

	<p>That adoption of the July 21, 2021 Advisory Design Panel Committee minutes be tabled to the next meeting due to an omission from the circulated Agenda and supporting documents package.</p> <p style="text-align: right;">CARRIED</p>
	<p>PRESENTATIONS/DELEGATIONS</p>
	<p>Applicant Team: Dennis Maguire, Rod Nadeau, Tom Barrett, Alex Van Zyl, Lynette Graham, Ryan Nadeau, GNAR Inc. & Sven Gabora entered the meeting at 3.42pm.</p>
<p>File No. RZ001146 3rd Review 7104 Nancy Greene Drive</p>	<p>RMOW Manager of Projects Planning, J. Chapman introduced the project and asked the committee to review and comment on this rezoning application for a purpose built rental apartment building under the RMOW's private sector employee housing initiative.</p> <p>A presentation by Architect Dennis Maguire was given about the proposed development:</p> <ul style="list-style-type: none"> • The site is 2816.54m² and currently zoned for RS-E1. The proposed building will be 3 story's and will be 36 units of one and two bedrooms sized units. • Setbacks: <ul style="list-style-type: none"> ○ Front (South) 22.73m ○ Back (North) 12.5m ○ Side (East) Fitzsimmons Walk 7.6m ○ Side (West) 4.9m • 37 underground parking units are planned with 2 accessible parking stalls in parkade entranceway plus secured bike storage and lockers. In addition to this, a ski/ bike workshop building will be located at the building entranceway. • A 'hammerhead' shaped delivery/ garbage truck turn around area is proposed on eastern side of building. • At the front of the building a number of community planter boxes and various seating is planned in the courtyard at the front of the building. • Due to BC Hydro power lines running over the site, the range of vegetation is limited, therefore planting and screening has been carefully considered especially on eastern side for privacy from/to Fitzsimmons Walk development. • The proposed siding is comprised of board and baton with highlights of wood. The base of the roof is designed with mixed metal and wooden soffits at the base of the roof. The windows are very durable with a mixed wooden/ vinyl grain appearance and triple glazed, slightly recessed, panes. The balconies have railings with two inch metal pickets to maximize light into the units.

- Windowless 'inboard second bedrooms' are designed with glass doors and high opaque windows into the hallway to maximize light; these spaces are often favorable for office/ storage or nurseries.
- The roof will be predominantly gabled with scuppers and some flat sections for snow drainage management to break up the design. The stairwell will be visual from the outside, on the western side of building, with windows and motion detectors to add light and encourage use.
- The upper floor will be closed off to the Occupants and contain a mechanical area with HVAC. A semi continuous HRV heating/ cooling system which uses the ventilation system and allows hot/ cool air to be introduced to offset the hot/ cool air. Baseboard heaters in all units to supplement.
- This will be a highly insulated building making it extremely energy efficient.

Panel offers the following comments:

Site Context and Circulation, including Accessibility:

1. Panel are cognizant of the prominence of this site, on the corner of a busy intersection on Highway 99, being highly visible 24/7. Despite being an 'affordable' development, all efforts should be focused to create the best possible quality design. A better site rendering would alleviate some concerns.
2. Query as to whether the 'loading area/ truck turnaround area' at the eastern side could be extended to be as wide as possible. Panel also suggested that a roundabout like the one at the neighboring Fitzsimmons Walk property would make access to the area easier and more elegant. Also a stairway from this area of the parkade to the building entrance was suggested to make it more functional and accessible.
3. Panel would like further evidence, that access from Nancy Greene Drive to ensure it is safe for vehicles to enter/ exit the property.

Form, Character and Massing:

1. Panel are in agreement that the design and delivery of this project is much improved from the previous application in July 2021.
2. Panel would like to see a more coordinated hierarchy of the architecture around details of the windows on the front elevation of the building including creating more of a match with the form of the neighboring properties.

	<p>Materials, Colors & Lighting:</p> <ol style="list-style-type: none"> 1. Panel like the exterior design of the stairwell being visible from the outside but would like the façade materials to be more interesting and integrated into the rest of the building. Also more considered lighting inside the stairwell, could create an interesting visual from the Highway. 2. Panel thought the noise from the Highway could be shielded from the apartments by using a wider picket railing fence which would also prevent any visual eyesores of stored items on apartment balconies. 3. A trellis covering the engineering spaces on the rooftop would be more visually appealing rather than the current open design. <p>Landscaping</p> <ol style="list-style-type: none"> 1. Planting on the western side needs to be carefully considered due to proximity to Highway 99 and restrictive BC Hydro power lines above. Also landscaping in the setback area needs further work to be more effective. Landscaping here needs to be sympathetic to other properties along the Highway. 2. Trees and dense vegetation may cause lower apartments to be dark. 3. The courtyard patio is a nice design but Panel have concerns that may create noise issues to neighboring properties on Nancy Greene Way. <p>Moved by T. Kloepfer Seconded by P. DuPont and M. Donaldson</p> <p>That the Advisory Design Panel supports the rezoning amendment at 7104 Nancy Greene Way.</p>
	<p>OTHER BUSINESS</p>
	<p><i>There were no items of Other Business.</i></p>
	<p>MOTION TO TERMINATE</p>
	<p>Moved by T. Kloepfer Seconded by P. DuPont</p> <p>That the Advisory Design Panel Committee meeting of November 17, November, 2021 be terminated at 5.09 PM</p> <p style="text-align: right;">CARRIED</p>