

**Present:**

Panel Members:  
R. Salcido, Chair  
G. Brumpton  
A. Chen  
M. Mitchel  
J. Packer

**Guests:**

Warren Mackenzie  
Roberto Podda, GBL Architects  
Daniel Eisenberg, GBL Architects  
Yana Kigel, GBL Architects  
Meggie Tian, GBL Architects  
Huijing Chen, Gauthier Landscape Architecture  
Bryce Gauthier, Gauthier Landscape Architecture

**Staff Present:**

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

**A. RECEIPT OF MINUTES**

It was Moved by J. Packer  
Seconded by G. Brumpton  
That the minutes of the Advisory Design Panel  
meeting of November 7, 2024 be received.  
Carried

**B. NEW SUBMISSIONS****1. 4:05 p.m.**

File No.:	7924-0031-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	Proposed rezoning from "Community Commercial Zone (C-8)", "Highway Commercial Industrial Zone (CHI)" and "Self-Service Gasoline Station Zone (CG-1)" to "Comprehensive Development Zone (CD)" (based on RM-135 and C-8), and an OCP amendment to increase the allowable FAR, to permit the development of two high-rise mixed-use towers, one 48-storeys and one 52-storeys, consisting of a total of 882 residential units, 1,402 m <sup>2</sup> of retail and 5,075 m <sup>2</sup> of office space, over five levels of underground parking. <ul style="list-style-type: none"><li>○ Proposed Number of Units: 882 residential units</li><li>○ Proposed Floor Area Ratio (FAR): 8.01 (gross) / 8.64 (net)</li><li>○ Proposed Building Height: 149 metres (48 storeys) and 161 metres (52 storeys)</li><li>○ Proposed Parking: 809 parking spaces</li></ul>

Address: 13534 King George Blvd,  
13542 King George Blvd,  
13552 King George Blvd,  
13576 King George Blvd,  
13483 108 Ave,  
13495 108 Ave,  
13511 108 Ave, and  
13546 King George Blvd

Developer: Warren Mackenzie

Architect: GBL  
Roberto Podda  
Daniel Eisenberg , Architect AIBC  
Yana Kigel  
Meggie Tian

Landscape Architect: Gauthier LA  
Huijing Chen  
Bryce Gauthier, Landscape Architect BCSLA

Planner: Luci Moraes

Urban Design Planner: Sam Maleknia

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by J. Packer  
Seconded by M. Mitchel  
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 using landscape and programming strategies to mitigate and mediate potential safety concerns (CPTED) in the plaza and around the site.
- Review and provide a loading strategy for both commercial and residential space. Reconsider the parking strategy for visitors and the drop-off/pick-up area.
- Reconsider the design of the façade. Reconsider the eroded façade concept. Consider giving the design more intentionality and pattern.
- Consider energy modelling as soon as possible to inform design process and in particular consider using future climate files for thermal comfort modelling to test resiliency and ensure livability in future.
- Ensure that both towers have adequate outdoor private amenity space.
- Recommend further developing children play areas. Consider enhancing the on-site programming and providing more play options like slides or water features.

### Site

- Consider the interaction between the landscape of the plaza amenities and neighbouring properties to ensure that it is cohesive.
- Consider extending the plaza to include the SROW driveway. Incorporate the activity of the road into the experience of the plaza.
- Consider providing a designated garbage pick-up area.

### Form and Character

- Consider further studying the west façade of Tower A and providing some design development to avoid the monotonous dark expression.
- Consider differentiating, emphasizing or celebrating the entrance to Tower B with treatment different from the commercial band, perhaps colour or height to be different from the CRU band.
- Consider designating some of the interior space on the south side of the driveway for retail units rather than a private amenity area.
- Bold interpretation is interesting.

### Landscape

- Recommend developing a stronger design narrative and concept for the landscape form language.
- Consider providing outdoor furniture that serves as both seating and as an electric bike charging station.
- Ensure that all trees have adequate soil volumes and depths.
- Ensure that *Pinus Mugho Pumilo* is properly classified in the landscape plan.
- Recommend using a 10% plant species diversity with an emphasis on microclimate and native adaptive plant materials.
- Ensure that plan species selection provides optimum wildlife habitat and four-season interest.
- Considering the size of the project with over 800 units, it is not successful
- Consider providing traffic calming and speed bumps on the Statutory Right of Way (SROW) driveway to reduce potential speed through the corner.
- Consider augmenting the play area by increasing its size and adding more equipment that will attract families.
- Consider adding adult fitness and other active features like table tennis into the plaza.
- Consider adding vertical elements for spatial definition and interest such as tensile shade of catenary lighting.

### Amenity Space and Programming

- Consider providing a stronger relationship between indoor and outdoor amenity spaces.
- Consider providing weather protection in the amenity areas, independent of the existing roof overhang, for rain and sun protection.
- Consider incorporating programming for children into the slope of the landscape, such as a slide.
- Consider including seating into the children's play area for adult supervision.

- Ensure that provided seating is weather resistant.
- Consider providing more diverse and robust programming for residents of Building A. Recommend varying types of furniture, play areas for small children, and private areas in which building residents do not have to share with the public.
- Recommend reducing the hard surface walkways in the Building B amenity area to incorporate additional programming into the space.
- Consider providing some pet amenity areas, such as an off-leash dog park and a pet-relief station.

#### Crime Prevention Through Environmental Design (CPTED)

- Ensure that all outdoor furniture is vandal resistant.
- Ensure that adequate lighting is provided in the plaza to meet CPTED requirements.
- Recommend creating a strong program concept in the plaza with more varied uses aligned with a broad spectrum of possible users, including several age groups at one time.
- Review all site lines for good visibility into the plaza.
- Consider finding ways to activate the edges.
- Consider using the patios for more street and walkway activation.

#### Sustainability

- Consider implementing a stormwater management strategy on-site.
- Consider providing both internal and external electric bike charging and bike parking.
- Before going too far with layouts, consider the location of HRVs and heat pumps. Shorter, simpler duct runs reduce bulkheads/chases. For a little bit more space, significantly better units are available. That means things like higher efficiency, lower noise, better filtration, and (critically) summer bypass.
- Consider passive design solutions to reduce cooling loads including:
  - Opportunities to allow passive airflow by maximizing window openable areas. To help with this you can have the openings above the height that requires restrictors and talk to your window suppliers about options.
  - Spandrel glazing for the office area
  - Lower heat gain glass, particularly for south and west facades.
- 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 to reduce embodied carbon due to cement content.
- Ensure lighting is compliant with safety regulations and dark skies regulations.

#### Accessibility

- No specific issues were identified.

**C. OTHER BUSINESS**

**1. 2025 Meeting Schedule**

The Panel members discussed the proposed meeting schedule for 2025.

It was

Moved by G. Brumpton

Seconded by M. Mitchel

That the Advisory Design Panel (ADP) support  
the 2025 meeting schedule, as presented.

Carried

**2. Roundtable**

A roundtable of discussion was held.

**D. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, January 16, 2025.

**E. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:55 p.m.

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Jennifer Ficocelli,  
City Clerk and Director Legislative Services

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R. Salcido, Chairperson