

**Present:**

**Panel Members:**

R. Drew, Chair  
A. Llanos  
B. Howard  
G. Borowski  
I. MacFadyen  
M. Patterson  
R. Jenkins  
T. Bunting  
W. Chong

**Guests:**

Adrien Pratlong and David Dove, Perkins & Will  
CIBT  
Katya Yushmanova and Derek Lee, PWL Partnership  
Keith Ross, Urban Solutions Architecture  
LimitedLtd., Landscape Architecture  
Nathaniel Funk, BlueSky Properties Inc.  
Steven Wagner, Richard Bernstein Chris Dikeakos  
Architects Inc.

**Staff Present:**

A. McLean, City Architect  
S. Maleknia, Urban Design Planner  
C. Eagles, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was Moved by R. Jenkins  
Seconded by W. Chong  
That the minutes of the Advisory Design  
Panel meeting of November 5, 2020 be amended as follows:

Item 2, 7919-0306-00, Page 6, remove bullet under Landscape:

*“Consider population parkade ramp edge with additional shrub planting” and  
replace with*

*“Consider adding trees along the edge of the parkade ramp to buffer views of building  
from neighbouring property and ramp from subject property”.*

Carried

**B. NEW SUBMISSIONS**

**1. Time: 3:00 p.m. (90 minutes)**

File No.: 7920-0216-00  
Address: 13583 -104 Avenue and 13550 – 105 Avenue  
New or Resubmit: New  
Last Submission Date: N/A  
Description: The applicant is proposing a Detailed Development Permit for Phase 2 of Bosa Brightside to allow one 50-storey high-rise mixed-use tower (“Tower T2”) with 371 rental units, 13 storeys of office and 561 m<sup>2</sup> of ground floor retail CRUs with five levels of underground parking and one two storey 2,399 m<sup>2</sup> commercial building with retail on the ground floor with retail and restaurant above (“Building 4”).  
Developer: Nathaniel Funk, BlueSky Properties Inc.

Architect: Adrien Pratlong and David Dove, Perkins & Will  
Landscape Architect: Katya Yushmanova and Derek Lee, PWL Partnership  
Planner: Jennifer McLean  
Urban Design Planner: Ann McLean

The City Architect presented an overview of the General Development Permit for the overall site, noting that it had been supported by the ADP in November 2019, and had received third reading and general support from Council. Staff asked the panel to provide comments on the detailed development permit, including its response to the comments on the General DP, the public realm interface, material expression of the tower and commercial buildings, and the mews between the tower and commercial units.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. There is anticipated high traffic from the west corner from the Skytrain.

The Landscape Architect presented an overview of the general concept for the Landscape plans.

#### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by G. Borowski  
Seconded by T. Bunting  
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; and

Recommend that the landscaping submission return to staff for further development.

Carried

#### Key Points:

- Recommend further development of the ground level glazing/facade expression. Consider a finer, less corporate grain to the façade.
- Consider introducing more character and differentiating character to the ground level façade.
- Consider increasing the amount of glazing at the commercial building.
- Consider addressing the pinch points in outdoor circulation, especially at the wood seating area in the center of the site.
- Recommend a larger outdoor gathering space/room at the centre of the site.
- Recommend canopies at the outdoor spaces.
- Consider further design development of the northwest pinch point between Tower 1 and the commercial building.
- Recommend a performance standard (e.g. WELL) for the office portion of the project.
- Consider additional vehicle and bicycle electric charging facilities.
- Consider separated bicycle access to the end of trip facility in the parkade.

- Recommend a green roof where feasible.
- Consider ways to further optimize the office floorplate.

#### Site

- Opening the site up is supported.
- Outdoor canopies or covered areas would benefit the project.
- Consider a larger outdoor space for social gatherings.
- Consider expanding the open space between the towers and the central retail buildings which currently have some pinch points.

