

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2022-NOV-24, AT 5:01 P.M.

PRESENT: Members: Marie Leduc, At Large, Chair
 Angela Buick, At Large
 Kevin Krastel, At Large
 Jason Santeford, AIBC
 Kate Stefiuk, BCSLA
 Kaie Shimizu, At Large

 Absent: Councillor Brown
 Tony James, AIBC

 Staff: A. Groot, Director, Facility & Parks Operations
 J. Holm, Director, Development Approvals
 M. Strain, Senior Project Manager, Engineering Design
 G. Fujii, Planner, Current Planning Section
 K. Mayes, Planner, Current Planning Section
 J. Vanderhoef, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES

It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held electronically on Thursday, 2022-OCT-13 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001278 – 4295 Victoria Avenue

Introduced by Kristine Mayes, Planner, Current Planning Section.

Presentations:

1. Art Groot, Director, Facility & Parks Operations, provided background information regarding the project, which began in 2006, and how it has developed from a facility replacement project to a park redevelopment project.

2. Michael Van Bakel, Architect, of Iredale Architecture, provided a presentation regarding the project and spoke regarding site context, parking, floor plans, boat storage, and dock access. Highlights included:
 - The existing onsite parking area is sufficient
 - Open glazing on the right and lake-side of the building will provide a view of the boat storage inside, and views of the lake
 - The left side of building will house a club area, office space, public washrooms, and a public rental space facing the lake
 - A boat launch staging area will be located on the building's right side
 - Playground facilities and landscaping details are yet to be determined
 - Many large existing trees and lawn area will remain
 - The roofline has a distinctive curve, and is meant to replicate water lines that appear along watercraft as they move through water
 - Exterior materials consist of open glazing, heavy timber and corrugated metal siding

3. Jim Partlow, Landscape Architect of Lombard North Group (BC) Inc., presented the proposed landscape plan. Highlights included:
 - The building siting and grading was considered to ensure boats can be moved in and out of the building as some can measure up to 60 feet long
 - Landscape plan adjustments were made regarding the retention of existing trees and to add trees
 - Pathways leading to the accessible boat launch will include crushed gravel or concrete
 - Additional solar powered lights will be added to the parking area

Marie Leduc, Chair, opened the floor for questions to Staff:

- Kevin Krastel asked whether the roof extending over the watercourse setback would be accepted as aerial encroachments are normally not permitted to do so. Staff noted the proposal will be reviewed by City Staff to ensure its alignment with the applicable regulations.

- Angela Buick asked whether Transit was consulted regarding possible improvements. Staff responded stating this item is for Panel consideration only, no development permit will be issued and it will not go out for referrals.

Panel discussions took place regarding:

- Appreciation was conveyed regarding the roof shape and the attention to detail
- It was noted a concrete retaining wall is existing and some of the asphalt pathways will be removed within the watercourse setback
- The existing concrete retaining wall is supporting some of the large tree root systems

- It was recommended that a more restorative approach to planting be taken, where possible, especially at the shore edge
- Increasing bike parking and bike storage lockers for e-bikes
- The potential for a green roof or solar roof
- The lack of covered outdoor spaces
- Incorporating natural materials like wood or other tactile materials to complement the corrugated siding
- Clarification was provided regarding the siting of the fishing and boat launch docks
- The possibility of providing additional wayfinding particularly from the lake-side towards the public washrooms
- The glazed roll-up doors aiding in the prevention of vandalism
- The accessibility of outdoor showers and docks, and potentially adding accessible picnic tables

Jim Partlow, Landscape Architect of Lombard North Landscape Architecture, noted that the site itself is considered unique because it is one of the few swimming beaches within the City. The lawns provide support for an overflow of people using the beach.

Michael Van Bakel, Architect, of Iredale Architecture, noted solar was eliminated due to the large trees surrounding the building. A green roof was ruled out due to roof design and weight considerations.

It was moved and seconded that Development Permit Application DP001278 be accepted as presented. The following recommendations were provided:

- Consider, where possible, to remediate the landscape and shoreline throughout the site;
- Consider ways to enhance the use of the park for cyclists by including secure parking for bikes;
- Consider the addition of a covered outdoor area;
- Consider adding some natural materials on the facade along with the corrugated metal; and,
- Consider ways to improve wayfinding and paths to the washrooms from the beach and from the tot lot.

The motion carried unanimously.

A. Groot, M. Strain, M. Van Bakel and J. Lombard disconnected at 6:10 p.m.

(b) Development Permit Application No. DP001286 – 2180 Highland Boulevard

Introduced by George Fujii, Planner, Current Planning Section.

1. Rob Mueller, Architect, of K. Paul Architect, presented the project and spoke regarding:
 - The proposed development is for a new single storey retail building on an existing paved parking area

- A previous development permit (approved in 2016) expired, and the plans have been updated to reflect zoning changes
- The site plan ensures proper turning radius and asphalt strength for fire trucks attending the site
- Additional landscape islands and some electric vehicle charging stations are included in the redesigned parking area
- Concrete sidewalks along the Highland Boulevard frontage of the property are included to provide increased safety for pedestrians
- A realignment of the pedestrian crosswalk with the Island Highway underpass is proposed as well as the addition of two raised crosswalks (loading dock and beside Staples)
- The building is intended for multiple tenants for commercial retail uses
- Exterior materials include cedar plank siding and Hardie paneling
- Landscaping is proposed around the front and the back of the building
- A proposed pylon sign and water chamber will be located on the Highland Boulevard corner
- An existing hedge along the north side will remain and hedging along the west side of the property will be removed/replaced
- Consideration is being given to provide an outdoor seating area in front of tenant D6 with additional benches throughout the site
- Bike racks are included
- Moving the loading space further back from the parking lot would result in the loss of landscaping and a gain in hard surfacing

Marie Leduc, Chair, opened the floor for questions to Staff.

No questions were asked.

Panel discussions took place regarding:

- The possibility of adding amenity spaces
- Clarification that trees are proposed along the Highland Boulevard side of the building
- The possibility of incorporating some conifer trees to the landscape plan
- The possibility of improving coverage/canopies for front entrances/exits
- The possible addition of bike lockers to encourage bike to work mentality
- Consideration of a green roof or roof deck space
- The possibility of including more trees along the west side of the property to address residential lots
- The possible inclusion of a fence along the back of the property for security and privacy

It was moved and seconded that Development Permit Application DP001286 be accepted as presented with support for the proposed side yard setback variance. The following recommendations were provided:

- Consider incorporating an outdoor amenity space somewhere on the property;
- Consider adding conifer trees on the site;

MINUTES – DESIGN ADVISORY PANEL MEETING
2022-NOV-24
PAGE 5

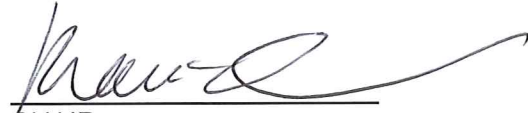
- Consider larger canopies over the entrances to the retail units perhaps similar to the other building on the property;
- Consider bike lockers on the site;
- Consider a roof deck as an amenity space;
- Consider green options where possible; and,
- Consider adding more trees to the back of the property

The motion carried unanimously.

R. Mueller, Architect of K. Paul Architecture disconnected at 6:34 p.m.

5. ADJOURNMENT:

It was moved and seconded at 6:35 p.m. that the meeting adjourn. The motion carried unanimously.



CHAIR

CERTIFIED CORRECT:



RECORDING SECRETARY