
Present:

Panel Members:
R. Salcido, Chair
C. Cuthbert
D. Dilts
D. Dirscherl
J. Packer

Guests:

Dea Knight, Bosa Properties Inc.
Asad Siddiqui, Bosa Properties Inc.
Drew Sinclair, Architect AIBC, SvN Architects
Minsu Kim, SvN Architects
Nastaran Moradinejad, Landscape Architect.
BCSLA, PFS Studio

Staff Present:

A. McLean, City Architect
S. Maleknia, Senior Urban Design Planner
A. Yahav, Legislative Services Assistant

A. RECEIPT OF MINUTES**1. Receipt of Minutes – August 8, 2024**

It was Moved by D. Dilts
Seconded by J. Packer
That the minutes of the Advisory Design Panel
meeting of August 8, 2024 be received.
Carried

2. Receipt of Minutes – August 22, 2024.

It was Moved by J. Packer
Seconded by D. Dilts
That the minutes of the Advisory Design Panel
meeting of August 22, 2024 be received.
Carried

D. Dirscherl joined the meeting at 4:06 p.m.

B. NEW SUBMISSIONS**1. 4:06 p.m.**

File No.:	7920-0304-02
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Detailed Development Permit No. 20-0304-02 for Tower 3, which is a 43-storey rental building containing 492 residential units and 541 sq. m of ground floor retail on Lot 3.
Address:	13301 – 104 Avenue
Developer:	Dea Knight, Bosa Properties Inc.
Architect:	Minsu Kim, SvN Architects
Landscape Architect:	Nastaran Moradinejad, PFS Studio
Planner:	Keith Broersma
Urban Design Planner:	Sam Maleknia

The Urban Design Planner provided an overview of the neighbourhood context, including the project masterplan, the multiple phases of the project and the policies applicable to the project. He noted that the masterplan (General Development Permit) and Tower 1 were reviewed by ADP on 18 April 2024, and the other phases of the project will return to ADP for detailed review.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by D. Dilts
 Seconded by D. Dirscherl
 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

The Panel made the following recommendations to the applicant team:

Key Points

- Consider treating the podium retail architecture differently than the adjacent residential architecture through materiality, form or colour.
- Consider refining the proportions of the podium formal organizing grid to create a clearer visual language distinction between commercial uses and residential entry and townhouses and upper storeys.
- Consider revisiting the design at the corner plaza to better act as a landmark for the development.
- Reconsider the livability of the balconies on the higher levels.

- Consider a number of sustainability measures to increase livability and longevity of the tower.
- Review access to the front entry and its signage and lighting.

Site

- Ensure that the access to the parkade and lobby is properly marked by signage for improved wayfinding.
- Consider integrating public art into the public realm.
- Consider adding additional at-grade visitor parking stalls.
- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.

Form and Character

- Consider increasing the number of family-oriented units.

Landscape

- Consider adding a covered area for all weather use in the social and dining area on Level 6.

Crime Prevention Through Environmental Design (CPTED)

- No specific issues were identified.

Sustainability

- Consider using energy modelling to inform design process and, in particular, consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Before getting too far with layouts, consider the location of ventilation equipment and ductwork. Shorter, simpler duct runs are more energy efficient. For a little bit more space, you can get significantly better units. That means things like higher efficiency, lower noise, better filtration, and summer bypass.
- Consider how best to encourage waste management with three stream systems in suites, and central recycling rooms that are well lit, include sorting tables, and include pictograms to address language barriers.
- Consider measures to reduce embodied carbon by including slag or fly ash in concrete mixes.
- Consider measures to increase resiliency in the face of a changing climate with more extreme weather:
 - Designing ventilation systems with robust air filtration,
 - Adding charcoal filters for smoke events, and
 - Creating a potable water access point that can provide water to residents in the event of a power outage.

Accessibility

- No specific issues were identified.

Amenity Space and Programming

- Consider adding bike parking at grade.
- Consider including high-quality bike amenities including good wayfinding for bicyclists, automatic door operators to ease entry and exit, and ample room for cargo bikes and trailers. Consider incorporating a bike maintenance area that can also serve as a casual space for interaction.
- Consider including outdoor covered space for year-round use.

C. OTHER BUSINESS

1. Roundtable

A roundtable of discussion was held.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, September 26, 2024.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 6:04 p.m.

Jennifer Ficocelli,
City Clerk and Director Legislative Services

R. Salcido, Chairperson