#### Form and Character

- The north west area could use further design development. The wedge could open towards the future development to the west.
- Consider creation of a finer grain for the tower glazing at the ground plane.
- Consider natural light in the middle of the shed roof in the commercial building.
- Consider a larger amount of glazing for the commercial building as the project develops.
- Consider generating identity for the CRU's and residential on the planning of the ground floor. Residents may begin to lose a sense of lobby entry.
- West lobby at the north has obstructed access to outdoor space.
- The office plate will be challenging due to its relatively small size.
- Consider an elevator study.
- Recommend coordinating early with structural building changes.
- Consider air space parcelling early.
- The elevations of the building are clearly expressed.
- Support for lobbies that are penetrating through to the street on internal sides.
- The building pattern graduates from one scale to the next and is supported.
- Encourage an opportunity to separate the bicycle access to the parkade

#### Landscape

- Consider a green roof where feasible.
- Consider engaging landscaping more, such as on the west side.
- The north end of the low rise commercial building has a complexity. Consider pulling back the large landscaping area and opening up the connection further. The exhaust shaft could be pulled back to allow for an open space.

#### CPTED

- No specific issues were identified.

## Sustainability

- Recommend a performance standard (e.g. WELL) for the office portion of the project as it is designed. It is difficult to do retroactively.
- Consider electric vehicle charging facilities.
- Consider electric bicycle charging facilities.
- Continue looking at thermal bridging and its requirement.

## Accessibility

- No specific issues were identified.

2. **Time: 4:35 p.m. (90 minutes)**

File No.: 7920-0071-00  
 Address: 10240 City Parkway  
 New or Resubmit: New  
 Last Submission Date: N/A  
 Description: The subject property, 10240 City Parkway, is designated Mixed Use 7.5 FAR in the City Centre Plan. The application proposed to rezone the stie from CS-8 Community Amenity Commercial to a CD based on commercial and residential to allow for a 49-storey high-rise with, including a 6-storey commercial podium. The proposed commercial floor area is 8,618 sq. m. There are 215 residential rental units and 168 market strata units proposed. The FAR proposed is 9.

Developer: CIBT  
 Architect: Steven Wagner, Richard Bernstein Chris Dikeakos Architects Inc.  
 Landscape Architect: Keith Ross, Urban Solutions Architecture Ltd., Landscape Architect  
 Planner: Ingrid Matthews  
 Urban Design Planner: Sam Maleknia

The Urban Design Planner presented an overview of the project with a brief background on the older plans approved in 2017. He advised that staff have no specific issues and support the project. Staff asked the Panel to provide comments on the overall site planning, the architectural expression of the building, unit types and sizes, and public realm interfaces.

The Project Architect presented an overview of the site, overall architectural approach, building floor plans, elevations, and streetscape.

The Landscape Architect presented an overview of the general concept for the landscape design.

**ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was

Moved by G. Borowski  
Seconded by R. Jenkins

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

**Key Points:**

- Consider further design development at the north west corner entry, (both architecture and landscape).
- Recommend further character development to the podium façade at grade; such as a finer grain which is richer and more engaging to pedestrians.
- Consider increasing the size of the office/school entry lobby.
- Consider increasing the differentiation between the non-market and market housing in the building elevations.
- Recommend legible identity to the residential lobby entry.
- Recommend wind protection at the roof top amenities.
- Consider an interim mural on the podium zero lot facing the south façade.
- Recommend detailing the transition between the curtainwall and window wall to be co-planar and seamless.
- Reconsider rotating the orientation and/or ganging/positioning of the carshare parking stalls. Or relocating the car share stalls in the parkade.
- Recommend further consideration for the use of basalt paving stone material. The exposed surfaces will look dramatically different than protected surfaces due to different weather condition and rain.
- Consider further design development of the landscape design along 102A Avenue. such as removing the intake grating away from retail entry.
- Recommend further consideration to the orientation of the outdoor seating/benches facing 102A Avenue.
- Consider framing both sides of the lane with soft-rollover curbs for Accessibility.
- Recommend further consideration to the scale of the paving modules between the vehicular lane and adjacent pedestrian walkways.
- Recommend a larger seating area in the plaza.
- Consider seating and stronger connection with the plaza at the bike entry pavilion and other functional activities.
- Consider another plant type in lieu of bamboo.
- Recommend more outdoor seating at podium rooftop.
- Consider operable windows at the office podium glazing.
- Recommend review of the resiliency of the cooling system and “Dynamic” glass.
- Consider future climate models into the thermal comfort modelling.
- Consider a full coordination of potential city infrastructure under the lane with a civil engineer with design of the lane over the parkade.

