

**Present:****Panel Members:**

R. Drew, Chair  
I. MacFadyen  
M. Heenev  
M. Pasqua  
R. Dhall  
S. Slot  
T. Bunting

**Guests:**

Baljit Johal, Mortise Construction  
Caelan Griffiths, PMG Landscape Architects  
Maciej Dembek, Barnett Dembek Architects Inc  
Meredith Mitchell, M2 Landscape Architecture  
Rajinder Warraich, Flat Architecture  
Sanveer Shoker, 1051980 BC Ltd.

**Staff Present:**

A. McLean, City Architect  
N. Chow, Urban Design Planner  
C. Eagles, Administrative Assistant

**A. RECEIPT OF MINUTES**

It was Moved by M. Pasqua  
Seconded by R. Drew  
That the minutes of the Advisory Design  
Panel meeting of March 25, 2021 be received.  
Carried

**B. NEW SUBMISSIONS****1. Time: 3:00 p.m.**

File No.: 7919-0284-00  
Address: 14455 64 Avenue  
New or Resubmit: New  
Last Submission Date: N/A  
Description: Rezoning from C-5 to CD (C-5 and RM-70), to allow for a mixed-use building, with 979 m<sup>2</sup> of commercial space (11 CRUs) and 60 residential rental units. Application includes OCP amendment from Urban to Multi-Residential and South Newton NCP amendment from "Mixed-Use Townhouse" to "Mixed Commercial/Residential Apartment". Total proposed FAR is 1.5.  
Developer: Sanveer Shoker, 1051980 BC Ltd.  
Architect: Maciej Dembek, Barnett Dembek Architects Inc.  
Landscape Architect: Meredith Mitchell, M2 Landscape Architecture  
Planner: Luci Moraes  
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that staff support the use, form, density and amendments to the plan and have no specific concerns. The Panel was asked to comment on the overall site planning, building character, and public realm interfaces.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations. The building bridges over an existing easement on the site and allows drive-thru access to the parking areas.

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

#### **ADVISORY DESIGN PANEL STATEMENT OF REVIEW**

It was Moved by S. Slot  
Seconded by M. Pasqua  
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:

- Reconcile the building form above and below the commercial datum.
- Ensure the landscape supports year-round privacy between this site and the neighbouring site to the north.
- Give further consideration to the paving treatments at grade decreasing the amount of pavement.
- Give further consideration to the program uses at the outdoor amenity.

#### Site

- Recommend further emphasis on pedestrian movement.
- The two elevators are supported in the project.

#### Form and Character

- Consider further differentiating the residential entry along 64 Avenue and the neighbouring CRU entries.
- Consider ways to bring upper level articulation down to retail level.
- Consider exploring the design opportunities available with the deletion of the gables or reconcile the geometry of the podium and the residential above.
- Consider evolving the façade expression at the roof top amenity in a way that speaks more to the nature of the program of the indoor amenity uses, and less to the residential suites.

#### Landscape

- Ensure there is consistent screening to the north property all year round.
- Consider differentiation between asphalt drive aisles and parking.
- Consider simplifying the articulation of surfaces at edges and jogs.

- The surface should be made more distinct.
- Consider connecting the curved column driveway as it passes to the west, which would bring the lower units a nicer view.
- Reconsider treatment of the PMT.
- The play area seems large, consider further programming with more seating.

#### CPTED

- Review the exit stairs at east underground lobby.

#### Sustainability

- Consider energy modeling as early in the design stage.
- Consider engaging and utilizing the energy model to inform the ongoing design process and use future climate files.
- Recommend future casting, using current and future climate files to eliminate over heating.
- Consider efficient fixture fittings.

#### Accessibility

- Recommend that 5% of the units be accessible.
- Recommend a flush entry to balconies and suites in accessible units.
- Recommend a minimum of 2 wheelchair accessible van parking stalls.
- Recommend the elevators have floor callouts, circular handrails.
- Consider moveable seating and accessibility within the amenity.
- Consider adding raised planters for wheelchair users.
- The commercial and residential power doors are appreciated.
- The 2 metres walkways to commercial units is supported.

## RESUBMISSIONS

<b>2.</b>	<b>Time:</b>	<b>4:05 p.m.</b>
	File No.:	7918-0221-00
	Address:	15975, 15961 16 Avenue and 1609, 1627 160 Street
	New or Resubmit:	Resubmit
	Last Submission Date:	January 28, 2021
	Description:	Rezoning from RF to CD (based on RM-70 and C-5) and a Development Permit to allow for the development of a 4-storey mixed-use building consisting of 56 residential units and 1,142.5 square metres of commercial space, and 1 level of underground parking.
	Developer:	Baljit Johal, Mortise Construction
	Architect:	Rajinder Warraich, Flat Architecture
	Landscape Architect:	Caelan Griffiths, PMG Landscape Architects
	Planner:	Heather Kamitakahara
	Urban Design Planner:	Nathan Chow

The Urban Design Planner advised that staff support the use, form, density and amendments to the plan and have no specific concerns. The Panel was asked to comment on the response to commentary from the previous submission and to remain focused on the updated content.

The Project Architect presented an overview of the site and building plans, streetscapes and elevations.

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

### ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by R. Dhall  
Seconded by M. Heeney  
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

In general, the Panel commended the applicant for incorporating previous Panel recommendations.

#### Key Points:

- Consider relocating the child play area to a location adjacent to the plaza.
- Consider providing accessible friendly seating.
- Consider utilizing the energy model to inform your design process; use future climate files.
- Consider consolidating the electric vehicle charging stations on the east end of the parking lot.

#### Site

- Consider moving the children's play area to ground level.

#### Form and Character

- Making the amenity a peninsula has greatly improved the project.
- Consider reviewing the bedrooms in the corner.
- Take better advantage of the corner for the CRU. Consider moving the door.

#### Landscape

- Consider amending seating in the outdoor amenity to accommodate all users, including those with mobility devices.
- Consider the soil volumes are fulfilled.
- The interface with 160 Street and 16 Avenue is much better with the reduction of the planting areas.

CPTED

- No specific issues were identified.

Sustainability

- Consider consolidating the electric vehicle stations to one area.

Accessibility

- Consider emergency evacuation chairs.
- Consider power operated doors.
- The three accessible units and parking stalls are appreciated.

**C. NEXT MEETING**

The next Advisory Design Panel is scheduled for Thursday, May 13, 2021.

**D. ADJOURNMENT**

The Advisory Design Panel meeting adjourned at 5:25 p.m.

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Jennifer Ficocelli, City Clerk

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Robert Drew, Chair