
Present:

Panel Members:

R. Drew – Chair
T. Bunting
N. Couttie
E. Kearns
J. Packer
M. Patterson
S. Slot
B. Wiebe

Guests:

Ray Chen, Landmark Living
Steve Elias, Landmark Living
Michael Mortensen, Liveable City Planning
Patrick Cotter, ZGF Architecture Inc.
Mesa Sherriff, ZGF Architecture Inc.
Derek Lee, PWL Partnership Landscape Architecture

Staff Present:

A. McLean, City Architect
S. Maleknia, Urban Design Planner
W. Lee, Recording Secretary

A. RECEIPT OF MINUTES

It was

Moved by **R. Drew**

Seconded by **T. Bunting**

That the minutes of the Advisory Design

Panel meeting of March 10, 2022, be received.

Carried

B. NEW SUBMISSIONS

1. 4:00 p.m.

File No.:	7920-0304-00
New or Resubmit:	New
Last Submission Date:	N/A
Description:	OCP Amendment from 3.5 to 5.5 FAR, City Centre Plan Amendment from 3.5 to 5.5 FAR, Rezoning from RM-45 to CD (based on RMC-135), and a Development Permit to allow 6 buildings (5 high-rises and 1 mid-rise) with 2,011 condo units, 185 rental units, a 432-m ² child care facility and 398 m ² of ground floor commercial space. A Development Variance Permit (DVP) is likely required to retain some of the existing buildings until they are demolished in future phases of redevelopment.
Address:	13301 – 104 Avenue
Developer:	Ray Chen, Bristol Estates 13301 Holdings Ltd.
Architect:	Patrick Cotter, Architect AIBC, ZGF Architects Inc.
Landscape Architect:	Derek Lee, PWL Partnership Landscape Architects Inc.
Planner:	Donald Nip
Urban Design Planner:	Sam Maleknia

The Urban Design Planner advised that staff generally support the overall site planning, massing, and use for the General DP. He noted that each phase will come back to ADP with a Detailed DP proposal in the future.

The Panel was asked to comment on the overall site planning, pedestrian and vehicular movement, overall massing concept and density, proposed setbacks, proposed amenity concept, overall landscape concept, wayfinding, and public realm interfaces.

The Project Architect presented an overview of the site planning, streetscapes, building concept, and 3D Views.

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

ADVISORY DESIGN PANEL STATEMENT OF REVIEW

It was

Moved by **T. Bunting**

Seconded by **E. Kearns**

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.

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

Carried

Key Points

- Consider measures to further enhance the invitation for neighbouring community to contribute to the activation of the public spaces.
- Continue working with the city to accommodate pedestrian crossing at new road.
- Continue to develop the project with the intent to maximize sun access to the podium roof and at grade courtyards.
- Consider measures to enhance bicycle circulation.

Site

- Commend applicant for a thorough, well put together presentation. Excellent presentation explaining the thinking behind the concepts, and a very comprehensive package.
- Very good comprehensive master plan for a significant project. Sets out strong governing principles for the future design of the actual buildings.
- Consider further design development to ensure it does not feel like a gated community.
- Consider planning more retail as the phasing goes through. Continue working with the city to accommodate this.
- Consider adding some covered outdoor space (very useful in our climate).

- Pedestrian connectivity through the site is an important part of the plan and relies heavily on two mid block crossing of the curving road. I would encourage the applicant to work with planning and engineering to resolve the road design to confirm if that mid block pedestrian crossings would be allowed.
- Introduction of the new 133A Street with the gentle curve will do so much for the pedestrian experience & vehicular traffic calming along that road, as opposed to a straight/linear street.
- Consider further public art study for this project, and have fun with public art components as they will add more vibrancy to the public realm.
- Introduction of pedestrian mews/woonerfs is a great amenity.
- Consider temporary parking for the small-scale retail at the main entry off 104 Ave.

Form and Character

- Appreciate that the applicant was able to locate all the towers with appropriate separations.
- Appreciate daycare being integrated into the development.
- Entry off 104 Ave gets strong daylight through the heart of the project. Encourage making the SW building an activity node. Allow for more retail.
- Stepping down/tapering in density from high rise to a 4/6 storey podium along 104/133/105 helps to reduce perception of mass from street.
- Creative placement of buildings on the site in relation to existing buildings, and each other, helps to create visual movement along all street frontages.
- Massing composition is expected to develop, but good to see a suggestion of modulation in the expression. It suggests they will be interesting towers.

Landscape

- Retention of mature and significant trees on 104/105 Ave is excellent.
- Overall, the site planning is understood to be defined by the location of the central road, requested by the city, and by tower separations for building on site and on adjacent sites. The placement of the towers is understood as they relate to the streetscapes. The landscape spaces, as well designed as they appear to be, appear to be in the spaces left over by the tower and podium placement. Most of the neighbourhood spaces identified on the plan are in very shady areas. Consider looking for opportunities to expand the landscape space, perhaps by flipping the road/shifting towers to create neighbourhood spaces that have greater access to sunlight.
- The podium roof decks will be very important elements to allow residents to have more access to sunlight. Encourage design development to ensure that the podiums are large and oriented to receive as much sunlight as possible.

CPTED

- No specific issues were identified.

Sustainability

- Commend applicant on the blue-green infrastructure, activation of the space including the roof top areas, and the mix of uses with childcare and retail.
- Ensure robust bike infrastructure including:
 - Bike maintenance space and equipment
 - Electric bike charging
 - Wayfinding
- Carefully consider how bicyclists interact with pedestrians and drivers both on the ground plane and within buildings.

Accessibility

- No specific issues were identified.

The applicant team thanked the Panel for the recommendations, noting that there was no intent to create a gated community. They agreed with the suggestions regarding bike amenities, and an active 104 Avenue interface and will work with Staff to create a unique street new street. Further, they explained that it is not the intention to have one development appearance – the rental building will be distinct, and the following phases will allow for an intentional variety in the tower design.

C. OTHER BUSINESS

This section has no items to consider.

D. NEXT MEETING

The next Advisory Design Panel is scheduled for Thursday, April 21, 2022.

E. ADJOURNMENT

The Advisory Design Panel meeting adjourned at 5:50 p.m.

Jennifer Ficocelli, City Clerk

R. Drew, Chairperson