- Consider engaging acoustic engineer to consult on the acoustic attenuation of noise between the Skytrain and the project.
- Recommend increasing the contrast in balance between the qualities of transparency and opaqueness in the tower materials.
- Consider further development of the parking study to ensure parking demand can be met.

#### Site

- There is a lack of focus on the plaza. Consider locating carshare below.
- Consider the plaza to be better incorporated with the “bike center” lobby.
- Recommend further design development to the entry such as public art or a featured canopy.
- Consider further attention to pedestrian experience at grade.

#### Form and Character

- Recommend coordination with civil and structure engineers for laneway and structure below.
- The highly technical solution for the envelope is appreciated.
- The tower is sleek and elegant, and appropriately scaled.
- Consider adding closets for market residential units.
- Consider allowing access to amenity space at level 7 via centre core as opposed to transitioning at ground level.
- Recommend appropriate wind protection at roof level amenity areas.
- Consider reducing amount of guest suites for indoor amenity packages to allow residents more space to use. The appearance of the commercial podium building sits well; however, the base of building around retail/CRUs appears characterless and un-interesting. The ground level has no signage or individualism.
- Consider creation of a finer grain for the ground plane glazing and commercial podium glazing.
- Consider operable windows at the podium.
- Recommend further design development at window connection (between window wall and curtainwall) for a seamless look and to keep corner element.
- The planning of lobby requires further thought.
- The number of units accommodated per floor is concerning.
- Ensure a robust parking study is conducted.
- Consider engaging a public artist to design a mural for the blank wall on the south in the interim.

#### Landscape

- The landscape and architectural drawings are not coordinated. It would be helpful to see revised plans showing the overlay of the proposed landscape on the architectural renderings.
- Without the 3D representation in detail, it is difficult to visualize the appropriate landscape moves.

- It was noted there will be a different pattern at the covered entry when it rains. Recommend alternative covered elements and materials of the plan for the covered entry.
- Consider design development along 102A Avenue to simplify the amount of different paving surfaces. Design development to better integrate the various elements including planters, mechanical vents (if they cannot be relocated) seating and paving.
- Consider the dimension of pedestrian paving to help accentuate the transition across the lane. Consider larger format paving for pedestrian-only areas and the smaller format noted on plans for the vehicular zones. Recommend removing species at ground level to avoid future maintenance obligations.
- The plaza area appears to be compromised by the amount of area given over to circulation. Consider opening up the south east end of plaza by reducing planters or allowing planter to define the laneway edge and allow pedestrian movement between bike center and relocated planter. Consider opportunities to create a space in front of the bike center that would allow seating and other uses.
- The seating plaza is reduced. Consider enlarging the seating area. Consider designing the plaza to enlarge the usable space. Consider the shape of landscape forms as to how best to complement the architecture.
- Consider opening plaza by pulling together the car-share parking stalls.
- Provide for accessible access across the lane. Consider a more contemporary expression of curb that would allow for a more pedestrian friendly mews laneway. A canted curb as opposed to roll or barrier curb.
- Consider location of catenary light posts to not interrupt pedestrian movement as appears to occur at the NE building corner.

#### CPTED

- No specific issues were identified.

#### Sustainability

- Consider the resiliency of the system that is being put into place. Consider the longevity of the replacement of windows. Consider turning off the system and see how long it takes for it to reset.
- Consider electric bicycle vehicle charging stations.
- The sustainability initiative is achievable which relies on natural ventilation.

#### Accessibility

- The laneway in the plaza is a significant component in the project. Consider how someone in a wheelchair would cross the lane. Consider bringing the lane up to one plain which would be in keeping with the building.

**C. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, December 10, 2020.

**D. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 7:42 p.m.

  
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Jennifer Ficocelli, City Clerk

  
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Robert Drew, Chair