circle logo).

The following comments and issues were noted by the Panel:

- Good improvements for commercial visibility by pedestrians. Map directory a good idea. Size of signage is very important acknowledging the scale of the development overall. Semiahmoo Mall not part of White Rock. Timer and dimmer switch is not really a good idea if it impedes visibility;

- stressed the need for safe sightlines around corners;
- (Ref. No. 1.3) noted that this sign, being located in the pedestrian courtyard, should be considered at a smaller human scale recognizing it is located off the street. Overall concerns voiced by the Panel regarding the size of the Anchor Tenant Signs. Repeat patrons will know where they would like to go, and the signs are too large for what is largely a residential area. Noted that Sign Ref. 1.3 will be facing the courtyard and the scale of the sign relative to the design elements of the façade upon which it sits may detract from the design;
- Concern with the height of the Freestanding Tenant Directory (Ref. No. 11.1). Would be nice if the sign was smaller; and
- Suggested that Signs 5.1 to 5.5 be raised as they get lost in the scale of the development overall and should be raised for general visibility/first responders.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15177 Thrift Avenue be referred to Council and that it be noted to Council that the Panel expressed concern with the large scale of the Anchor Tenant signs and Freestanding Tenant Directory as it relates to the human scale.

CARRIED

4.3. Application: 15631 Russell Avenue & 1509/1529/1539/1549/1559 Maple Street

City staff provided an introduction to the proposal including reference to the: OCP land use designation, Development Permit Area Guidelines. The Project Architect walked the Panel through the design of the project. Specific reference was given to the height of the building being three to four-and-a-half storeys (with mezzanines) backing on to the 13 storey Altus building to the west. OCP amendment is limited to a height variance; however, context should be given consideration. Noted that the site really lends itself to the sky and the design has been advanced to take advantage of this factor. The design stresses the importance of community. Project Landscape Architect provided a summary of the landscape plan and related components of the project including efforts to retain trees.

The following questions were raised by the Panel:

- clarification of the distance of the building from the western property line. Architect confirmed it is approximately 7 feet from portions of the upper storeys which cantilever towards the west;
- confirmation of whether a Shadow Study has been completed. Architect noted that an evaluation of shadowing impacts was completed and clarified how shadows would navigate the site;
- asked how garbage pickup will function. Architect clarified how garbage would be moved from inside the parkade to the exterior staging area, adjacent to the access off Maple;
- asked if all units will have access to the rooftop. Architect noted that all upper floor penthouse units have access to the rooftop gardens;
- asked if there would be railings - railings are proposed around all accessible exterior balconies and rooftop areas, as required by the BC Building Code;
- re: accessibility, how will people access the site from Maple. Architect noted there are three points of access off of Maple Street and one on the west side of the lot off Russell;
- asked about the yards to the west of the taller building - clarified that the yards are intended to be semi private with gates separating each;
- asked whether there would be rain protection for someone accessing their unit from the west, where there would be separated rear yards. Architect acknowledged that this could be evaluated but that there may be concern with increased private access across the rear yard amenity space;

- asked to see elevations along Maple that show the hardy board cladding. Architect noted there would be no exposed fasteners and the paneling would be done using reveals;
- asked why the parking entrance is where it is, noting that it is adjacent to a single family home. Project Architect wanted the access to be as far away from the south end of the property to avoid breaks in the sidewalk. Architect noted that at some point in the future the northern site may be developed as it is currently the sale centre for the Altus development;
- asked how they might define the central feature off Maple St. as the “entrance” to the courtyard;
- asked whether solar panels could be integrated / used in the project;
- asked about the colour of the roof – solar gain. Project Architect – white membrane.

The following comments and issues were noted by the Panel:

- there should be more landscape treatment in the location of the southwest access to the site off Russell Avenue (e.g., seating, planting, etc.). Architect suggested a potential arbour;
- fencing on the west side and the Altus building looks close. Architect noted the patios abutting the western property line are partly sunken and fencing can be used to soften the interface. Landscape Architect clarified the use of a fence;
- the loading bay in the centre of the development creates a break in the pedestrian realm and may create functionality issues. Architect noted that the loading space was a City requirement. Staff noted there may be a conflict with the loading space and the City’s Streets Bylaw which will be evaluated further moving forward;
- electric vehicle charging connections may be popular. Architect noted they could rough in connections on every other parking stall (shared painted line) for future electric vehicle use;
- stormwater management is a requirement under the DPA Guidelines. Landscape Architect noted that most of the site will be designed with slab, noted there will be on-site attenuation infrastructure. Panel noted that the City (Engineering) should look at stormwater management;
- commented on the significant loss of trees on the site being unfortunate but acknowledge that such impact comes with development of housing;
- acknowledged the shadow impacts caused by the Altus building;
- noted that the building seems quite repetitions in its style and that those approaching the site from away may see it as a “wall”;
- suggested that the colour palette and/or material use should be broken up a bit to make the building feel less homogeneous;
- asked whether the central access was to be used as a communal amenity space;
- noted that the communal courtyard will work well and will serve to benefit interaction amongst tenants;
- commended the use of the mezzanine;
- re-evaluate the mix of colours and materials and that there may be value in incorporating a green roof to soften the impact of the project on the future occupants of the Altus building;
- acknowledged the transition between Altus and the single-family homes opposite Maple, being a positive component of the massing / design;
- acknowledged more opportunity may have existed to provide greater transition in height (taller building) to Altus;
- the use of circles in the design may have been overused in the central access / space and suggested some simplification. Noted on the SW corner of the property entrance that this space could expanded to be more usable on the boulevard area and on the property;
- commended on the cascading plants within the central courtyard;
- asked if there had been any energy modelling done for the building to date as required changes to the fenestration and windows would change the architecture expression proposed. Architect confirmed that there had been no energy modelling completed to date;

- acknowledged the thoughtfulness that has gone into the proposal;
- noted the unit mix does provide something to the housing needs in the community;
- acknowledged efforts in the design to widen the solar exposure within the central courtyard / walkway;
- recognized a change in the elevation of the slab marking the separation of the parkade from the living space / areas above; and
- followed up on the comment regarding transition in building height and acknowledged that this project has done a good job of seeking to transition building heights west (Altus) to east.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15631 Russell Avenue be referred to Council once the following issues have been addressed:

- Repetition in the façade through the use of alternate colours/materials
- Confirmation of the loading space location and its influence on the use and functionality of the central portion of the design, being a main entryway into the development;
- Develop the SW entrance further to facilitate a sense of arrival to the project as this entrance is in closest proximity to the Town Centre and hospital areas
- Simplification of the use of the circle in communal amenity spaces to provide more useable space
- Address pedestrian overhangs when there is inclement weather to ensure there is adequate weather protection throughout the project

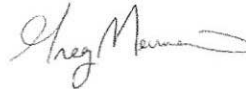
CARRIED

5. CONCLUSION OF THE MEETING

There being no further business, the Vice Chairperson declared the meeting concluded at 6:55 pm.



Karen Hammersley
Chairperson, Advisory Design Panel



Greg Newman
ADP, Committee Secretary