
Present:**Panel Members:**

R. Drew, Chair
A. Kenyon
I. MacFadyen
M. Pasqua
M. Patterson
N. Couttie
R. Dhall
S. Slot
W. Chong

Guests:

Gurdev Sandhu
Matthew Cheng
Meredith Mitchell

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 May 27, 2021, be received.
Carried

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

File No.: 7919-0371-00
Address: 8293 King George Boulevard and 8345 135A Street
New or Resubmit: New
Last Submission Date: N/A
Description: Rezoning from CTA to CD (based on RM-70 & C-5);
OCP amendment from "Urban" to "Multiple
Residential", Subdivision from two (2) into two (2) lots,
and a DP to allow the construction of four (4) six (6)
storey buildings containing a total of 410 residential
units and 327 sq. m. of commercial space.
Developer: Gurdev Sandhu
Architect: Matthew Cheng
Landscape Architect: Meredith Mitchell
Planner: Luci Moraes
Urban Design Planner: Nathan Chow

The Urban Design Planner advised that the applicant is proposing a parking reduction. Staff expressed concerns how the interface design will work with the properties to the west. Staff are generally supportive of the proposed use of site, form of buildings and density. The Panel was asked to comment on the public realm interface, the building character and design of the project.

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 A. Kenyon
Seconded by R. Drew
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.

Defeated

With I. MacFadyen, M. Pasqua, M. Patterson,
W. Chong, N. Couttie, S. Slot, R. Dhall
opposed.

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was Moved by N. Couttie
Seconded by W. Chong
That the Advisory Design Panel (ADP) is
NOT IN SUPPORT of the project and recommends that the applicant address the following issues to the satisfaction of the Planning & Development Department and resubmit the project to the ADP for review.

Carried

Key Points:

- Suggest further design development of the building interface to the neighbouring single family, such as transitioning and buffering.
- Reconsider overall programming and design of the outdoor amenity space central courtyard, such as redundant program that can be consolidated or differentiated.
- Recommend further design development of courtyard as a mews, integrating accessible access.
- Recommend further design development of building entries.
- Suggest enhancing presence of CRU's and creating a stronger connection from the site.
- Reconsider the building scheme colours.

Site

- Recommend further consideration to the relationship between the project and the neighbouring single family residential including proximity, privacy, overlook and noise issues.
- Consider better transition of scale for those approaching the site along 135A Street.

- Suggest that the central courtyard between Building 1 and 2 be one shared courtyard.
- Consider terracing west ‘mews’ area between Buildings 1 and 2, rather than a single drop, integrating ramps into the landscape features.
- Recommend the requirement for landings at the top and bottom of stairs.
- Consider further design development of the access strategy to the indoor amenity spaces. Suggest reducing the need to pass through one space to access another.
- Consider planning of indoor amenity space such as an opportunity to book the space.
- Consider providing space for parcel pick-up and delivery.
- The retail spaces feel poorly planned; consider access to the rental spaces.
- Consider stronger path connection to the CRU’s from the residential courtyard.
- The above grade bicycle parking is a nice offering; however the ramps to access this area is not generous or well integrated with the building.

Form and Character

- Consider further design development of the building entries. Consider more transparency and glazing, such as reworking the windows and making the area inviting.
- The townhouse “portal” frames are different sizes; consider making them equal or remove them.
- Consider further exploration of the townhouse frames, consider framing the entrance with brick.
- Consider further design development of the King George Boulevard facing façade; use form to draw attention this building rather than the use of yellow colour on the corner.
- Consider bringing more colour to the commercial space.
- Consider further design development to the clarity and accent of colour panels. Consider where there is highlighting and the intention of it.
- The colour scheme of red and yellow is commercial oriented; consider further development of the use of accent (primary) colours in the project. Consider calmer colours that are more residential, such as burgundy and amber.
- Recommend that as the red wrapping elements terminate, consider resolution to the form and a rich colour.
- Consider the stability of colours for the painted cementitious panels; red is not a stable colour.
- Recommend that the balconies could use darker colours in contrast with the white colour.
- Consider how balcony dividers will be designed.
- The black window frames are supported and are key to the appearance. Recommend ensuring that the window frames remain black and not turn into white colour.
- Recommend during the interim stages of the construction phased build out, to allow for the provision of outdoor landscaped access to the open spaces.

Landscape

- Encourage the landscape architecture to provide more variety in the layout and planting.
- The ground level bedroom windows are exposed with no sense of privacy; encourage planting between patios and walkway.
- Recommend design development to provide a planted buffer to connect exterior walkway.
- Consider a more organic form and variation at the perimeter landscaping.
- Consider both north and south courtyard as a more integrated design.
- Suggest further development of the outdoor amenity program; perhaps having fewer smaller spaces.
- Consider reducing the amount of paving in the promenade/courtyard and providing amenities, like seating.
- Consider a thoughtful lighting plan for the courtyard to test and ensure it works well.
- Consider the detailing within the rooftop amenity such as tree soil depth and the maintainability.
- Ensure adequate soil depths can be provided throughout the outdoor amenities, coordinating with structure.
- Consider resolution for the landscaping spacing.
- Consider simplifying the structure within the landscape.

CPTED

- The project has several corner plazas where enclosed areas could become a CPTED concern. Consider design development to increase the amount of separation and provide more than one way to exit the plazas.

Sustainability

- Consider utilizing the energy model to inform design process
- Recommend the use of future climate files to best understand the resiliency of the project.
- Consider adding electrical bicycle charging facilities.
- Consider air conditioning for indoor amenity.

Accessibility

- Consider widening the pathways around the exterior of the building to be at least 1.6 metres.
- The interior walkway space is appreciated.
- Recommend providing accessible and usable raised planter beds in the garden area.
- The flat threshold to access the balconies is appreciated.
- Consider wave-activated sensors for door entries.
- The ramp access to the courtyards is appreciated.
- Recommend that residential accessible stalls are assigned to adaptable units, where possible.
- The 21 accessible units are appreciated.

C. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, June 24, 2021.

D. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:45 p.m.

Jennifer Ficocelli, City Clerk

Robert Drew, Chair